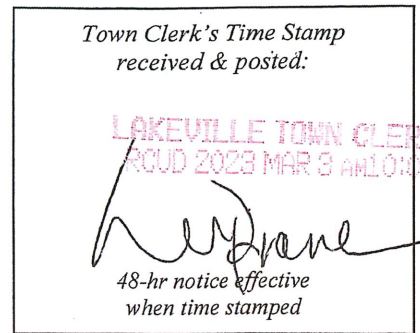


TOWN OF LAKEVILLE MEETING POSTING & AGENDA



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, March 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) 44 Clear Pond Road, continued** – upon the application for Approval of a Definitive Plan submitted by Derek & Madelyn Maksy and Webster Realty Trust for a two (2) lot subdivision.
2. **Public Hearing (7:00) Site Plan Review – 13 Main Street Road – Main Street Real Estate Holdings, LLC-applicant**
3. **Housing Production Plan – Review changes – Taylor Perez of SRPEDD**
4. **Discussion regarding One Stop Grant applications**
5. **Discussion regarding Lakeville Code Project-Final Draft**
6. **Discussion regarding 40B and 40R comparison**
7. **Discussion regarding Inclusionary Zoning By-law**
8. **Planning Board Goals**
9. **Review the following Zoning Board of Appeals petitions:**
 - a. **I.D. Sign Group– 15 Main Street**
 - b. **Garbitt-Pike-29 Staples Shore Road**
10. **Approve the January 26, 2023 Meeting Minutes**
11. **Review correspondence**
12. **Next meeting. . . March 23, 2023 at the Lakeville Police Station**
13. **Any other business that may properly come before the Planning Board.**
14. **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 BOARD

346 Bedford Street

Lakeville, MA 02347



NOTICE OF PUBLIC HEARING LEGAL NOTICE

The LAKEVILLE PLANNING BOARD pursuant to the Lakeville Zoning Bylaw, Section 6.7 and 7.5 will hold a Public Hearing on **THURSDAY, March 9, 2023**, at **7:00 PM** at the Lakeville Police Station, 323 Bedford Street. The purpose of the Public Hearing will be to receive information and public comment on the following Site Plan Review application:

13 Main Street – The applicant, Main Street Real Estate Holdings, LLC, seeks Site Plan Review and Approval for a proposed mixed-use development with a two-story office building located at the front of the property along Main Street, nineteen (19) age qualified residential units located westerly of the office building, and associated site improvements.

Mark Knox, Chairman

March 2, 2023

Law Office of
Michael P. O'Shaughnessy
43 East Grove Street, Suite 5
Middleboro, MA 02346
Phone: (508) 947-9170
E-mail: mike@mpoesq.com

February 8, 2023

Town of Lakeville Planning Board
Attn: Mr. Mark Knox
346 Bedford Street
Lakeville, MA 02347

Re: Site Plan Review
13 Main Street, Lakeville, MA

Dear Mr. Knox:

Main Street Real Estate Holdings, LLC ("Applicant") requests Site Plan Review from the Town of Lakeville Planning Board ("Board") under Section 6.7 of the Lakeville Zoning Bylaw¹ for a project located at 13 Main Street. The proposed project is a mixed-use development with a two-story office building located at the front of the property along Main Street and 19 residential units located westerly of the office building. The proposed project is subject to site plan review pursuant to Section 6.7.3.

The site is located in the Mixed Use Development District ("MUDD"). The purpose of the Mixed Use Development District is to encourage and to authorize the mixed use development by means of an association of a variety of building types and uses. Section 7.5.1 of the Bylaw states:

"The Mixed Use Development District is an overlay district superimposed over the underlying district(s). The provisions of the underlying zoning district(s), and the provisions of this By-Law generally, each as in effect as of June 16, 2003, including bulk and dimensional requirements, will apply within the Mixed Use Development District, except if inconsistent with the Mixed Use Development District regulations set forth below, in which case the provisions of this Section 7.5 will govern over any conflicting zoning requirements of the underlying zoning district(s)."
[Emphasis Added]

The proposed project site is located in both the Residential zoning district and the Business zoning district. Therefore, the Applicant has applied the applicable bulk and dimensional of requirements from both of these zones to the uses allowed in section 7.5.3 of the MUDD regulations. Pursuant to Section 7.5.3, office buildings and age qualified housing are allowed uses within the MUDD district and parking and access drives are an allowable accessory

¹ References to Section _____ shall mean those section found in the Lakeville Zoning Bylaw

use under Section 7.5.4. The Zoning Compliance Chart demonstrates compliance with the dimensional requirements of the residential and business zones.

Zoning Compliance Chart

Bylaw Section	Required	Provided
5.1	Residential /Business	Residential /Business
Min. Lot Dimension	70,000 sf (52,500 contiguous upland)	134,398 +/- sf with 128,773 sf +/- upland
Frontage (feet)	175/175	175
Front Yard (feet)	40/40	>40
Side Yard (feet)	20/40	>20 / >40
Rear Yard (feet)	20/40	>20 / >40
Number of Stories	2.5/3	2.5 < / 3 <
Height (feet)	35/35	35 < / 35 <
Max % of Land Covered by Parking/Structures	25% / 50%	0 / 44.6%
7.5.5.1 – Minimum Lot Area	3 acres	3.08 acres
7.5.5.2 – Buffer Zones Section 5.2.4.1 Section 5.2.4.2	40 feet 20 feet	Not applicable to zoning boundaries internal to MUDD
7.5.5.3 – Lot Coverage for office and R&D uses	Max 60% for all office and R&D uses located outside of the Business Zone	Not applicable office building is within Business Zone
7.5.5.4 – Parking Lot Access Section 6.5.1	The restrictions set forth in Section 6.5.1 <u>regarding the maximum number of entry/exit points for a parking area</u> shall be understood as applying to individual lots within the Mixed Use Development District, and shall apply only to entry/exit points along a public way Parking areas shall be accessible from a maximum of two separate entry/exit points, separated by a minimum of fifty (50) feet and no closer than fifty (50) feet from an intersection	Satisfied – only one (1) entry/exit is proposed
7.5.5.5 – Shared Parking/Reduced Size	9 x 20 or 9 x 18 – PB approval	9 x 20 provided
7.5.5.6 – Multiple Buildings on a Lot	Allowed	Satisfied
7.5.5.7 – Site Plan Approval	Approval Required	Satisfied

Analysis of Performance Standards

The purpose of the site plan review bylaw is to protect the public health, safety and welfare; to promote balanced growth; to protect property values; and to encourage development. Additionally, site plan review is intended to ensure that the proposed project will constitute suitable development and will not result in a detriment to the neighborhood or the environment. The Bylaw establishes performance standards in order to control the size, scale, and impacts of the project. As established below, the proposed project meets the established standards (each standard is set forth in *italics*).

6.7.6.1. Purpose. The following performance standards have been adopted in order to control the size, scale, and impacts of projects listed in Section 6.7.3. "The Planning Board shall consider the protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against light, sight, sound, dust and vibration, and preservation of light and air." The Planning Board shall ensure that such standards are met during the review of any Planning Board site plan review application or those that also require a special permit.

As the Planning Board will see in its review, the proposed project meets each applicable performance standards.

6.7.6.2. Preservation of landscape. The landscape shall be preserved in its natural state insofar as practicable by minimizing any grade changes and vegetation and soil removal.

The landscape is preserved in its natural state as much as practicable by minimizing existing grade changes and matching same to the extent practicable. The project will not require soil removal from the site.

6.7.6.3. Off-street parking and loading. The plan shall comply with Section 6.5 of these bylaws. Unless otherwise allowed by the Planning Board, construction materials and standards not specified within Section 6.5 shall be consistent with those found within the Lakeville Subdivision Regulations. Provisions shall be made to accommodate areas for snow storage.

Section 6.5.3.2 requires that the number of parking spaces be the sum of the requirements for the several individual uses. As shown on the chart below (see also plan set coversheet)

Parking (see Section 6.5.3.3 of the Zoning Bylaw)

Use	Required	Provided
Residential	Two per dwelling unit	38
Business (Office)	One per 300 square feet of gross floor area, or one per each employee, whichever is greater	16
ADA Spaces	One per establishment and/or use.	2

Total Parking = 56

6.7.6.4. Circulation. Driveways and internal circulation shall be safe, adequate and convenient for automotive as well as pedestrian and bicycle traffic. Sidewalks and parking lots shall meet Massachusetts Architectural Access Board Regulations and the American with Disabilities Act Design Standards. Site distances, driveway widths, grade, location, drainage, signage, islands, and other control structures, curb radii and intersection angles shall all be provided for review.

The driveway and the internal circulation are safe and convenient for automotive, pedestrian and bicycle traffic. The sidewalk and parking lots meet Massachusetts Architectural Access Board Regulations and the American with Disabilities Act Design Standards. Site distances, driveway widths, grade, location, drainage, signage, islands, and other control structures, curb radii and intersection angles are shown on the Grading and Drainage Plan and Detail Sheet 2.

6.7.6.5. Site access. The Planning Board shall evaluate the safety of motorists, bicyclists, and pedestrians utilizing the site and the roadways leading into the site. To ensure the public's safety, the Planning Board may require sidewalks or pedestrian paths within and between developments. The Planning Board may also require the connection of adjacent properties via the use of connector drives.

There are presently no sidewalks, pedestrian path or connector drives on the abutting properties that can be connected to.

6.7.6.6. Architectural requirements. Consideration shall be given to ensure that buildings are appropriate in scale, massing, height, roofline, and building materials to ensure that the architecture shall be in harmony with the surrounding neighborhood and the Town. Rooftop mechanical installation shall be hidden from view from the street or abutting properties. See Section 6.7.7 for specific standards.

The office building has a gable style roof that is dormered out on the front to match the style of the CVS building, the urgent care building and office building across the street from the project and will be in harmony with the surrounding neighborhood. No rooftop mechanical units are proposed. Any required units will be located to and mounted on the rear of the building.

6.7.6.7. Screening, buffers and landscaping requirements. Notwithstanding whether or not the project is adjacent to a Residential District the plan shall comply with Sections 5.2.4.1, 5.2.4.2, 5.2.5.1 or 5.2.5.2 of these bylaws. Plants should be indigenous to the area or be able to survive New England winters. Salt-tolerant varieties shall be planted along roadways and parking areas.

A landscape buffer is proposed along the length of the southerly property line. This property line is approximately 375 feet +/- in length with evergreens, red maples and eastern red cedars. These are all plants that can survive New England winters.

6.7.6.8. Lighting. Lighting shall be designed to enhance public safety and provide for adequate and appropriate outdoor lighting. The design shall not produce unwanted glare, light trespass on abutting properties or an over illumination of the site. Lighting shall be full cut off fixtures, dark sky compliant except for sign lighting.

All lighting, except for sign lighting, will be dark sky compliant.

6.7.6.9. Service areas. Service areas and delivery locations shall be located so that delivery vehicles are parked outside the street right-of-way or in on-site driveways. The Board shall ensure that these areas do not impede on-site vehicular circulation. The Board may require that specific areas adjacent to buildings or areas of the business' operations be specifically reserved for loading or delivery operations. These areas cannot be counted for parking or utilized for access aisles. All service areas, dumpster and trash receptacle locations, and other similar uses shall be screened from the street and from public view, through a variety of materials such as walls, fences, plantings or a combination of these materials.

The project proposes a dedicated delivery location behind the office building. There is also an opportunity for delivery drivers to use the area at the westerly end of the driveway for this purpose as well. These areas will not impede on site vehicular circulation.

6.7.6.10. Utility service. All utility service transmission systems, including but not limited to water, sewer, natural gas, electrical, cable and telephone lines, shall, whenever practicable, be placed underground.

All utilities will be underground.

6.7.6.11. Drainage.

1. All efforts shall be made to design the drainage system to utilize low-impact development (LID) methods. Developments not incorporating any LID design elements shall prove to the Board that the use of these drainage systems is not feasible for the project due to unique site characteristics or its location.

The project site is not conducive to using low-impact development (LID) methods due to the narrowness of the lot and steep grades.

2. Detailed drainage design and computations shall be provided in conformance with the Department of Environmental Protection, Massachusetts Stormwater Handbook (latest edition). Closed drainage systems shall be designed for a 25-year storm event. Culverts, detention basins, and infiltration systems shall be designed for 100-year events.

The design of the drainage system complies with Massachusetts Stormwater management standards.

3. Post-development drainage rates shall not exceed predevelopment levels. Within the Water Resource Protection District, special attention shall be made to ensure water quality is not degraded. Easements shall be shown on the plan. If they are to be granted to the Town, a written easement and a specific easement plan of such for recording purposes is necessary.

The design of the drainage system complies with Massachusetts Stormwater management standards.

6.7.6.12. Off-site improvements. The Planning Board may require applicants to make offsite improvements to public roads or other community facilities, or to make payments for the reasonable costs associated with the impacts of the proposed development. Such improvements may include but are not limited to the widening of streets and improvement of intersections providing access to the site; the installation of curb and sidewalks along streets serving the site; and drainage improvements necessitated by the development of the site.

The proposed project is located on a state roadway and the Applicant will obtain a curb cut permit from Massachusetts Department of Transportation. The Applicant does not believe that the proposed project necessitates offsite improvements to public roads or other community facilities. Additionally, the Applicant does not believe that that the proposed use for an office building and age qualified housing will cause a negative impact to the Town of Lakeville.

6.7.6.13. Public safety. Buildings and adjacent grounds shall permit reasonable access and operation by fire, police and other emergency personnel and equipment. The Board may require fire lanes at locations providing access to buildings to ensure that these areas are open for fire vehicle access.

The width and configuration of the entrance way, driveway and parking areas provide reasonable access to and around the office building and to the residential units.

6.7.6.14. Construction standards. All construction specifications shall comply with the standards in the Lakeville Subdivision Regulations. Where these regulations do not cover construction items, construction shall be in accordance with Commonwealth of Massachusetts, Department of Transportation, Standard Specifications for Highways and Bridges (latest edition) or standard engineering practices as determined by the Board or its designee.

As noted on the plan (see Note 10 on the coversheet), the construction specifications will conform to the Town of Lakeville Subdivision Rules and Regulations. In the event the regulations do not cover construction items, the project will comply with the Commonwealth of Massachusetts, Department of Transportation, Standard Specifications for Highways and Bridges (latest edition) or standard engineering practices.

6.7.7.1 Facades: For long front facades, vary the setback, height, and roof form of the building within the range provided by traditional buildings in the region to continue the established rhythm of facades on the street. In most cases, long facades should be avoided, generally extending no more than 50 feet without a change in the wall plane. Setbacks and projections of several feet in depth are most effective at visually breaking up large facades. Smaller setbacks used in

conjunction with larger setbacks can be effective. The bulk and mass of the building should be broken down to a scale that reflects the context of the surrounding neighborhood.

The front façade of the office building mimics features found in other buildings on Main Street. The wall plane of the office building is broken up by the lower roof line that covers the sidewalk around the front and side of the building. The dormered roofline along the street in connection with the lower roof lines reduces the appearance of the bulk and mass of the building down to a scale that reflects the context of the surrounding neighborhood.

6.7.7.2 Siding: The following siding treatments most commonly found in New England shall be used: Clapboard, vertical board, brick, stone, and wood shingles. Natural materials are preferred. The use of vinyl or aluminum is strongly discouraged in the Business District. Concrete block, stucco, adobe, or other non-traditional siding types are also discouraged. Sidings having a panelized or prefabricated appearance are unacceptable.

The Applicant proposes to install a clapboard siding product such as Hardie Plank or a similar product. The residential units in the rear will be vinyl sided.

6.7.7.3 Roofs: Roofs shall be of various pitched varieties commonly found in New England. Gable or Hip Roofs are most preferred. Shed and Gambre style roofs are also acceptable. False mansard or other flat roofs are the least desirable. All roofs should have appropriate overhangs. Flat roofs should not be completely eliminated from consideration, but should only be built where the size of the building does not permit a pitched roof. When flat roofs are permissible, any roof top mechanicals should be hidden from the main viewpoints on ground level.

The proposed office building and residential buildings have gable styled roofs with appropriate overhangs.

6.7.7.4 Roof Materials: Roofs shall be constructed of materials, which are commonly found in New England. Shingled roofs constructed of asphalt or wood shingles are preferred. Standing seam, copper, or other metal roofs are also acceptable. Multiple roof plain slopes are acceptable, as New England Architecture often includes a variety of roof styles and plains, however it should be limited. Roll roofing, built-up tar and gravel, plastic, or fiberglass roofing materials are not appropriate. On flat roofs that are not visible from public areas, other roof materials may be considered.

The roofs will be asphalt shingled.

6.7.7.5 Architectural Features and Details: Balconies, decks, covered porches, decorative shingles, bracketed eaves, columns, balustrades, towers, turrets, skylights, and arches are among the details to be considered. All features and details should be in proportion with the building. Use of metal, fiberglass, or plastic awnings is not appropriate.

The design of the office building is framed with wood columns to give the feel of a farmer's porch in the front of the building. This concept is carried through to the second floor.

February 8, 2023

Page 8 of 8

These features and details are in proportion to the building and assist in breaking up the building mass.

6.7.7.6 Windows and Doors: All windows and doors shall be of a New England character. Large plate glass windows are discouraged unless they are broken up with mullions or muttons. Mirrored glass or walls are not acceptable. Also, aluminum windows/wall systems with or without colored metal panels known as curtain wall systems are not acceptable. Windows and doorways should be encased with trim. Decorative trim is preferred.

The windows have New England character. The larger windows are broken up with mullions. Mirrored glass or walls are not proposed. A curtain wall system is not proposed. Windows and doors will have a decorative trim.

6.7.7.7 Lighting: Lighting for new developments whether mounted on the building or on poles shall be designed so as not to spill onto adjacent properties. Shielded lights are preferred or exposed bulb fixtures, which are historic in character. Lighting elements shall be covered by globe or shielded. Low-level lighting is preferred over large high-level light fixtures. Lighting shall comply with the Town of Lakeville Outdoor Lighting By-Law.

Lighting will be mounted on the buildings and will not spill onto adjacent properties. Lighting elements will be shielded and will comply with the Town of Lakeville Outdoor Lighting By-Law.

6.7.7.8 Equipment: All roof, wall or ground mounted mechanical equipment, trash collection or dumpster locations, delivery or loading areas, and outdoor storage areas shall be located outside primary visual corridors and screened from public view.

All wall mounted equipment will be located outside of the primary visual corridor and screened from public view.

Conclusion

The Applicant believes that the project satisfies the performance standards established under the Town of Lakeville Zoning Bylaw and that the project is suitable development and will not result in a detriment to the neighborhood or the environment. The Applicant respectfully requests that the Planning Board issue a decision indicating that the project complies with the Site Plan Review performance standards.

Should you have any questions or comments, please do not hesitate to contact me.

Very truly yours,



Michael O'Shaughnessy



MICHAEL O'BRIEN
FIRE CHIEF
mobrien@lakevillema.org

Lakeville Fire Department

346 Bedford Street
Lakeville, Massachusetts 02347

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

PAMELA GARANT
DEPUTY CHIEF
pgarant@lakevillema.org

To: Planning Board

From: Michael P. O'Brien, Fire Chief

RE: 13 Main Street

Date: February 10, 2023

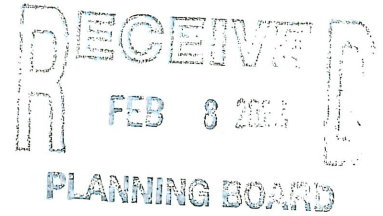
This document has been provided as comment on the proposed project located at 13 Main Street.

The Fire Department met with the submitting engineer to review the project in October of 2022. Modifications were subsequently made to the plan based on that meeting and those modifications are reflected on the current submitted plans.

The Department looks forward to coordinating with the developer on road name approval and address numbering.



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



APPLICATION FOR SITE PLAN REVIEW

Name of Applicant: Main Street Real Estate Holdings, LLC

Street: 530 B Harkis Road Suite 100

City/Town: Santa Fe State: NM Zip: _____

Telephone: _____ Email: _____

Property Owner Name: Same as applicant

Street: _____

City/Town: _____ State: _____ Zip: _____

Telephone: _____ Email: _____

Contact Person's Name: Nyles Zeger

Telephone: (508) 947-4808 Email: nyles@zcellc.com

SITE INFORMATION

Street and number: 13 Main Street

Zoning District: Business and residential mixed use overlay Map 60 Block 7 Lot 1A

Lot size: 134,398 SF (3.085A) Frontage: 175.03'

Current use: Vacant

PLAN INFORMATION

Plan Title: Mixed Use Site Plan

Prepared by: Zenith Consulting Engineers, LLC

Date prepared: 12-12-22 Revision date (s): _____

Detailed Description of proposed work: 4,800 sf 2-story office building
and 19 residential units w/ a mix of single family
and duplex style units

TO THE LAKEVILLE PLANNING BOARD:

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

Applicant's Signature:  Date: 2/6/23

Property Owner's Signature: _____ Date: _____
(if not Applicant)

Will you have a representative other than yourself? Yes No

Name: Zenith Consulting Engineers, LLC

Telephone: (508) 947-4308 Email: nyles@zcellc.com

To be completed by Planning Board staff:

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

Date/initials: _____

SITE NOTES:

- THE SITE IS LISTED ON THE TOWN OF LAKEVILLE ASSESSORS PROPERTY RECORD CARDS AS PARCEL ID 60-7-1A.
- PROPERTY LINE AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A FIELD SURVEY BY MADDIGAN LAND SURVEYING, LLC.
- A FILING WITH THE LAKEVILLE PLANNING BOARD WILL BE REQUIRED TO CREATE AND COMBINE "PARCEL A" WITH PARCEL 60-7-1A. THIS SHALL TAKE PLACE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- PLYMOUTH COUNTY REGISTRY OF DEEDS:
DEED REFERENCE: BOOK 56090 PAGE 178
PLAN REFERENCE: BOOK 62 PAGE 232
PLAN REFERENCE: RT 79 ALTERATION LAYOUT #8108
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF PLYMOUTH COUNTY, MASSACHUSETTS, MAP NUMBER 2502300318K, MAP REVISED 7-16-15.
- THE SITE IS NOT LOCATED IN A PRIORITY HABITAT AND ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 15TH EDITION EFFECTIVE DATE AUGUST, 2021.
- THE WETLAND LINE SHOWN ON THESE PLANS WAS TAKEN FROM AN APPROVED WETLAND LINE SHOWN ON A PLAN PREPARED BY HERITAGE DESIGN GROUP, DATED 2-20-07 FOR LAKEVILLE HOSPITAL REALTY, LLC, RECORDED IN PLAN BOOK 55, PAGE 135 AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
- THE PROJECT IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
- THE SITE IS NOT LOCATED IN A ZONE II TO A PUBLIC WATER SUPPLY WELL.
- THE SITE IS NOT IN A ZONE A TO A SURFACE WATER SUPPLY AREA.
- THE SITE IS NOT LOCATED IN AN OUTSTANDING RESOURCE WATER AREA (ORWA).

CONSTRUCTION NOTES:

- A NPDES FILING MUST BE SUBMITTED FOR THIS PROJECT PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY BENCHMARKS FOR CONSISTENCY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ZENITH CONSULTING ENGINEERS, LLC, OF ANY DISCREPANCIES.
- CONTRACTOR SHALL VERIFY WATER TABLE ELEVATIONS AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES FROM THE PLAN.
- IT IS THE CONTRACTORS' RESPONSIBILITY TO CONTACT DIG SAFE (1-888-DIG SAFE) PRIOR TO THE COMMENCEMENT OF WORK AND ALL UNDERGROUND UTILITY COMPANIES TO CONFIRM LOCATIONS AND ELEVATIONS.
- SITE IS TO BE SERVED BY MUNICIPAL WATER AND PRIVATE ON-SITE SEPTIC SYSTEMS.
- ALL PAVEMENT MARKING AND SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.
- PROPOSED UTILITIES AND CONSTRUCTION METHODS UNDER AREAS SUBJECT TO TRAFFIC LOADING SHALL BE INSTALLED TO WITHSTAND H-20 LOADING TRAFFIC STANDARDS. CONTRACTOR SHALL VERIFY THAT ALL STRUCTURES COMPLY TO THIS STANDARD.
- WHERE ALL CONCRETE STRUCTURES INTERCEPT THE SEASONAL HIGH GROUNDWATER TABLE, THE CONTRACTOR SHALL SEAL THE ENTIRE STRUCTURE WITH WATERPROOF SEALER.
- IF APPLICABLE, ANY RETAINING WALLS SHALL BE DESIGNED BY A MASSACHUSETTS REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.
- ALL WORK SHALL CONFORM TO THE TOWN OF LAKEVILLE RULES AND REGULATIONS AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY AND BRIDGES, MOST CURRENT VERSION OF PLAN SET.

PARKING SUMMARY

ZONING REGULATION 6.5.3.3
RESIDENTIAL - 2 SPACES / UNIT
MINIMUM REQUIRED: 19 UNITS X 2 SPACES/UNIT = 38 SPACES
PROVIDED: 38 SPACES
OFFICE - 1 SPACE / 300 SF OR 1 SPACE / EMPLOYEE (USE GREATER OF THE TWO)
MINIMUM REQUIRED: 4,800 S.F. X 1 SPACE/300 S.F. = 16 SPACES
PROVIDED: 16 SPACES
HANDICAPPED PARKING FOR OFFICE
ADA STANDARDS FOR ACCESSIBLE DESIGN 28 CFR PART 36
MINIMUM REQUIRED: 1 FOR PARKING LOT BETWEEN 1 AND 25 SPACES
PROVIDED: 2 HC SPACES (VAN ACCESSIBLE)

ZONING SUMMARY AND COMPLIANCE TABLE (BUSINESS & RESIDENTIAL WITH MIXED USE OVERLAY)				
CRITERIA	BUSINESS	RESIDENTIAL	EXISTING	PROPOSED
LOT AREA	70,000 S.F.	70,000 S.F.	134,398± S.F.	134,398± S.F.
CONTIGUOUS UPLAND AREA	52,500 S.F.	52,500 S.F.	128,773± S.F.	128,773± S.F.
FRONTAGE	175'	175'	175.03'	175.03'
FRONT BUILDING SETBACK	40'	40'	-	> 40'
SIDE BUILDING SETBACK	40'	20'	-	> 20'
REAR BUILDING SETBACK	40'	20'	-	> 20'
BUILDING HEIGHT	35'	35'	-	< 35'
IMPERVIOUS COVER	50%	25%	0.1% (140± S.F.)	44.6% (56,656± S.F.)

MIXED USE REQUIRES 3 ACRE (130,680 S.F.) MINIMUM LOT SIZE

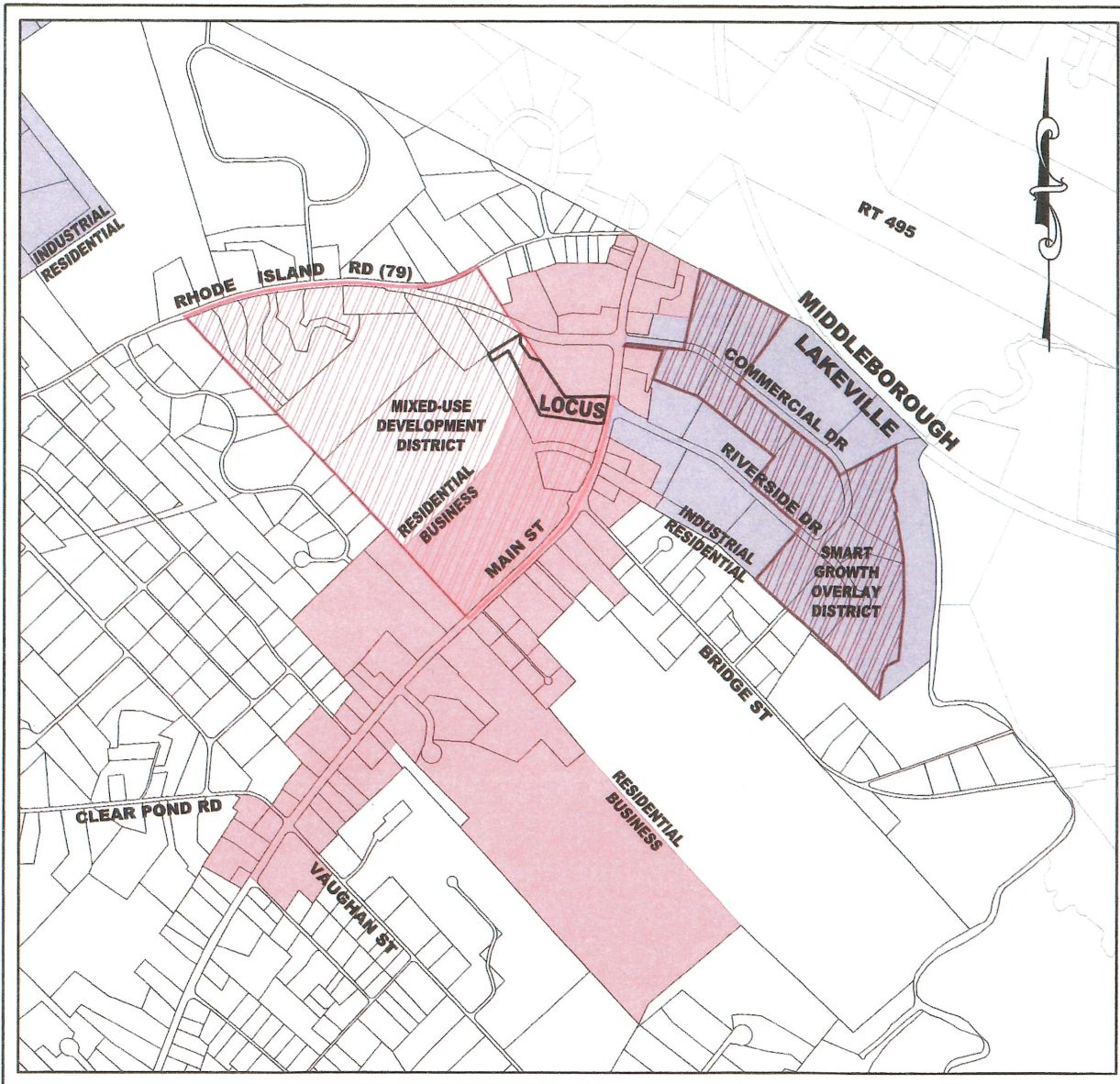
IMPERVIOUS COVER (PER LAKEVILLE ZONING SECTION 5.2.2.1)	
TOTAL LOT AREA	134,398 SF
WETLAND AREA	5,625 SF
PROPOSED DRAINAGE BASIN	1,838 SF
ADJUSTED AREA FOR IMPERVIOUS CALCULATION	126,935 SF
PROPOSED ROOF AND PAVEMENT AREA	56,656 SF
IMPERVIOUS AREA = 56,656 SF	= 44.6%
ADJUSTED AREA = 126,935 SF	

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

MIXED USE SITE PLAN

13 MAIN STREET

LAKEVILLE, MASSACHUSETTS

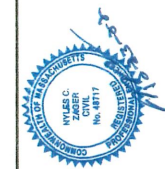


LOCUS PLAN
SCALE: 1"=500'

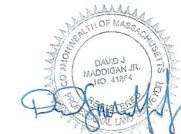
OWNER/APPLICANT
MAIN STREET REAL ESTATE HOLDINGS, LLC
530B HARKLE ROAD SUITE 100
SANTE FE, NM 87505

LAKEVILLE PLANNING BOARD

APPROVED: _____
ENDORSED: _____



P.E. STAMP



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

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

REV.	DATE	DESCRIPTION	BY	APP.
1	12-12-22			

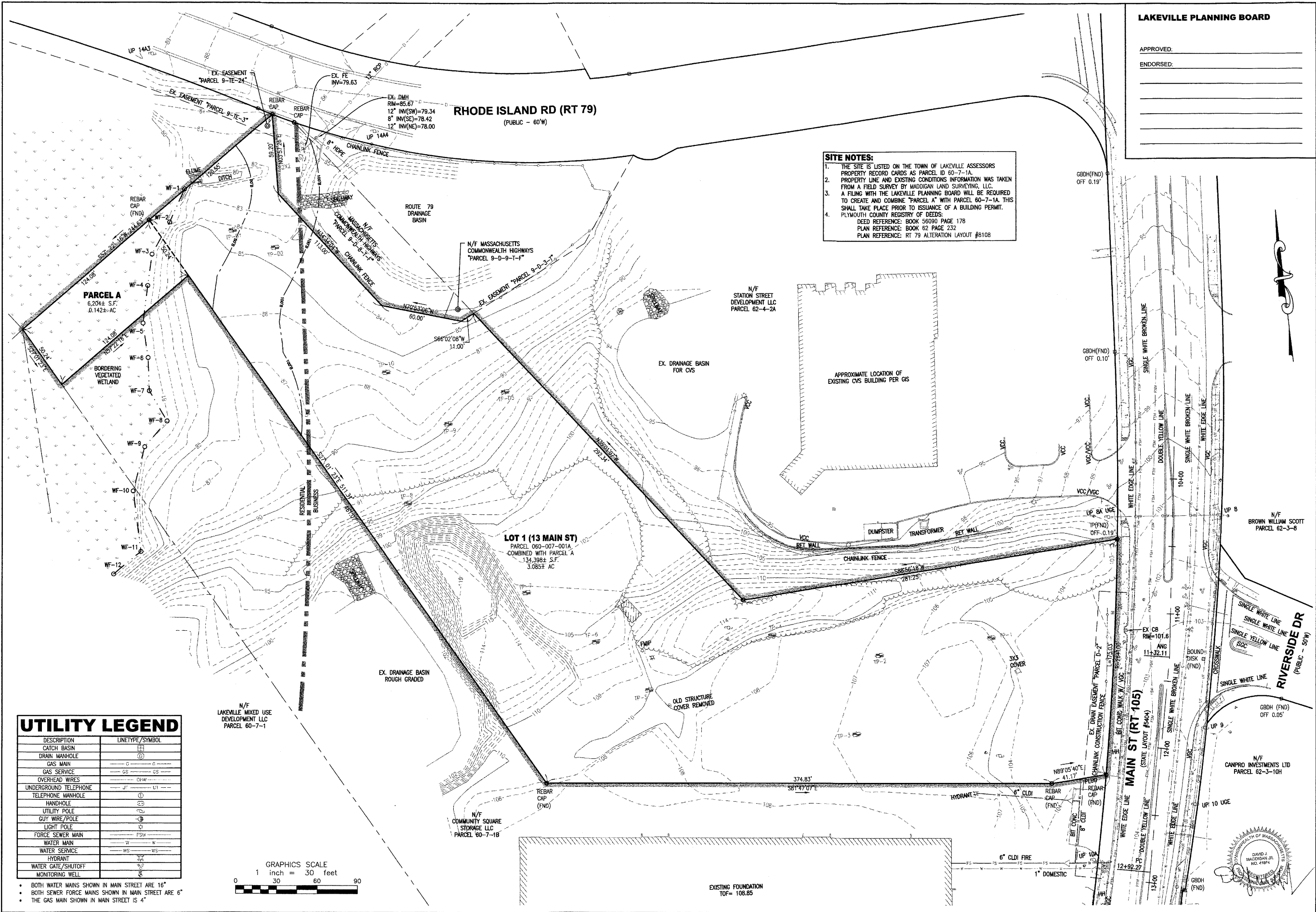
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DESIGNED BY:	CHECKED BY:	APPROVED BY:
RMF/TEM	INCZ	INCZ

COVER SHEET
13 MAIN STREET
LAKEVILLE, MASSACHUSETTS
CLIENT INFO: MAIN STREET REAL ESTATE HOLDINGS, LLC
530B HARKLE ROAD SUITE 100
SANTE FE, NEW MEXICO

DECEMBER 12, 2022

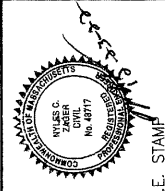
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LAKEVILLE PLANNING BOARD

APPROVED: _____

ENDORSED: _____

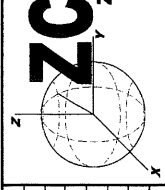


P.E. STAMP

SITE NOTES:

1. THE SITE IS LISTED ON THE TOWN OF LAKEVILLE ASSESSORS PROPERTY RECORD CARDS AS PARCEL ID 60-7-1A.
2. PROPERTY LINE AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A FIELD SURVEY BY MADDIGAN LAND SURVEYING, LLC.
3. A FILING WITH THE LAKEVILLE PLANNING BOARD WILL BE REQUIRED TO CREATE AND COMBINE "PARCEL A" WITH PARCEL 60-7-1A. THIS SHALL TAKE PLACE PRIOR TO ISSUANCE OF A BUILDING PERMIT. PLYMOUTH COUNTY REGISTRY OF DEEDS. DEED REFERENCE: BOOK 56090 PAGE 178 PLAN REFERENCE: BOOK 62 PAGE 232 PLAN REFERENCE: RT 79 ALTERATION LAYOUT #8108
- 4.

ZCE
ZENITH CONSULTING ENGINEERS, LLC
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PHONE: (508) 947-4208



REV.	DATE	DESCRIPTION	BY	APP.

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RMF/TEM	12-12-22	0484-17-01	X
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RMF/TEM		1" = 30'	
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NCZ			
APPROVED BY:			
NCZ			

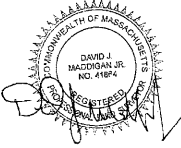
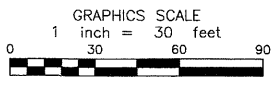
EXISTING CONDITIONS PLAN

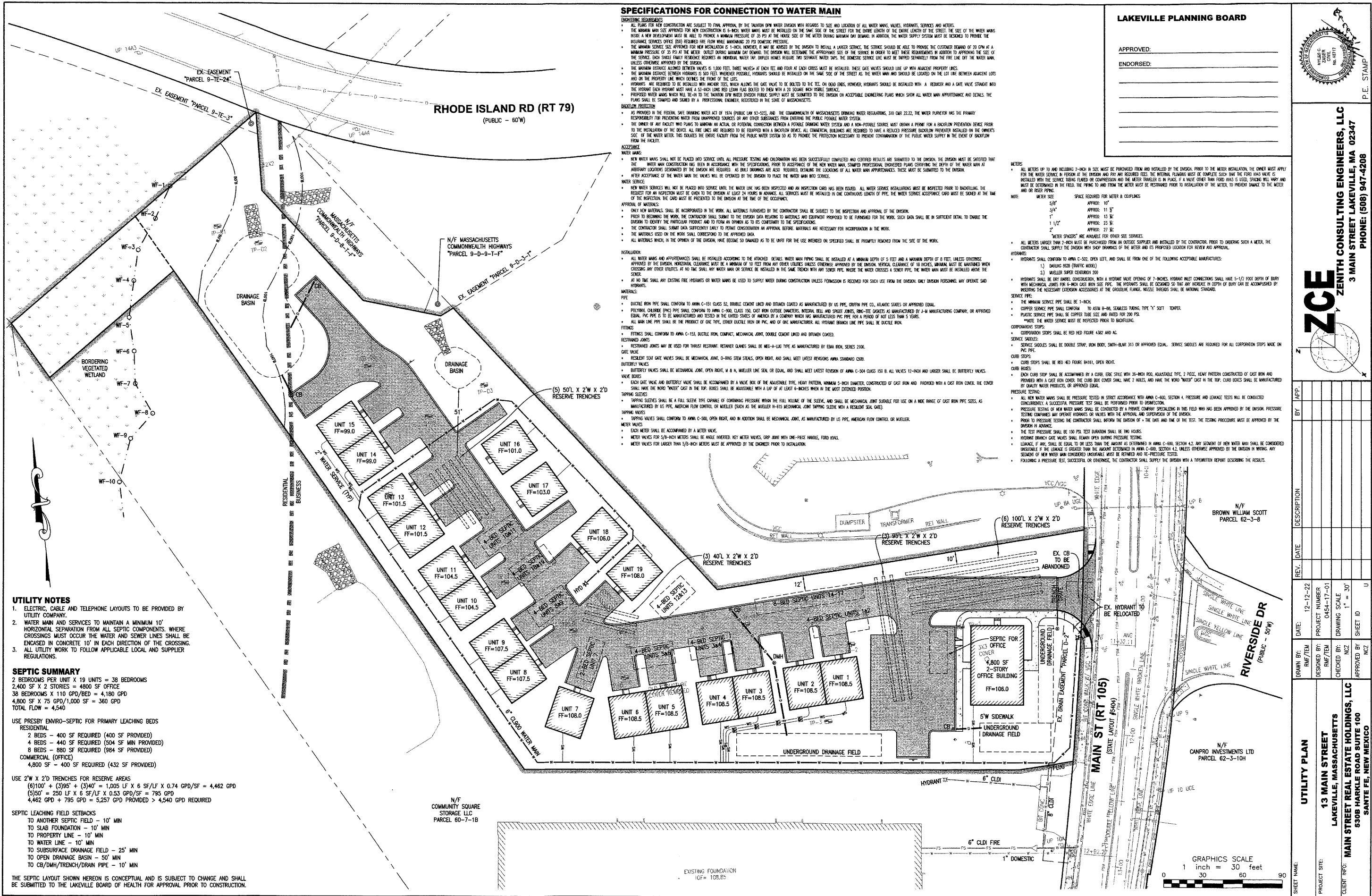
13 MAIN STREET
LAKEVILLE, MASSACHUSETTS
MAIN STREET REAL ESTATE HOLDINGS, LLC
530B HARKLE ROAD SUITE 100
SANTE FE, NEW MEXICO

UTILITY LEGEND

DESCRIPTION	LINE TYPE / SYMBOL
CATCH BASIN	(Symbol)
DRAIN MANHOLE	(Symbol)
GAS MAIN	(Symbol)
GAS SERVICE	(Symbol)
OVERHEAD WIRES	(Symbol)
UNDERGROUND TELEPHONE	(Symbol)
TELEPHONE MANHOLE	(Symbol)
HANDHOLE	(Symbol)
UTILITY POLE	(Symbol)
GUY WIRE/POLE	(Symbol)
LIGHT POLE	(Symbol)
FORCE SEWER MAIN	(Symbol)
WATER MAIN	(Symbol)
WATER SERVICE	(Symbol)
HYDRANT	(Symbol)
WATER GATE/SHUTOFF	(Symbol)
MONITORING WELL	(Symbol)

• BOTH WATER MAINS SHOWN IN MAIN STREET ARE 16"
• BOTH SEWER FORCE MAINS SHOWN IN MAIN STREET ARE 6"
• THE GAS MAIN SHOWN IN MAIN STREET IS 4"





SPECIFICATIONS FOR CONNECTION TO WATER MAIN

- ENGINEERING REQUIREMENTS**
- ALL PLANS FOR NEW CONSTRUCTION ARE SUBJECT TO FINAL APPROVAL BY THE TOWN ENGINEER. THE TOWN ENGINEER HAS THE RIGHT TO APPROVE OR DISAPPROVE ANY PLAN FOR NEW CONSTRUCTION. THE TOWN ENGINEER SHALL BE NOTIFIED IN WRITING AT LEAST 14 DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - THE MINIMUM WATER MAIN SIZE APPROVED FOR NEW CONSTRUCTION IS 8-INCH. WATER MAINS MUST BE INSTALLED ON THE SAME SIDE OF THE STREET FOR THE ENTIRE LENGTH OF THE STREET. THE SIZE OF THE WATER MAINS UNDER A NEW DEVELOPMENT MUST BE SUFFICIENT TO PROVIDE A MINIMUM PRESSURE OF 20 PSI AT THE HOUSE SIDE OF THE METER DURING MAXIMUM FLOW DEMAND. IN ADDITION, THE WATER SUPPLY SYSTEM MUST BE DESIGNED TO PROVIDE THE INSURANCE SERVICES OFFICE (ISO) REQUIRED FIRE FLOW MAINTAINING 20 PSI DOMESTIC PRESSURE.
 - THE MINIMUM SERVICE SIZE APPROVED FOR NEW INSTALLATION IS 1-INCH. HOWEVER, IT MAY BE APPROVED BY THE DIVISION TO INSTALL A LARGER SERVICE. THE SERVICE SHOULD BE ABLE TO PROVIDE THE CUSTOMER DEMAND OF 20 GPM AT A MINIMUM PRESSURE OF 20 PSI AT THE METER. OUTLET DRAINING WATER MAIN (DWM) DEMAND WILL DETERMINE THE APPROXIMATE SIZE OF THE SERVICE IN ORDER TO MEET THESE REQUIREMENTS IN ACCORDANCE WITH THE SIZE OF THE SERVICE. EACH SINGLE FAMILY RESIDENCE REQUIRES AN INDIVIDUAL WATER TAP. DUPLEX HOMES REQUIRE TWO SEPARATE WATER TAPS. THE DOMESTIC SERVICE LINE MUST BE TAPPED SEPARATELY FROM THE FIRE LINE OFF THE WATER MAIN, UNLESS OTHERWISE APPROVED BY THE DIVISION.
 - THE MINIMUM SERVICE ALLOWED BETWEEN VALVES IS 1,000 FEET. THREE VALVES AT EACH TEE AND FOUR AT EACH CROSS MUST BE INSTALLED. THESE GATE VALVES SHOULD LINE UP WITH ADJACENT PROPERTY LINES.
 - THE MINIMUM DISTANCE BETWEEN HYDRANTS IS 500 FEET. WHEREVER POSSIBLE, HYDRANTS SHOULD BE INSTALLED ON THE SAME SIDE OF THE STREET AS THE WATER MAIN AND SHOULD BE LOCATED ON THE LOT LINE BETWEEN ADJACENT LOTS AND ON THE PROPERTY LINE WHICH DEFEES THE FRONT OF THE LOTS.
 - HYDRANTS ARE REQUIRED TO BE INSTALLED WITH ANCHOR TIES, WHICH ALLOW THE GATE VALVE TO BE BOLTED TO THE TEE. ON DEAD ENDS, HOWEVER, HYDRANTS SHOULD BE INSTALLED WITH A REDUCER AND A GATE VALVE STRAIGHT INTO THE HYDRANT. EACH HYDRANT MUST HAVE A 53-INCH LONG RED LEAN FLAG BOLTED TO THEM WITH A 20 SQUARE INCH NOBLE SURFACE.
 - PROPOSED WATER MAINS WHICH WILL TIE-TO THE TOWN ENGINEER'S WATER DIVISION PUBLIC SUPPLY MUST BE SUBMITTED TO THE DIVISION ON ACCEPTABLE ENGINEERING PLANS WHICH SHOW ALL WATER MAIN APPURTENANCES AND DETAILS. THE PLANS SHALL BE STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF MASSACHUSETTS.

- BACKFLOW PREVENTION**
- AS PROVIDED IN THE FEDERAL SAFE DRINKING WATER ACT OF 1974 (PUBLIC LAW 93-52), AND THE COMMONWEALTH OF MASSACHUSETTS DRINKING WATER REGULATIONS, 310 CMR 22.22, THE WATER PURVEYOR HAS THE PRIMA FACIE RESPONSIBILITY FOR PREVENTING WATER FROM UNAPPROVED SOURCES OR ANY OTHER SUBSTANCES FROM ENTERING THE PUBLIC POTABLE WATER SYSTEM.
 - THE OWNER OF ANY FACILITY WHO PLANS TO MAINTAIN AN ACTUAL OR POTENTIAL CONNECTION BETWEEN A POTABLE DRINKING WATER SYSTEM AND A NON-POTABLE SOURCE MUST OBTAIN A PERMIT FOR A BACKFLOW PREVENTION DEVICE PRIOR TO THE INSTALLATION OF THE DEVICE. ALL FIRE LINES ARE REQUIRED TO BE EQUIPPED WITH A BACKFLOW DEVICE. ALL COMMERCIAL BUILDINGS ARE REQUIRED TO HAVE A REDUCED PRESSURE BACKFLOW PREVENTER INSTALLED ON THE OWNER'S SIDE OF THE WATER METER. THIS ISOLATES THE ENTIRE FACILITY FROM THE PUBLIC WATER SYSTEM SO AS TO PROVIDE THE PROTECTION NECESSARY TO PREVENT CONTAMINATION OF THE PUBLIC WATER SUPPLY IN THE EVENT OF BACKFLOW FROM THE FACILITY.

- ACCEPTANCE WATER MAINS**
- NEW WATER MAINS SHALL NOT BE PLACED INTO SERVICE UNTIL ALL PRESSURE TESTING AND CALIBRATION HAS BEEN SUCCESSFULLY COMPLETED AND CERTIFIED RESULTS ARE SUBMITTED TO THE DIVISION. THE DIVISION MUST BE SATISFIED THAT THE WATER MAIN CONSTRUCTION HAS BEEN IN ACCORDANCE WITH THE SPECIFICATIONS. PRIOR TO ACCEPTANCE OF THE NEW WATER MAIN, STAMPED PROFESSIONAL ENGINEER PLANS SHOWING THE DEPTH OF THE WATER MAIN AT ARBITRARY LOCATIONS DESIGNATED BY THE DIVISION ARE ALSO REQUIRED. AS BUILT DRAWINGS ARE ALSO REQUIRED, DETAILING THE LOCATION OF ALL WATER MAIN APPURTENANCES. THESE MUST BE SUBMITTED TO THE DIVISION.
 - AFTER ACCEPTANCE OF THE WATER MAIN THE VALVES WILL BE OPERATED BY THE DIVISION TO PLACE THE WATER MAIN INTO SERVICE.

- WATER SERVICE**
- NEW WATER SERVICES WILL NOT BE PLACED INTO SERVICE UNTIL THE WATER LINE HAS BEEN INSPECTED AND AN INSPECTION CARD HAS BEEN ISSUED. ALL WATER SERVICE INSTALLATIONS MUST BE INSPECTED PRIOR TO BACKFILLING. THE REQUEST FOR AN INSPECTION MUST BE GIVEN TO THE DIVISION AT LEAST 24 HOURS IN ADVANCE. ALL SERVICES MUST BE INSTALLED IN ONE CONTINUOUS LENGTH OF PIPE. THE WATER SERVICE ACCEPTANCE CARD MUST BE SIGNED AT THE TIME OF THE INSPECTION. THE CARD MUST BE PRESENTED TO THE DIVISION AT THE TIME OF OCCUPANCY.

- APPROVAL OF MATERIALS**
- ONLY NEW MATERIALS SHALL BE INCORPORATED IN THE WORK. ALL MATERIALS FURNISHED BY THE CONTRACTOR SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE DIVISION.
 - PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL SUBMIT TO THE DIVISION DATA RELATING TO MATERIALS AND EQUIPMENT PROPOSED TO BE FURNISHED FOR THE WORK. SUCH DATA SHALL BE IN SUFFICIENT DETAIL TO ENABLE THE DIVISION TO IDENTIFY THE PARTICULAR PRODUCT AND TO FORM AN OPINION AS TO ITS CONFORMITY TO THE SPECIFICATIONS.
 - THE CONTRACTOR SHALL SUBMIT DATA SUFFICIENTLY EARLY TO PERMIT CONSIDERATION AND APPROVAL BEFORE MATERIALS ARE SPECIFIED FOR INCORPORATION IN THE WORK.
 - THE MATERIALS USED ON THE WORK SHALL CORRESPOND TO THE APPROVED DATA.
 - ALL MATERIALS WHICH, IN THE OPINION OF THE DIVISION, HAVE BECOME SO DAMAGED AS TO BE UNFIT FOR THE USE INTENDED OR SPECIFIED SHALL BE PROMPTLY REMOVED FROM THE SITE OF THE WORK.

- INSTALLATION**
- ALL WATER MAINS AND APPURTENANCES SHALL BE INSTALLED ACCORDING TO THE ATTACHED DETAILS. WATER MAIN PIPING SHALL BE INSTALLED AT A MINIMUM DEPTH OF 5 FEET AND A MAXIMUM DEPTH OF 8 FEET, UNLESS OTHERWISE APPROVED BY THE DIVISION. HORIZONTAL CLEARANCE MUST BE A MINIMUM OF 10 FEET FROM ANY OTHER UTILITIES UNLESS OTHERWISE APPROVED BY THE DIVISION. VERTICAL CLEARANCE OF 18 INCHES MINIMUM MUST BE MAINTAINED WHEN CROSSING ANY OTHER UTILITIES. AT NO TIME SHALL ANY WATER MAIN OR SERVICE BE INSTALLED IN THE SAME TRENCH WITH ANY OTHER PIPE, UNLESS THE WATER MAIN IS INSTALLED ABOVE THE OTHER.
 - AT NO TIME SHALL ANY EXISTING FIRE HYDRANTS OR WATER MAINS BE USED TO SUPPLY WATER DURING CONSTRUCTION UNLESS PERMISSION IS RECEIVED FOR SUCH USE FROM THE DIVISION. ONLY DIVISION PERSONNEL MAY OPERATE SAID HYDRANTS.

- WATER MAINS**
- PIPE**
- DUCTILE IRON PIPE SHALL CONFORM TO ANSA C-154 CLASS 50, DOUBLE COATED UNLINED AND BROWN COATED AS MANUFACTURED BY US PIPE, CROWN PIPE CO., ATLANTIC STATES OR APPROVED EQUAL.
 - POLYETHYLENE GLASS REINFORCED (PGR) PIPE SHALL CONFORM TO ANSA C-300 CLASS 150 CAST IRON OUTSIDE DIAMETERS, INTEGRAL BELL AND SPOUT JOINTS, RING-TITE GASKETS AS MANUFACTURED BY J-M MANUFACTURING COMPANY, OR APPROVED EQUAL. PGR PIPE IS TO BE MANUFACTURED AND TESTED IN THE UNITED STATES OF AMERICA BY A COMPANY WHICH HAS MANUFACTURED PGR PIPE FOR A PERIOD OF NOT LESS THAN 5 YEARS.
 - ALL MAIN LINE PIPE SHALL BE THE PRODUCT OF ONE TYPE, EITHER DUCTILE IRON OR PGR, AND OF ONE MANUFACTURER. ALL HYDRANT BRANCH LINE PIPE SHALL BE DUCTILE IRON.

- FITTINGS**
- FITTINGS SHALL CONFORM TO ANSA C-153, DUCTILE IRON, COMPACT, MECHANICAL JOINT, DOUBLE COATED UNLINED AND BROWN COATED.

- RESTRAINED JOINTS**
- RESTRAINED JOINTS MAY BE USED FOR THROAT RESTRAINT. RESTRAINT CLAMPS SHALL BE WEA-4-LIKE TYPE AS MANUFACTURED BY ESHA ROSS, SERIES 2100.

- GATE VALVE**
- RESIDENT GATE VALVES SHALL BE MECHANICAL JOINT, O-RING STEEL STEELS, OPEN RIGHT, AND SHALL MEET LATEST REVISIONS ANSA STANDARD C200.

- BUTTERFLY VALVES**
- BUTTERFLY VALVES SHALL BE MECHANICAL JOINT, OPEN RIGHT, W & H MULLER LINE SEAL OR EQUAL, AND SHALL MEET LATEST REVISIONS OF ANSA C-504 CLASS 150. ALL VALVES 12-INCH AND LARGER SHALL BE BUTTERFLY VALVES.

- VALVE BOXES**
- EACH GATE VALVE AND BUTTERFLY VALVE SHALL BE ACCOMPANIED BY A VALVE BOX OF THE ADJUSTABLE TYPE, HEAVY PATTERN, MINIMUM 5-INCH DIAMETER, CONSTRUCTED OF CAST IRON AND PROVIDED WITH A CAST IRON COVER. THE COVER SHALL HAVE THE WORD "WATER" CAST IN THE TOP. BOXES SHALL BE ADJUSTABLE WITH A LAP OF AT LEAST 6-INCHES WHEN IN THE MOST EXTENDED POSITION.

- TAPPING SLEEVES**
- TAPPING SLEEVES SHALL BE A FULL SLEEVE TYPE CAPABLE OF WITHSTANDING PRESSURE WITHIN THE FULL VOLUME OF THE SLEEVE, AND SHALL BE MECHANICAL JOINT SUITABLE FOR USE ON A WIDE RANGE OF CAST IRON PIPE SIZES, AS MANUFACTURED BY US PIPE, AMERICAN FLOW CONTROL, OR MULLER (SUCH AS THE MULLER 6-615 MECHANICAL JOINT TAPPING SLEEVE WITH A RESILIENT GASKET).

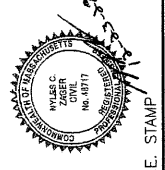
- TAPPING VALVES**
- TAPPING VALVES SHALL CONFORM TO ANSA C-500, OPEN RIGHT, AND IN ADDITION SHALL BE MECHANICAL JOINT, AS MANUFACTURED BY US PIPE, AMERICAN FLOW CONTROL OR MULLER.

- WATER VALVES**
- EACH METER SHALL BE ACCOMPANIED BY A WATER VALVE.
 - METER VALVES FOR 5/8-INCH METERS SHALL BE ANGLE INVERTED. KEY METER VALVES, CRIP JUNT WITH ONE-PIECE HANDLE, FORD VALVE.
 - METER VALVES FOR LARGER THAN 5/8-INCH METERS MUST BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.

LAKEVILLE PLANNING BOARD

APPROVED: _____

ENDORSED: _____



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



DATE	REV.	DATE	DESCRIPTION
12-12-22			
0454-17-01			

DATE:	12-12-22
PROJECT NUMBER:	0454-17-01
DRAWING SCALE:	1" = 30'
SHEET ID:	U

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

UTILITY PLAN

13 MAIN STREET

LAKEVILLE, MASSACHUSETTS

CLIENT INFO: MAIN STREET REAL ESTATE HOLDINGS, LLC
5508 HARKLE ROAD SUITE 100
SANTEE FE, NEW MEXICO

GRAPHICS SCALE
1 inch = 30 feet
0 30 60 90

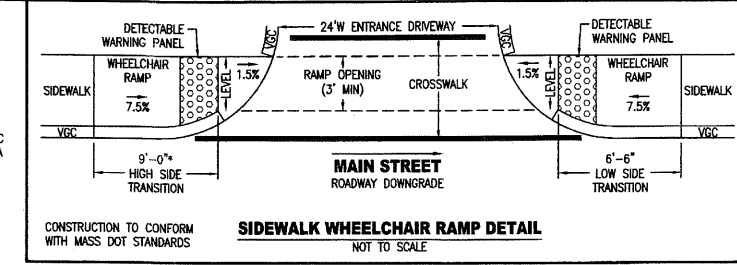
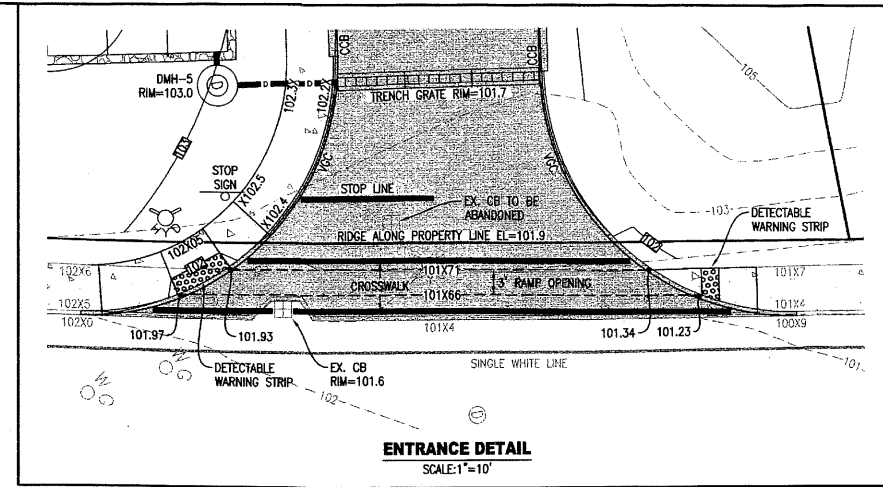
- UTILITY NOTES**
- ELECTRIC, CABLE AND TELEPHONE LAYOUTS TO BE PROVIDED BY UTILITY COMPANIES.
 - WATER MAIN AND SERVICES TO MAINTAIN A MINIMUM 10' HORIZONTAL SEPARATION FROM ALL SEPTIC COMPONENTS. WHERE CROSSINGS MUST OCCUR THE WATER AND SEWER LINES SHALL BE ENCASED IN CONCRETE 10" IN EACH DIRECTION OF THE CROSSING.
 - ALL UTILITY WORK TO FOLLOW APPLICABLE LOCAL AND SUPPLIER REGULATIONS.

- SEPTIC SUMMARY**
- 2 BEDROOMS PER UNIT X 19 UNITS = 38 BEDROOMS
 - 2,400 SF X 2 STORIES = 4,800 SF OFFICE
 - 38 BEDROOMS X 110 GPD/BED = 4,180 GPD
 - 4,800 SF X 75 GPD/1,000 SF = 360 GPD
 - TOTAL FLOW = 4,540
- USE PRESBY ENVIRO-SEPTIC FOR PRIMARY LEACHING BEDS
- RESIDENTIAL**
- 2 BEDS - 400 SF REQUIRED (400 SF PROVIDED)
 - 4 BEDS - 440 SF REQUIRED (504 SF MIN PROVIDED)
 - 8 BEDS - 880 SF REQUIRED (984 SF PROVIDED)
- COMMERCIAL (OFFICE)**
- 4,800 SF - 400 SF REQUIRED (432 SF PROVIDED)

- USE 2'W X 2'D TRENCHES FOR RESERVE AREAS
- (6)100' + (3)95' + (3)40' = 1,005 LF X 6 SF/LF X 0.74 GPD/SF = 4,462 GPD
 - (5)50' = 250 LF X 6 SF/LF X 0.53 GPD/SF = 795 GPD
 - 4,462 GPD + 795 GPD = 5,257 GPD PROVIDED > 4,540 GPD REQUIRED

- SEPTIC LEACHING FIELD SETBACKS**
- TO ANOTHER SEPTIC FIELD - 10' MIN
 - TO SLAB FOUNDATION - 10' MIN
 - TO PROPERTY LINE - 10' MIN
 - TO WATER LINE - 10' MIN
 - TO SUBSURFACE DRAINAGE FIELD - 25' MIN
 - TO OPEN DRAINAGE BASIN - 50' MIN
 - TO CB/DH/TRENCH/DRAIN PIPE - 10' MIN

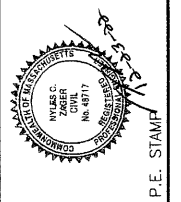
THE SEPTIC LAYOUT SHOWN HEREON IS CONCEPTUAL AND IS SUBJECT TO CHANGE AND SHALL BE SUBMITTED TO THE LAKEVILLE BOARD OF HEALTH FOR APPROVAL PRIOR TO CONSTRUCTION.



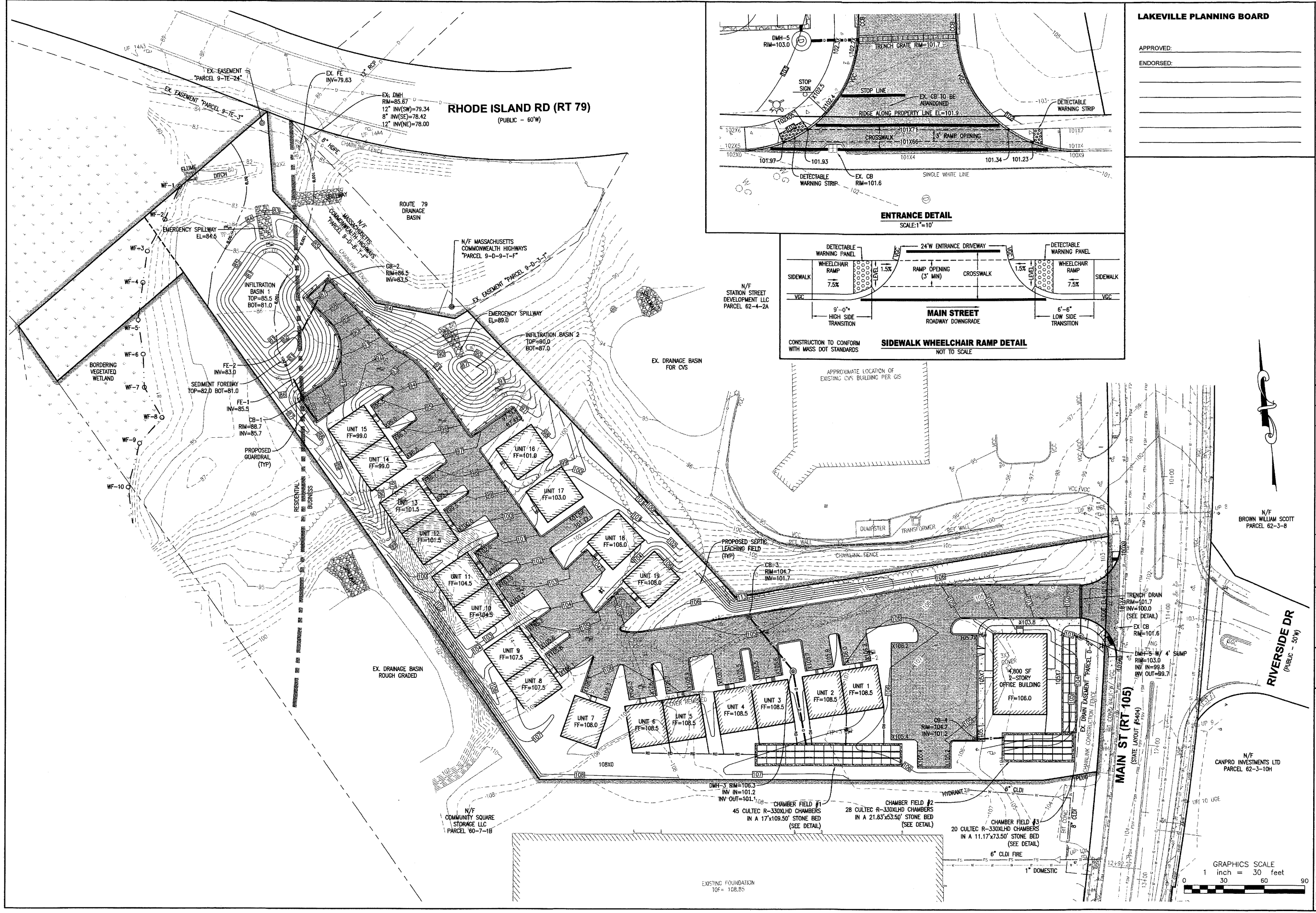
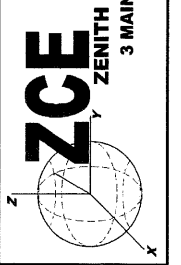
LAKEVILLE PLANNING BOARD

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 3 MAIN STREET LAKEVILLE, MA 02347
 PHONE: (508) 947-4208



REV.	DATE	DESCRIPTION
12-12-22		

GRADING & DRAINAGE PLAN

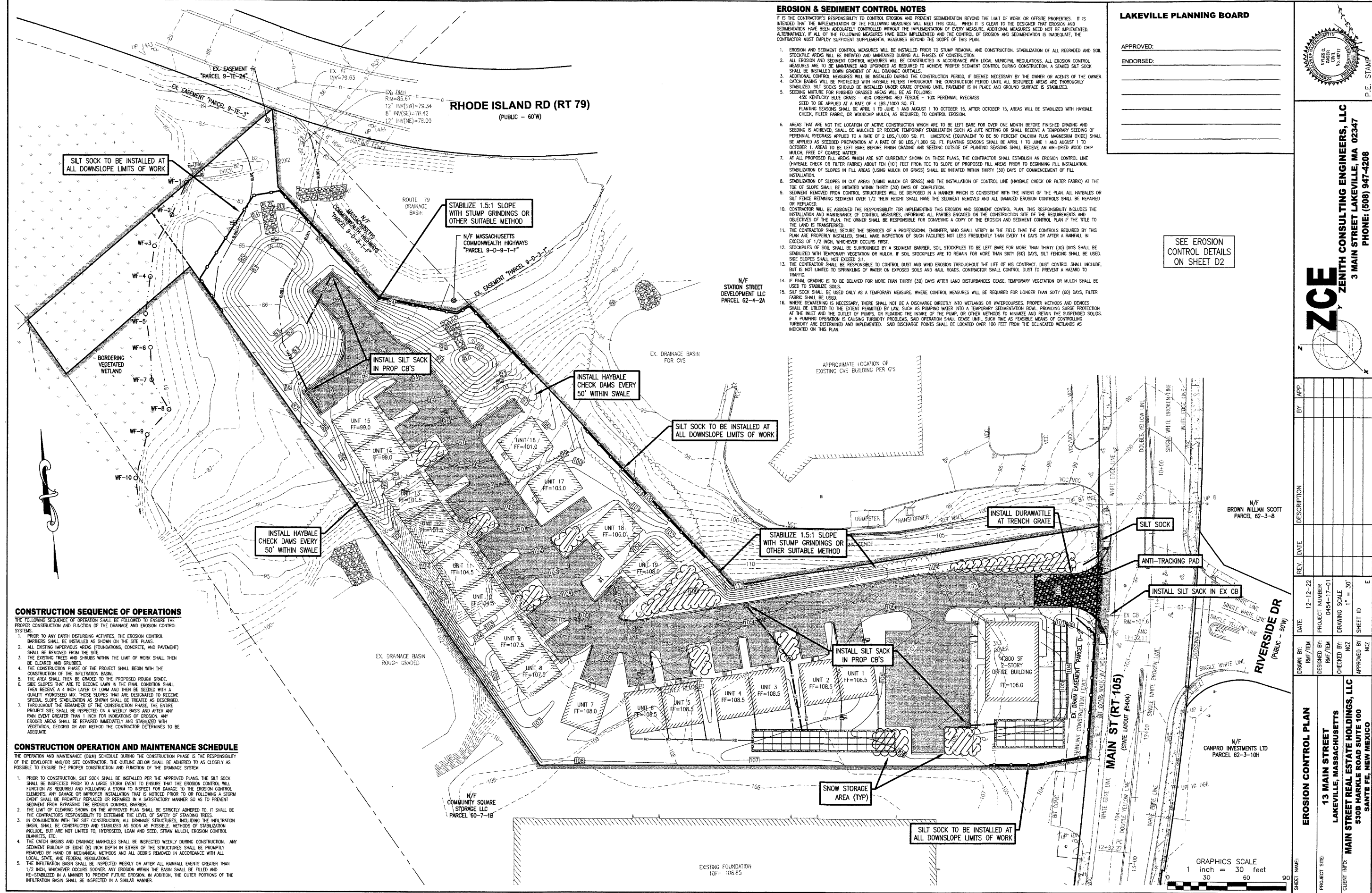
13 MAIN STREET
 LAKEVILLE, MASSACHUSETTS

CLIENT: MAIN STREET REAL ESTATE HOLDINGS, LLC
 5308 MARKLE ROAD SUITE 100
 SANTE FE, NEW MEXICO

PROJECT SITE: _____
 CHECKED BY: NCZ
 APPROVED BY: NCZ

DRAWN BY: RNF/TEM
 DESIGNED BY: RNF/TEM
 DATE: 12-12-22
 PROJECT NUMBER: 0454-17-01
 DRAWING SCALE: 1" = 30'
 SHEET ID: G

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EROSION & SEDIMENT CONTROL NOTES

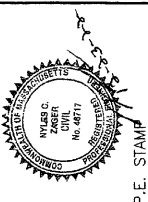
IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL EROSION AND PREVENT SEDIMENTATION BEYOND THE LIMIT OF WORK OR OFFSITE PROPERTIES. IT IS INTENDED THAT THE IMPLEMENTATION OF THE FOLLOWING MEASURES WILL MEET THIS GOAL. WHEN IT IS CLEAR TO THE DESIGNER THAT EROSION AND SEDIMENTATION HAVE BEEN ADEQUATELY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

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

LAKEVILLE PLANNING BOARD

APPROVED: _____

ENDORSED: _____



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



CONSTRUCTION SEQUENCE OF OPERATIONS

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

CONSTRUCTION OPERATION AND MAINTENANCE SCHEDULE

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

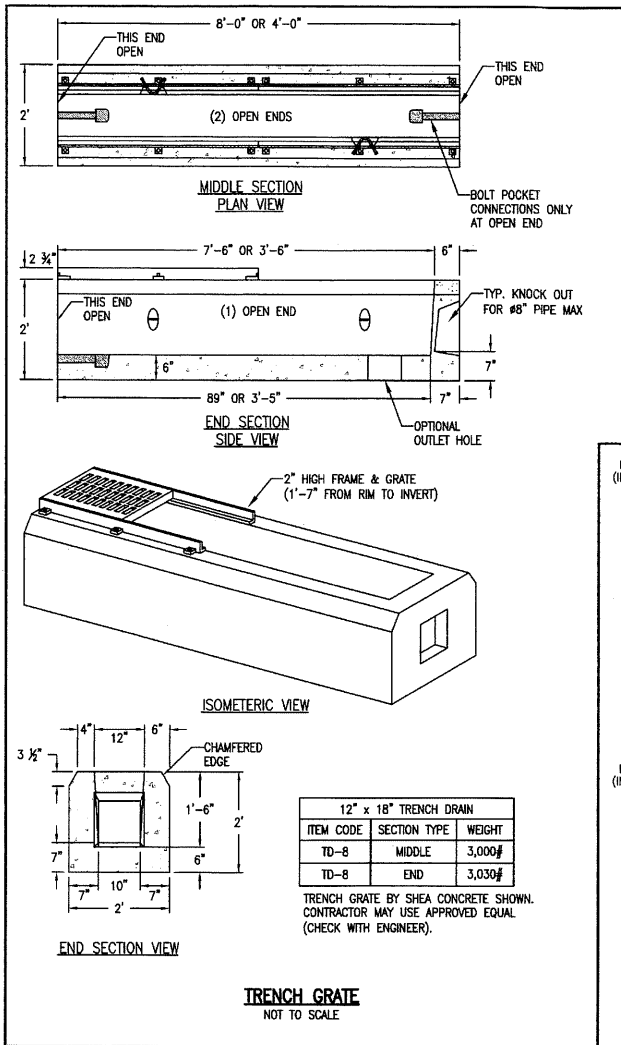
DATE	REV.	DATE	DESCRIPTION
12-12-22			
0454-17-01			

DATE:	12-12-22	DRAWN BY:	RMF/TEM
PROJECT NUMBER:	0454-17-01	DESIGNED BY:	RMF/TEM
DRAWING SCALE:	1" = 30'	CHECKED BY:	NCZ
SHEET ID:	E	APPROVED BY:	NCZ

EROSION CONTROL PLAN
PROJECT SITE:
CLIENT INFO:

13 MAIN STREET
LAKEVILLE, MASSACHUSETTS
5308 HARKLE ROAD SUITE 100
SANTAE FE, NEW MEXICO

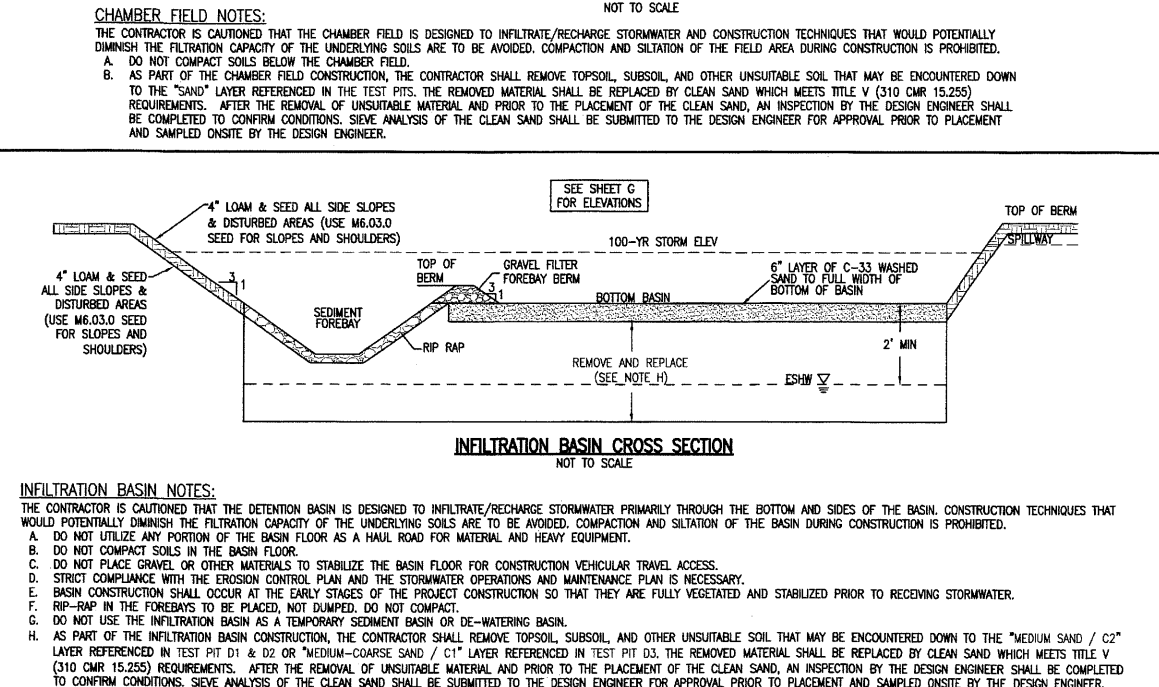
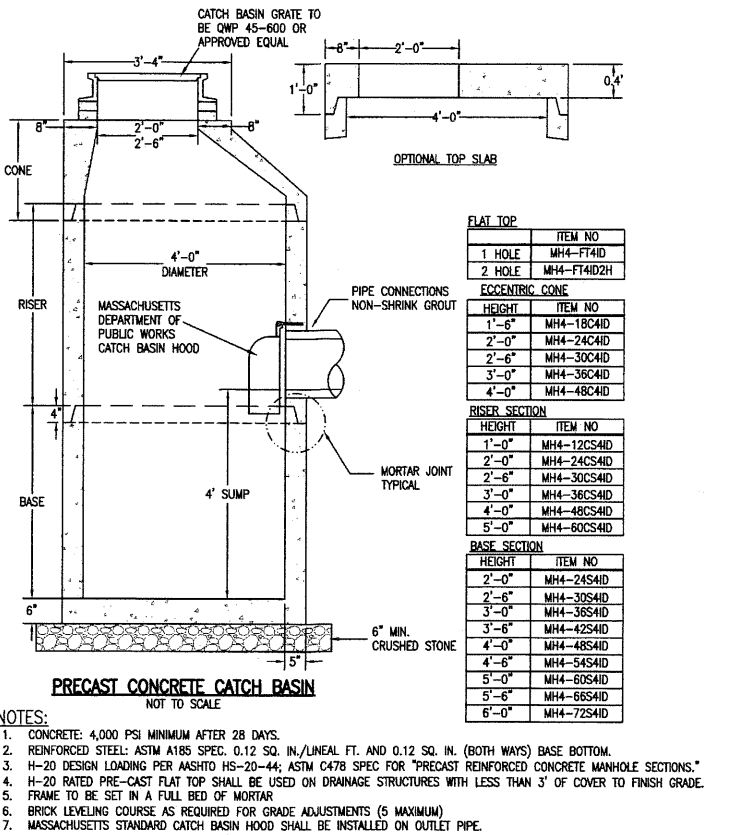
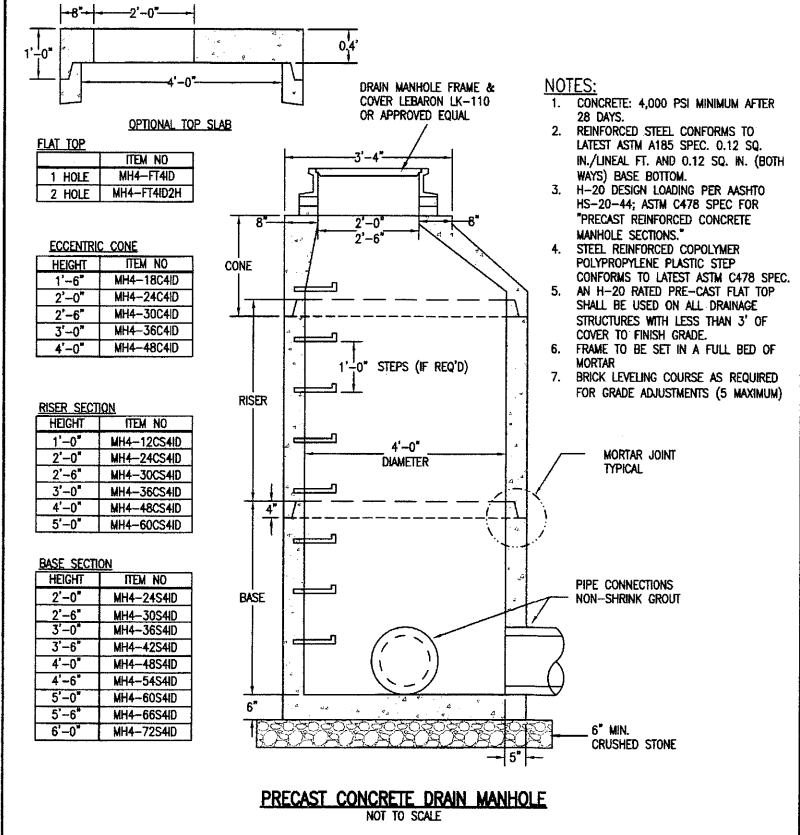
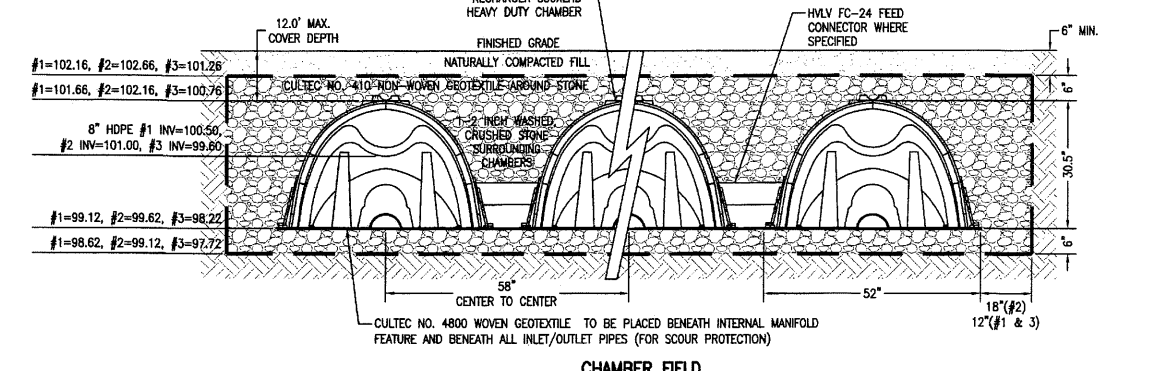
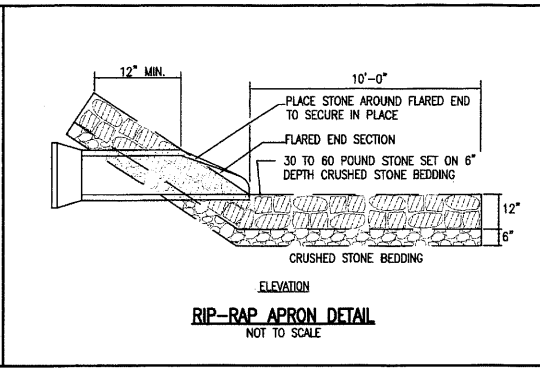
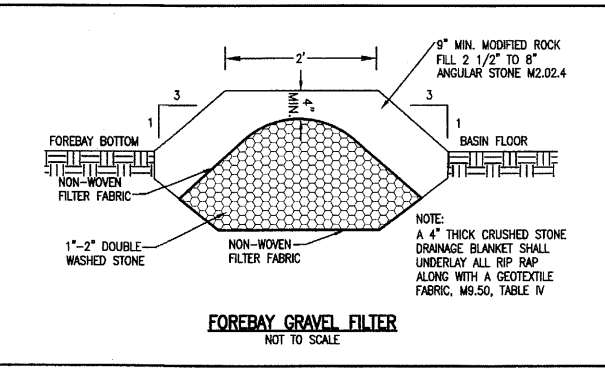
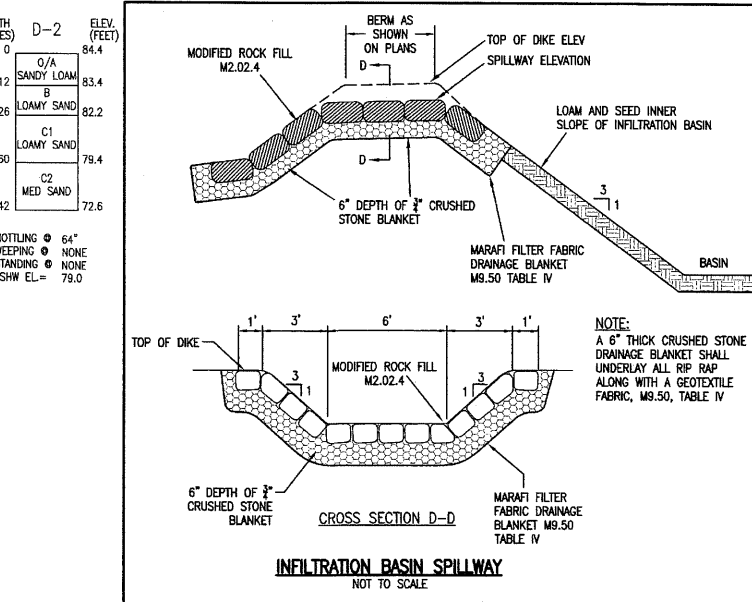
GRAPHICS SCALE
1 inch = 30 feet
0 30 60 90



SOIL LOGS

DATE: 8-9-22
 PERFORMED BY: WILLIAM CONNELLY, ZENITH CONSULTING ENGINEERS
 WITNESSED BY: ED COLLEN, LAKEVILLE BOARD OF HEALTH ("TP" HOLES WERE WITNESSED, "D" HOLES WERE NOT WITNESSED)

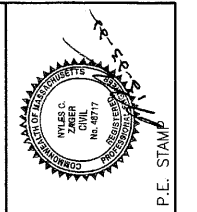
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26	103.7	8	106.1	18	105.3	16	107.7	8	109.2	32	103.4	20	92.8
34	103.1	32	104.1	24	107.0	24	107.0	20	108.2	52	101.8	40	92.0
96	97.9	102	98.3	48	105.0	48	105.0	40	99.9	88	95.9	56	89.8
120	95.9	120	98.3	92	99.1	78	102.5	88	101.9	116	96.3	74	83.7
130	95.1	156	93.8	136	95.5	150	96.5	146	97.7	140	94.4	132	78.9



LAKEVILLE PLANNING BOARD

APPROVED: _____

ENDORSED: _____



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

REV.	DATE	DESCRIPTION

DETAIL SHEET

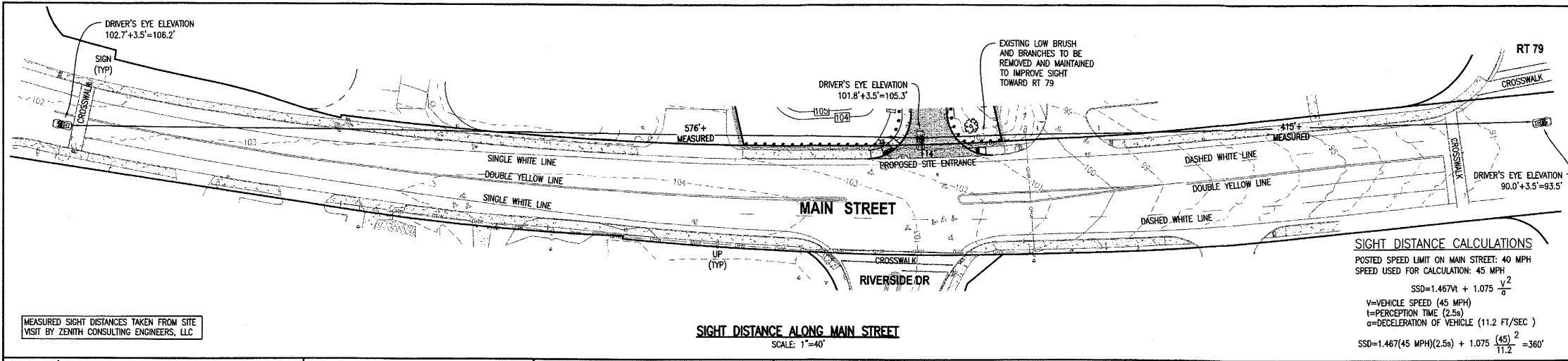
13 MAIN STREET
LAKEVILLE, MASSACHUSETTS
MAIN STREET REAL ESTATE HOLDINGS, LLC
550B HARKLE ROAD SUITE 100
SANTEE FE, NEW MEXICO

SHEET NAME: _____
 PROJECT SITE: _____
 CLIENT INFO: _____

DATE: 12-12-22
 PROJECT NUMBER: 0454-17-01
 DRAWING SCALE: N.T.S.
 SHEET ID: D1

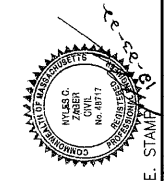
DESIGNED BY: RM/TEM
 CHECKED BY: NCZ
 APPROVED BY: NCZ

C:\Users\William\OneDrive\Work\17380\Site Plan - 13 Main St - Lakeville.dwg

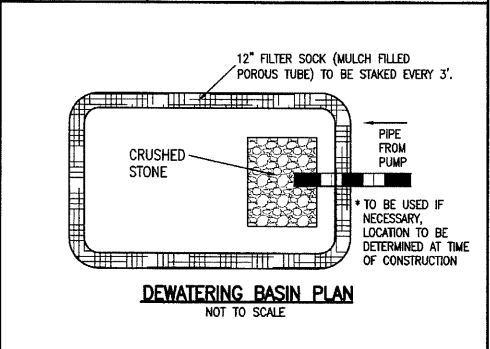
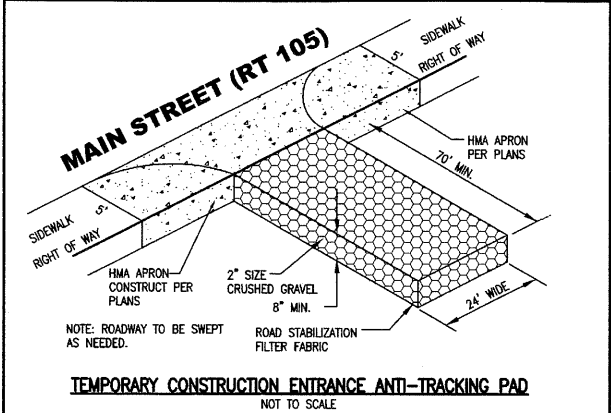
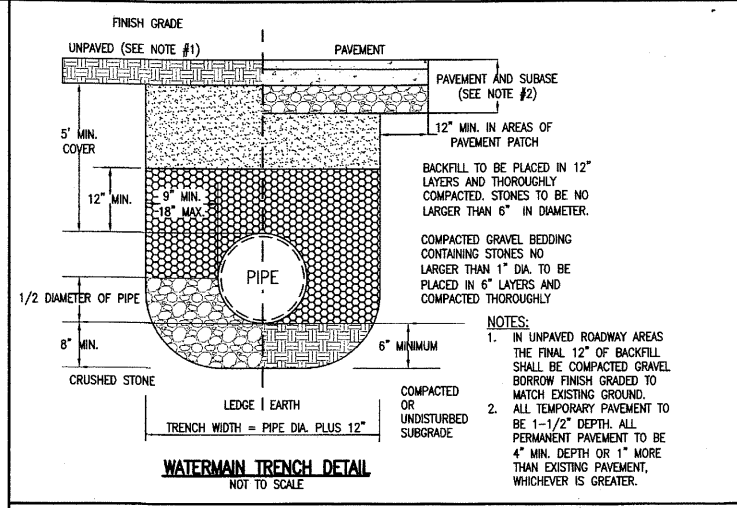
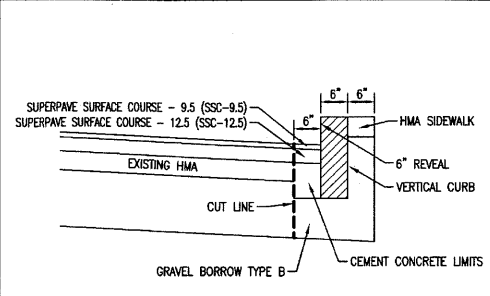
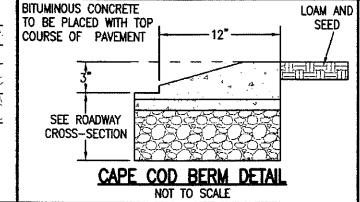
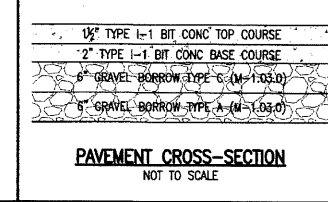
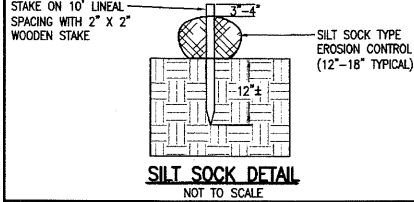


LAKEVILLE PLANNING BOARD

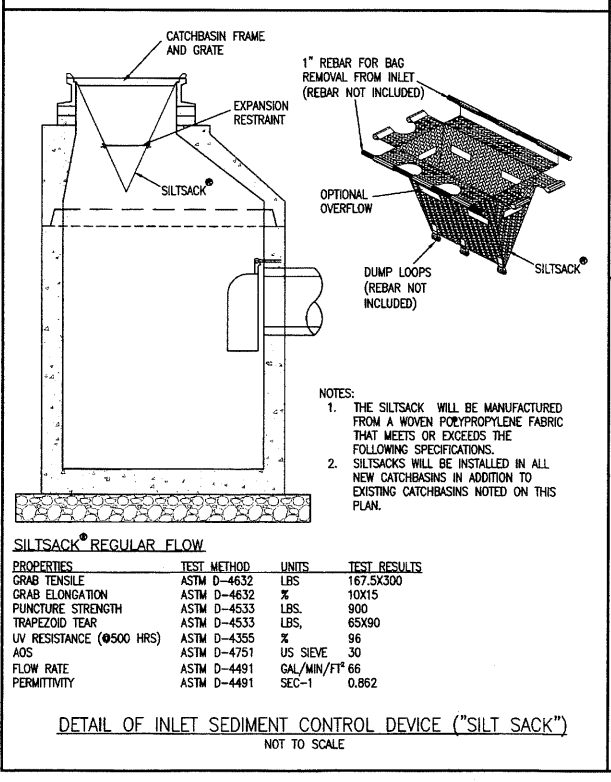
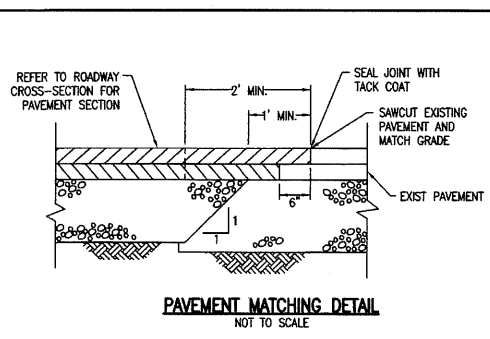
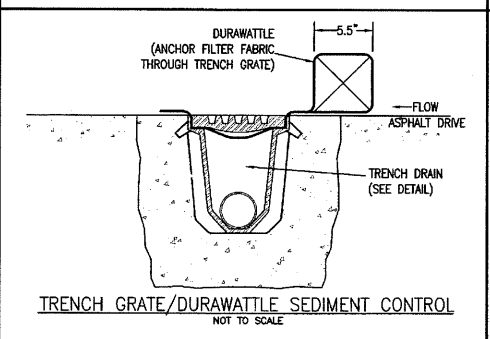
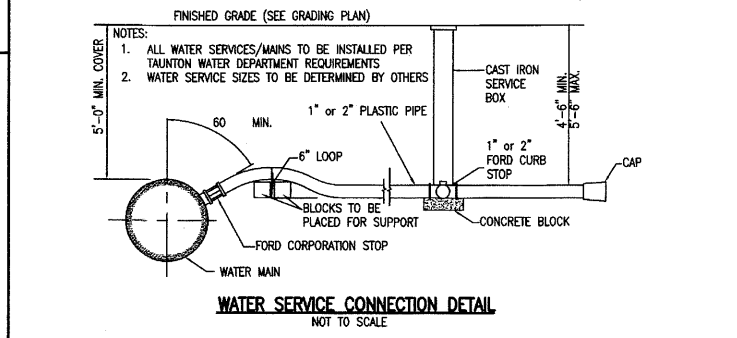
APPROVED: _____
 ENDORSED: _____



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

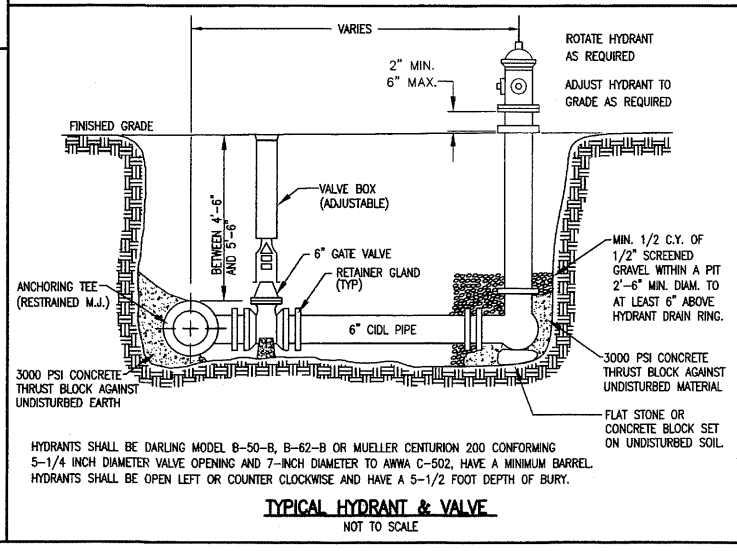


NOTES:
 1. THIS PROCEDURE IS APPLICABLE ONLY IF CURB IS TO BE SET AFTER BASE COURSE IS IN PLACE PRIOR TO BINDER AND TOP PLACEMENT.
 2. CUT NEAT LINE 6" FROM CURB LINE AND REMOVE BASE AND GRAVEL. REPLACE WITH CEMENT CONCRETE.
 3. ANY DESIGNATED CEMENT CONCRETE THAT IS ACCEPTABLE UNDER SECTION M4 OF THE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



SILTSACK® REGULAR FLOW

PROPERTIES	TEST METHOD	UNITS	TEST RESULTS
GRAB TENSILE	ASTM D-4632	LBS	167,500
GRAB ELONGATION	ASTM D-4632	%	10x15
PUNCTURE STRENGTH	ASTM D-4533	LBS	900
TRAPEZOID TEAR	ASTM D-4533	LBS	65x90
UV RESISTANCE (500 HRS)	ASTM D-4355	%	96
AOS	ASTM D-4751	US SIEVE	30
FLOW RATE	ASTM D-4491	GAL/MIN/FT²	66
PERMITTIVITY	ASTM D-4491	SEC-1	0.862



DETAIL SHEET

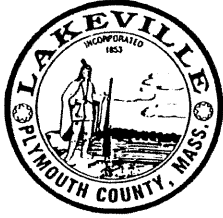
13 MAIN STREET
 LAKEVILLE, MASSACHUSETTS
 CLIENT INFO: MAIN STREET REAL ESTATE HOLDINGS, LLC
 5308 HARKLE ROAD SUITE 100
 SANTA FE, NEW MEXICO

REV.	DATE	DESCRIPTION	BY	APP.
12-12-22				

DATE	PROJECT NUMBER	DRAWING SCALE	N.T.S.	SHEET ID	D2
12-12-22	0454-17-01				

DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY
RMF/TEM	RMF/TEM	NCZ	NCZ

Comment	Page	Change Made?	Notes
Remove "hire part-time staff member" from strategy #5.	7	Yes	
"Talking About Housing" section is too negative.	8	No	The purpose of a "Housing Production Plan" is to outline opportunities for increased housing options and expanded access to housing - specifically through Chapter 40B of Mass General Law. HPPs in Massachusetts are grounded in 40B and in the structural policy and economic issues preventing housing production. This section lays the foundation for all this work by describing how a lack of proactive planning, on behalf of all levels of government, has led to historic housing inequities, and that Lakeville (and other cities and towns throughout the Commonwealth) have an opportunity to address these issues.
Include historic school enrollment data.	16	Yes	We will show a longer range of school enrollment.
Double check percentage for under \$50k annually.	18	Yes	
Provide more context about vacancy rates with employment data.	22	Yes	
Restrictive Zoning Regulations section should include information about the high water table in Lakeville.	30	Where appropriate.	We have adjusted our suggestions to be in line with the new BOH regulations passed in December. We have also noted how these existing regulations may intermingle with future zoning changes and housing production in the future.
Lack of Public Utilities section should say "Limited."	31	Yes	SRPEDD has made several language and word choice changes throughout (e.g., "low-density" or "inadvertently limiting" instead of "restrictive").
Remove sections addressing Section 3A.	34	Yes	
Include Inclusionary Zoning Bylaw.	38	Yes	
Include that Lakeville is part of Taunton's HOME Consortium.	40	Yes	
Include "40B/40R."	44	Yes	
Remove "hire part-time staff member" from strategy #5.	45	Yes	



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

MEMORANDUM

TO: Select Board
FROM: Marc Resnick, Town Planner
DATE: February 23, 2023
SUBJECT: One Stop Grant Application

The FY 2024 round for the Community One Stop for Growth grant applications will open soon and I plan to submit for three projects. The One Stop program is a single application process for 12 grant programs offered by the Executive Office of Housing and Economic Development. I plan to submit projects under MassWorks Infrastructure Program, and the Rural and Small Town Development Fund.

The MassWorks grant application will be for the design and engineering of a traffic light and other intersection improvements at the Main Street and Bridge Street location. A traffic study and preliminary analysis is being completed by Environmental Partners for this intersection. The final report will be submitted to the Town in a few weeks however the analysis does show that the intersection meets Mass Highway traffic warrants for the installation of a signal.

The second application will be under the Rural and Small Town Development Fund to make improvements at the Peach Barn at Bettys Neck. The project would include many different pieces but when completed would allow the facility to host multiple types of events. Bathrooms and a kitchen/snack bar would be installed in the east end of the building. A well would be drilled, septic system installed, and power provided to the site. The facility would be made accessible, and the road and parking area regraded. I am currently developing a plan and pricing for the construction.

The third application would also be to the Rural and Small Town Development Fund and would construct a bathroom facility at John Paun Park. Previously a plan for small building containing two individual stalls was designed however this was never constructed. The grant application would also include funds for the design and installation of a septic system and if the existing well is not adequate a new one will be drilled. I have received plans from Nate Darling of the

previously proposed bathroom building. I will be meeting with the Parks Commission on March 2, 2023, to discuss this proposal and obtain their support.

The full application for these grants is not due until June 2, 2023, however, I plan to submit an optional Expression of Interest for the Rural and Small Town Development Fund Grants to obtain a determination of eligibility. The Expression of Interest form needs to be submitted by March 17, 2023. We previously received a determination of eligibility for the Main and Bridge Street intersection project under the MassWorks Infrastructure Program.




TOWN OF LAKEVILLE

OFFICE OF THE TOWN CLERK

346 Bedford Street
Lakeville, Massachusetts 02347
508-946-8814
ldrane@lakevillema.org

FROM THE OFFICE OF
LILLIAN M. DRANE
MMC/CMMC

TO: Select Board

FROM: Lillian M. Drane, Town Clerk 

DATE: March 1, 2023

SUBJECT: Warrant Article: Lakeville Codification of General & Zoning Bylaws-
readoption.

Please be advised the last phase of the Town's Bylaw codification is now complete.

The next step will be the adoption of the Bylaws by Town Meeting and submission to the Attorney General for approval. Attached to this memo are the warrant articles to readopt the Town's General Bylaws and Zoning Bylaw in their entirety, pursuant to the Organizational Analysis phase.

The Final Draft reflects the changes in the Editorial and Legal Analysis as well as the Attorney General approvals through the end of 2022- which consist of Articles #6,8,9,11,12,13,14,18 and 19 approved by the Special Town Meeting of November 14, 2022.

Please note, no changes were made to the Zoning Bylaws unless they were brought forward to Town Meeting for revisions. The Planning Board will need to hold a public hearing regarding the renumbering/reorganization of the zoning bylaws as Chapter 270 of the ECode. Attached to this memo as well, are the General Bylaws changes that reflect the current Massachusetts General Laws and to correct some grammar.

The Final Draft is now posted to the Town's Code Review site:
<https://codereview.ecode360.com/LA4165>

Thank you in advance for your attention to this matter.

Lakeville General Bylaws

General Revisions:

References to the Massachusetts General Laws are standardized to the following format: MGL c. __, § ____.

Specific Revisions:

Ch. 1. General Provisions.

Art. I, Adoption of Bylaws; General Penalty.

Section 1-4 is amended to change \$20 to \$300.

Ch. 7, Affordable Housing Trust Fund.

Section 7-1 is amended as indicated: "The purpose of the Affordable Housing Trust Fund shall be to provide for the creation and preservation of affordable housing in the Town for the benefit of low- and moderate-income households..."

Section 7-3A is amended to read as follows:

To accept and receive real property, personal property or money, by gift, grant, contribution, devise, or transfer from any person, firm, corporation or other public or private entity, including but not limited to money, grants of funds or other property tendered to the trust in connection with any bylaw or any general or special law or any other source, including money from MGL c. 44B; provided, however, that any such money received from MGL c. 44B shall be used exclusively for community housing and shall remain subject to all the rules, regulations and limitations of that chapter when expended by the trust, and such funds shall be accounted for separately by the trust; and provided, further, that at the end of each fiscal year, the trust shall ensure that all expenditures of funds received from said MGL c. 44B are reported to the Community Preservation Committee of the Town for inclusion in the community preservation initiatives report, Form CP-3, to the Department of Revenue;

Section 7-3D is amended as indicated:

To execute, acknowledge and deliver deeds, assignments, transfers, pledges, leases, covenants, contracts, promissory notes, releases, grant agreements and other instruments sealed or unsealed, necessary, proper or incident to any transaction in which the Board engages for the accomplishment of the purposes of the trust;

Section 7-4 is amended as indicated:

Notwithstanding any general or special law to the contrary, all monies paid to the trust in accordance with ~~any zoning ordinance or by-law~~ the Zoning Bylaw, exaction fee, or private contributions shall be paid directly into the trust and need not be appropriated or accepted and approved into the trust.

Ch. 15. Boards, Commissions and Committees.

Art. I, Finance Committee.

Section 15-1 is amended as indicated:

There shall be a Finance Committee of five legal voters of the Town, elected by ballot at the annual Town meeting as hereinafter provided. No elected or appointed Town official or Town employee shall be eligible to serve on said committee, however, Finance Committee members may serve on the Capital Expenditures Committee, Building Committees, Employee Search Committees, Energy Committees, Wage and Personnel Board, or any subcommittee of the Regional School Committees. ~~At the first annual Town meeting after this by law becomes effective there shall be elected one member of said committee for a term of one year, two members for a term of two years, and two members for a term of three years, and thereafter elect them~~ Members shall be elected for staggered terms of three years. The terms of office of said members shall commence immediately upon qualification and expire upon election and qualification of their successors. ~~said The Finance Committee to shall~~ serve without pay.

Art. II, Select Board.

Section 15-5 is amended as indicated: "The Select Board shall fill appointive offices ~~shall be filled~~ within 60 days following the convening of the business portion of the annual Town meeting."

Section 16-6 is amended as indicated:

The Select Board may sell any and all property acquired by the foreclosure of the right of redemption of tax titles; ~~any sale under this section to be at public auction, and notice of any such sale together with a description of any property to be sold, to be posted the same as notice of Town meeting namely: at least seven days prior to such sale~~ in accordance with MGL c. 60, § 52.

Art. III, Board of Health.

Section 15-9 is amended as indicated:

The Board of Health shall consist of three members, who are registered voters of the Town. ~~whose Members shall be elected by ballot at the next Annual Town Meeting for the election of officers on the first Monday in March, 1993. At such election there shall be elected one member for a term of one year, one member for a term of two years, and one member for a term of three years, thereafter all members shall be elected for a term~~ for staggered terms of three years. The terms of office of said members shall commence immediately upon qualification and oath and expire upon election and qualification and oath of their successors in office. ~~Chapter III, Section 10 shall be repealed upon the qualification and oath of the first three members of the Board of Health.~~

Art. V, Council on Aging.

Section 15-17A is amended as indicated:

The Select Board shall appoint the Council on Aging consisting of ~~11 members and one alternate~~ nine members and two alternates; ~~provided, however, that upon the effective date of an amendment to this bylaw, the membership of the Council on Aging shall be changed to nine members and two alternates.~~ Upon the effective date of an amendment to this bylaw, the appointed incumbents serving at the time of adoption shall continue to serve for the remainder of their terms, unless the incumbent resigns or is removed prior to the end of their term, and expiring terms and vacant seats shall not be refilled until the membership reaches nine members. ~~Thereafter,~~ The Board shall appoint members for three-year terms. Members can be reappointed for concurrent terms determined by the discretion of the Board and appointees' acceptance. The members of the Council shall serve without pay.

Art. VI, Agricultural Commission.

Section 15-23 is amended as indicated:

The Commission shall consist of seven members, all of whom are Lakeville residents, six members to be from the farming community and one member to be a citizen at large. Said members shall be appointed by the Select Board. ~~The terms of the initial appointments shall be three members for three years; two members for two years; and two members for one year. Upon the expiration of the initial appointments, the term of each member appointed thereafter shall be three years.~~ Members shall be appointed for

staggered terms of three years. The Select Board may appoint up to two alternate members for one-year terms. The Chairman of the Commission may designate an alternate member to vote in case of the absence, inability to act, or conflict of interest on the part of a member of the Commission, or in the event of a vacancy on the Commission. The Select Board shall fill a vacancy by appointment for the duration of the unexpired term of the vacancy in order to maintain the cycle of appointments.

Ch. 53. Officers and Employees.

Original Ch. III, Sec. 2, Town Clerk, second paragraph, regarding the transfer of money received by the Town Clerk for dog licenses to the Town treasury, of the 1994 Bylaw Revision is repealed.

Ch. 66. Records and Reports.

The last paragraph, regarding payment of fees received by Town officers into the Town treasury, of original Ch. IV of the 1994 Bylaw Revision, is repealed.

Ch. 74. Town Meetings.

Section 74-2 is amended as indicated:

The Select Board shall insert in the warrant for the annual Town meeting all subjects, the insertion of which shall be requested of it in writing by 10 or more registered voters of the Town, and in the warrant for every special Town meeting, all subjects, the insertion of which shall be requested of them in writing by 100 registered voters or by 10% of the total number of registered voters of the Town, whichever number is the lesser. The Select Board shall call a Special Town Meeting upon request, in writing, of 200 registered voters or of 20% of the total number of registered voters of the Town, whichever number is the lesser; such meeting to be held not later than 45 days after the receipt of such request and shall insert in the warrant therefor all subjects the insertion of which shall be requested by said petition. No action shall be valid unless the subject matter thereof is contained in the warrant. Two or more distinct Town Meetings for distinct purposes may be called by the same warrant.

Ch. 102. Alarm Systems.

Throughout this chapter, the word "ordinance" is amended to read "bylaw."

The definition of "alarm system" in § 102-1 is amended as indicated:

An assembly of equipment and devices or a single device such as a solid state unit which plugs directly into a 110-volt AC line or a battery-powered unit, arranged to signal the presence of a hazard requiring urgent attention and to which police are expected to respond. Fire alarm systems and alarm systems which monitor temperature, smoke, humidity or any other condition not directly related to the detection of an unauthorized intrusion into a premises or an attempted robbery or at a premises are specifically excluded from the provisions of this bylaw. ~~The provisions of § 102-9, Penalties, of this bylaw shall not apply to any governmental agency.~~

The definition of "false alarm," Subsection B, in § 102-1 is amended to change "attempt threat" to "attempt threat."

Section 102-3 is amended to delete original Sec. C1, regarding submittal of authorized persons to the Police Chief by alarm users.

Section 102-5A is amended as indicated: "Any user of an alarm system which transmits false alarms shall be assessed a fine of \$10 for ~~each~~ the first three false alarms occurring within a calendar year."

Section 102-8C is added to read: "An order to discontinue use of an alarm system under this section may be appealed as set forth in § 102-5B of this bylaw."

Section 102-9C is added to read: "The provisions of § 102-9, Violations and penalties, of this bylaw shall not apply to any governmental agency."

Ch. 107. Animal Control.

Section 107-5 is amended as indicated:

Violations of this bylaw may be enforced through all lawful means in law or equity, including but not limited to noncriminal disposition pursuant to MGL c. 40, § 21D, as follows: first offense ~~no fine~~ \$50; second offense ~~\$15~~ \$100; third offense ~~\$25~~ \$300 and fourth and continuing offense(s) ~~\$35~~ \$500 and the Town may order the animal spayed or neutered.

Ch. 120. Buildings and Building Construction.

Art. III, Numbering of Buildings.

Section 120-7 is amended as indicated:

Street numbers shall be provided for each dwelling and each business, industrial, and other buildings in the Town of Lakeville by the owners of such structures within 90 days after approval by the Attorney General of this bylaw, in accordance with the following:

Ch. 140. Earth Work.

Sections 140-3D(1) and 140-5C are amended to change "registered civil engineer" to "registered professional engineer."

Ch. 148. Fees.

Art. I, Town Clerk Fees.

Section 148-1, lead-in paragraph, is amended as indicated:

The Town voted to adopt the following Fee Schedule as a bylaw for those fees collected by the Town Clerk, covered by MGL c. 140, § 202, and MGL c. 262, § 34 ~~as amended by Chapter 329, Section 73 of the Acts and Resolves of 1980:~~

Section 148-1, Fee Schedule, is amended as indicated:

(11) For entering amendment of a record of the birth of ~~an illegitimate~~ a child born out of wedlock, subsequently legitimized

~~*(37) For issuing and recording licenses to keepers of intelligence officers.~~

(66) For examining records or papers relating to birth, marriage or deaths upon the application of any person, ~~the actual expense thereof, but not less than \$2~~

Ch. 169. Junk, Old Metal and Secondhand Articles.

Section 169-2 is amended as indicated:

Every person who is licensed by the Town Clerk, upon authorization by the Select Board, as a keeper of a shop for the purchase, sale or barter of junk, old metals or secondhand articles shall keep a book, to be inspected annually before licensing, in which at the time of each purchase, sale or barter, shall be legibly written in the English language an account and description, including all distinguishing marks and numbers of the property purchased, sold or bartered.

Ch. 176. Licenses and Permits.

Art. I, Denial or Revocation for Failure to Pay Taxes or Fees.

Section 176-4 is amended as indicated:

This bylaw shall not apply to the following licenses and permits: Open burning, MGL c. 48, § 13; ~~bicycle permits, Section 11A of Chapter 85;~~ sales of articles for charitable purposes, MGL c. 101, § 33; children work permits, MGL c. 149, § 69; clubs, associations dispensing food or beverage licenses, MGL c. 140, § 21E; dog licenses, MGL c. 140, § 137; fishing, hunting, trapping licenses, MGL c. 131, § 12; marriage licenses, MGL c. 207, § 28; and theatrical events, public exhibition permits, MGL c. 140, § 181.

Art. II, Motor Vehicle Dealer's License.

Throughout this article, the term "Class II" is amended to read "Class 2."

Ch. 180, Lighting, Outdoor.

Throughout this chapter, the terms "luminary" and "luminaries" are amended to read "luminaire" and "luminaires," respectively.

The definition of "indirect light" in § 180-2 is repealed.

The definition of "lumen" in § 180-2 is amended as indicated:

A unit of luminous flux. One footcandle is one lumen per square foot. For the purposes of the bylaw, the lumen output values shall be the initial lumen output ratings of a lamp.

The definition of "luminaire" in § 180-2 is amended as indicated:

~~For the purposes of the bylaw, the lumen output values shall be the initial lumen output ratings of a lamp.~~
This is a complete lighting system and includes a lamp or lamps and a fixture.

Sections 180-4 and 180-6B are amended to change "Code Enforcement officer" to "Zoning Enforcement Officer."

Section 180-5C is amended to change "Building Official" to "Zoning Enforcement Officer."

Ch. 187. Manufactured Housing Communities.

Section 187-2B is amended as indicated:

The Rent Control Board shall consist of three members, all of whom shall be registered voters in the Town, and shall be appointed by the Select Board. ~~At the time of the initial appointments, one member shall be appointed for a term of one year, one member for a term of two years and one member for a term of three years. Thereafter, a~~All members shall be appointed for terms of three years.

Ch. 206. Peace and Good Order.

Section 206-1B is amended as indicated: "A person shall be guilty of conducting himself in a ~~disgraceful~~ disorderly manner if, with willful intent to cause public inconvenience, annoyance or alarm, or recklessly creating a high risk ~~therefore~~ thereof, he:"

Ch. 210. Peddling and Soliciting.

Section 210-1 is amended to read as follows:

This bylaw and its regulations govern for-profit transient vendors/businesses, hawkers and peddlers, and door-to-door solicitations pursuant to the authority granted the Town of Lakeville. These regulations are intended to supplement, and not to replace or override, the Massachusetts General Law governing the foregoing activities, all as set forth in MGL c. 101, §§ 1 through 34.

Sections 210-2, 210-3, 210-4, and 210-5 are added to read as follows:

§ 210-2. Definitions.

The following terms shall have the meanings set forth in MGL c. 101, § 1 et seq., and are summarized for the purposes of these regulations as follows:

HAWKER AND PEDDLER

Any person who goes from place to place within the Town selling goods, whether on foot or in a vehicle, for profit, is a hawker or peddler. (These two terms are interchangeable.)

PERSON

For purposes of these regulations, the persons being regulated herein are those persons over the age of 16 who are engaging in the activities regulated herein for or on behalf of for-profit organizations.

TRANSIENT VENDOR; TRANSIENT BUSINESS

A transient vendor is a person who conducts a transient business for profit. A transient business (also called a temporary business) is any exhibition and sale of goods, wares or merchandise which is carried on in any structure (such as a building, tent, or booth) unless such place is open for business during usual business hours for a period of at least 12 consecutive months.

§ 210-3. Purpose.

The purpose of these regulations is to ensure public safety by requiring persons conducting the foregoing activities, which historically have a high potential for fraud and abuse, to be licensed, either at the state level or local level, so that the Town's citizenry will know who is conducting these activities and that, to the degree set forth herein or in the applicable Massachusetts General Laws, they have identified themselves to the proper authorities, are bonded if required, and satisfy the minimum criteria.

§ 210-4. Scope.

These regulations shall apply to all persons conducting the foregoing activities within the Town of Lakeville.

§ 210-5. Registration required; display of permit or license; fee; restrictions on activities.

Each person engaging in the foregoing activity shall be subject to, responsible for, and fully in compliance at all times with the following requirements:

A. Registration requirements.

(1) Persons not registered (licensed) by the commonwealth shall make application for a Marion permit to the Chief of Police, on a form containing the following information or on a form as prepared by the Marion Police Department: the applicant's name, signature, home address, the name and address of the owner or parties in whose interest the business is to be conducted, their business address and phone number, cellular telephone numbers for the applicant and business; a brief description of the business to be conducted within the Town; the applicant's social security number; the description and registration of any motor vehicles used by the applicant; and whether the applicant has ever been charged with a felony. The application shall be made under oath. The applicant shall be photographed for purposes of identification.

(2) The Chief of Police shall approve the application and issue a permit within 48 hours, excluding Saturday, Sunday, and legal holidays, of its filing unless he determines either that the application is incomplete, or that the applicant is a convicted felon, or is a fugitive from justice. The registration card shall be in the form of an identification card, containing the name, signature and photograph of the licensee. Such card shall be nontransferable and valid only for the person identified therein and for the purpose as shown on the license. The card shall be valid for a period of one year from the date of issuance. Any such registration card shall be void upon its surrender or revocation, or upon the filing of a report of loss or theft with the Marion Police Department. The Chief of Police may revoke such registration card for good cause.

(3) Persons registered (licensed) by the commonwealth shall not be subject to the foregoing subsection but are required to make themselves known to the Marion Police Department by filing a copy of the state license with the Department.

B. Permit or license to be visibly displayed. Such state or local permit or license shall be displayed at all times while the business activity is being conducted and shall be provided to any police officer upon request. The license shall also be affixed conspicuously on the outer garment of the licensee whenever he or she shall be engaged in the activity, except in the case of a transient business, when the license shall be displayed visibly within the structure where such business is being conducted. Such permit or license, if issued locally, shall be the property of the Town of Marion and shall be surrendered to the Chief of Police upon its expiration.

C. Permit fee. The filing of a copy of a state license as required shall not be subject to a fee. The fee for a local permit shall be determined by the Select Board after consultation with the Chief of Police.

D. Restrictions on activity.

- (1) No solicitations shall be made after 5:00 p.m. or before 8:00 a.m.
- (2) No solicitations shall be made on official federal, state or Town holidays or Sundays.
- (3) No person may use any plan, scheme or ruse, or make any false statement of fact, regarding the true status or mission of the person making the solicitation.
- (4) For good cause, the Chief of Police may further regulate the hours and conditions under which the licensee may engage in door-to-door selling.

Ch. 239. Streets and Sidewalks.

Art. II, Excavations and Trenches.

Section 239-5 is amended to change "Superintendent of Streets" to "Department of Public Works Director."

Ch. 251. Vehicles.

Art. I, Storage of Unregistered Vehicles.

Section 251-5 is amended to change "Chapter 140 of the General Laws" to "Chapter 140B of the General Laws."

Art. II, Parking for Handicapped and Disabled Veterans.

Section 251-7 is amended as indicated:

Parking spaces designed as reserved under the provisions of § 251-6 shall be located, constructed and identified in accordance with the provisions of 521 CMR 23.00, identified by the use of above grade signs with white lettering against a blue background and shall bear the words "Handicapped Parking: Special Plate Required. Unauthorized Vehicles May be Removed at Owner's Expense"; shall be as near as possible to a building entrance or walkway; shall be adjacent to curb ramps or other unobstructed methods permitting sidewalk access to a handicapped person; and shall be 12 feet wide or two eighths foot wide areas with four feet of cross hatch between them.

Section 251-9 is amended as indicated:

The penalty for violation of this bylaw shall be as follows: for the first offense \$50; for the second offense, \$100; and for each subsequent offense, not less than \$100 nor more than \$300, and the vehicle may be removed according to the provisions of MGL c. 266, § 120D.

Lakeville Zoning Bylaw

Warrant article adopting renumbering of the Zoning Bylaw

Article ____:

To see if the Town shall accept the renumbering and revision of the Zoning Bylaw of the Town from its original numbering, as amended through 11-14-2022 STM, to the numbering or codification, arrangement, sequence and captions and the comprehensive revisions to the text of the Zoning Bylaw as set forth in the Final Draft of the Code of the Town of Lakeville, dated March 2023, said codification of the Zoning Bylaw having been done under the direction of the Planning Board, and being a compilation and comprehensive revision of the present Zoning Bylaw, including amendments thereto. All Zoning Bylaws, as amended, heretofore in force shall be repealed, except that such repeal shall not affect any suit or proceeding pending as the result of an existing law. The Zoning Bylaw shall be codified as Chapter 270 of the “General and Zoning Bylaws of the Town of Lakeville, Massachusetts;” or take any other action relative thereto.

Lakeville General Bylaws

Warrant article adopting renumbering of the General Bylaws and revisions

Article ___:

To see if the Town shall accept the renumbering and revision of the various bylaws of the Town from their original numbering or their numbering in the General Bylaws, as amended through 11-14-2022 STM, to the numbering or codification, arrangement, sequence and captions and the comprehensive revisions to the text of the General Bylaws as set forth in the Final Draft of the Code of the Town of Lakeville, dated March 2023, said codification having been done under the direction of the Select Board and Town Attorney, and said Code being a compilation and comprehensive revision of the present bylaws of the Town. All bylaws of a general and permanent nature, as amended, heretofore in force and not included in the Code shall be repealed, except that such repeal shall not affect any suit or proceeding pending as the result of an existing law, and such repeal shall not apply to or affect any bylaw, order or article heretofore adopted accepting or adopting the provisions of any statute of the commonwealth. These bylaws shall be referred to as the "General and Zoning Bylaws of the Town of Lakeville, Massachusetts;" or take any other action relative thereto.

Table Comparing 40B & 40R

	Requires prior local adoption of corresponding, DHCD-approved zoning district	Maximum % of AMI considered affordable	Minimum % of units that must be affordable	minimum term of affordability	Local Approving Authority	Zoning Approval	Initial SHI eligibility of affordable units (generally)	Limited Dividend / Profit Limit requirements	Requirement that at least 10% of affordable units contain 3+ bedroom units	Allows for non-ancillary, non-residential / mixed uses	Can qualify the municipality for associated incentive, bonus, and school-cost reimbursement payments from DHCD/the Commonwealth
40B Comprehensive Permit Projects	No	80%	25% (@ 80% AMI) or 20% (@ 50% AMI)	30 years	Zoning Board of Appeals	Comprehensive Permit pursuant to c. 40B	Comprehensive Permit	Yes	Yes	No	No
40R Projects	Yes	80%	20% (25% for age-restricted projects)	30 years	Plan Approval Authority (as defined in the 40R zoning)	Plan Approval pursuant to local, DHCD-approved smart growth zoning established pursuant to c. 40R	PAA Plan Approval decision*	No	currently not required for most 40R Districts but strongly encouraged, and DHCD may require in limited cases (e.g., certain projects that are or will be subject to a development agreement)	Yes	Yes

PLEASE NOTE: This summary table is not a substitute for the 40B and 40R regulations and guidelines (e.g., *Guidelines, G.L. C.40B Comprehensive Permit Projects and Subsidized Housing Inventory*) in effect at the time of any applicable determination.

*Provided such decision occurs after DHCD has issued a corresponding Letter of Approval or Conditional Approval for the District.



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: March 1, 2023

RE: Attached Petitions for Hearing
I.D. Sign Group – 15 Main Street
Garbitt-Pike – 29 Staples Shore Road

Attached please find copies of two (2) Petitions for Hearing, which Have been submitted to the Board of Appeals. The hearings for these petitions will be held on March 30, 2023.

Please review and forward any concerns your Board may have regarding these petitions to the Board of Appeals, if possible, no later than Friday, March 24, 2023.

Thank you.

Petition to be filed with Town Clerk

TOWN OF LAKEVILLE MASSACHUSETTS

ZONING BOARD OF APPEALS PETITION FOR HEARING

EXHIBIT 'A' RECEIVED FEB 24 2023 BOARD OF APPEALS

Name of Petitioner: ID Sign Group

Mailing Address: PO Box 506, So. Easton, MA 02375

X Name of Property Owner: Community Square Storage, LLC

Location of Property: 15 Main Street

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

Registry of Deeds: Book No. Page No.

Map 060 Block 007 Lot 001B

Petitioner is: owner tenant X licensee prospective purchaser

Nature of Relief Sought:

Special Permit under Section (s) 6.6.2.2 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.)

Requesting approval of illumination and manual changeable message board.

Sign itself already has sign permit: BSGN-22-13 (see permit in packet)

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: Timothy J. Fisher

Date: 2/20/23

Signed: [Signature]

Telephone: 508-238-8500

X Owner Signature: [Signature] (If not petitioner)

X Owner Telephone: 508-510-2318

X Email: bo@bluefinrealty.com

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

Yes No

Bob Crisafulli, ID Sign Group (Name and Title)

BLUEFIN REALTY	
WIP #	02-29774
Sales:	BOB
Design:	JACK
MATERIALS	
COLORS / FINISHES	
	3M SUITAN BLUE 3630-157 FIRST SURFACE
	3M ORANGE 3630-44 FIRST SURFACE
	3M GOLDEN YELLOW 3630-125 FIRST SURFACE
	PANTONE 286C BLUE - SATIN
	MP WHITE - SATIN FINISH
	SW6007 SMART WHITE (TEXTURE)
COLORS / FINISHES	
2 POSTS CONCRETE EMBEDDED	
PROOF REVISIONS	
Issued:	2/1/23



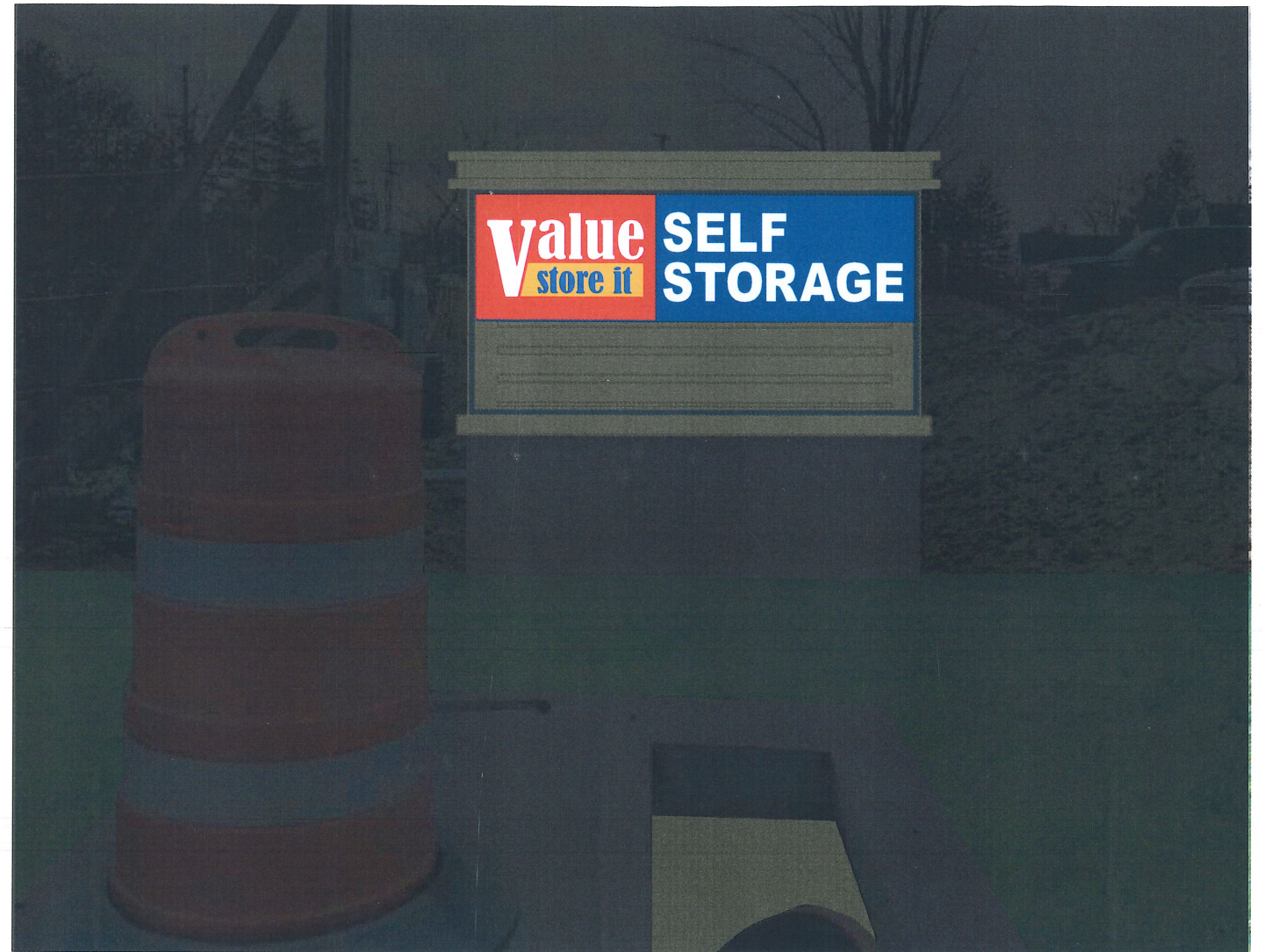
CHANGEABLE COPY AREA DOES NOT LIGHT

CLIENT APPROVAL	
SIGNATURE	DATE

VIRTUAL MOCK-UP (NIGHT) (APPROX SCALE)



VIRTUAL MOCK-UP (NIGHT) (APPROX SCALE)



CLIENT APPROVAL	
_____	_____
SIGNATURE	DATE

BLUEFIN REALTY

WIP # 02-29774

Sales: BOB

Design: JACK

MATERIALS

~~1/2" aluminum cabinet internally illuminated w/ LEDs~~
 White translucent acrylic pan face w/ 3M Translucent vinyl overlay / 1" aluminum retainers painted to match PMS 284c stain finish
 Aluminum caps and all trim and caps to be aluminum fabricated and painted as shown.
 Base to be aluminum angle bars skinned w/ aluminum sheet cover stucco sprayed and roll painted SW6007 Smart White.
 Address number to be 3M white High performance vinyl overlay (street side only).

COLORS / FINISHES

- V1 3M Sultan Blue 3630-157 First Surface
- V2 3M Orange 3630-44 First Surface
- V3 3M Golden Yellow 3630-125 First Surface
- S2 Pantone 284c Blue - Satin Finish
- S4 W/P White - Stain Finish
- S5 Sherwin Williams SW6007 Smart White

PROOF REVISIONS

Issued: 2/1/23

N.Darling 2.13.23

• The sign below will not be internally illuminated or have changeable copy sign area without a Special Permit from the Zoning Board of Appeals. (See Lakeville Zoning By-Law for requirements)



CLIENT APPROVAL	
SIGNATURE _____	DATE _____



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

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

NARRATIVE IN SUPPORT
OF A SPECIAL PERMIT
FOR 29 STAPLE SHORE ROAD
LAKEVILLE, MA 02347

PREPARED FOR:

RENEE M. GARBITT AND LEO L. PIKE, JR.
29 STAPLE SHORE ROAD
LAKEVILLE, MA 02347

PREPARED BY:

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

MARCH 1, 2023

RECEIVED
MAR 1 2023
BOARD OF APPEALS

EXISTING SITE CONDITIONS

The locus site, 29 Staple Shore Road, is located on the northeasterly side of Staple Shore Road. The site is comprised of approximately 1.523+/- acres of land that includes a residential dwelling and accessory buildings. Along with the dwelling is an existing cesspool with approved plans to upgrade, existing private water supply well and utilities. A plan entitled "Plan to Accompany a ZBA Petition" is part of this packet.

PROPOSED SITE IMPROVEMENTS

The applicant is proposing to raze a portion of the existing dwelling and construct a new residential dwelling. The new dwelling will contain 3 bedrooms in the new portion of the house and 1 bedroom in the existing portion that will be an in-law unit. Per Section 6.1.3, pre-existing non-conforming structures or uses may be changes, extended, or altered by special permit from the board of appeals.

SPECIAL PERMIT CONDITIONS

The client has designed and permitted improvements onsite including the installation of a well and title 5 compliant septic system. The applicant is proposing to raze a portion of the existing structure and construct a new dwelling as shown on plan. The improvements, as proposed, will not negatively impact the neighborhood and will, in fact, enhance the aesthetics.

Petition to be
filed with Town Clerk

EXHIBIT "A"

TOWN OF LAKEVILLE
MASSACHUSETTS

ZONING BOARD OF APPEALS
PETITION FOR HEARING

Name of Petitioner: Renee M. Garbitt and Leo L. Pike, Jr.

Mailing Address: 29 Staple Shore Road Lakeville, MA 02347

Name of Property Owner: Renee M. Garbitt and Leo L. Pike, Jr.

Location of Property: 29 Staple Shore Road Lakeville, MA 02347

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

Registry of Deeds: Book No. 57546 Page No. 307 (4 pages)

Map 058 Block 008 Lot 004

Petitioner is: XX owner _____ tenant _____ licensee _____ prospective purchaser

Nature of Relief Sought:

XX Special Permit under Section (s) 7.4 & 6.1.3 of the Zoning Bylaws

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

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

_____ Date of Denial

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

Demolish a portion of the existing house and construct a new dwelling on a new foundation. The new house will have 2 stories and a porch in the front.

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: LEO PIKE JR, RENEE GARBITT Date: 2/27/23

Signed: [Signature] Telephone: (508) 509-2309

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

Email: _____

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

XX Yes _____ No

Jamie Bissonnette, Engineer from Zenith Consulting Engineers, LLC.
(Name and Title)

*** Electronic Recording ***
Doc#: 00102144
Bk: 57546 Pg: 307 Page: 1 of 4
Recorded: 12/27/2022 11:00 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 12/27/2022 11:00 AM
Ctrl#
Fee: \$.00 Cons: \$1.00

Quitclaim Deed

Property Address: 29 Staples Shore Road, Lakeville, MA 02347

We, **Mary Anne Sena (formerly known as Mary Anne Sena Garbitt)**, being unmarried, AND **Andrew J. Garbitt**, being married to **Heather Garbitt**, AND **Renee M. Garbitt**, being married to **Leo L. Pike, Jr.**, of Lakeville, Massachusetts, in full consideration paid in the amount of **One Hundred and 00/100 Dollars (\$100.00)**, grant to, **Renee M. Garbitt & Leo L. Pike, Jr.**, Husband and Wife as Tenants by the Entirety, of 29 Staples Shore Road, Lakeville, MA, Massachusetts, with **Quitclaim Covenants**,

The land in Lakeville, Plymouth County, Commonwealth of Massachusetts, with the buildings thereon, on the Northeasterly side of Staples Shore Road, bounded and described as follows:

Beginning at a point in the Northeasterly line of said road 100 feet Northwesterly, as measured in the Northeasterly line of said road, from the corner of land formerly of Mildred L. Stafford in the Northwesterly line of said road which last mentioned corner is 40 feet North 55 degrees 13' 40" East from an iron pipe in the Southwesterly line of said road; thence North 34 degrees 46' 20" West 212.50 feet to a corner; thence South 55 degrees 13' 40" West 200 feet to Staples Shore Road' thence by said Road South 34 degrees 46' 20" East 212.50 feet to the bound first mentioned.

Being the same premises conveyed in deed of Donald T. Sena et al, dated June 26, 1984, recorded with the Plymouth County Registry of Deeds in Book 6009, Page 51.

ALSO

A certain parcel of land with a portion of a barn thereon situated off the Northeasterly side of Staples Shore Road in Lakeville, Plymouth County, Massachusetts, and more particularly shown as Lot C-1 on a plan entitled, "Plan of Lots Staples Shore Road Lakeville, Massachusetts, October 30, 1984, 40 feet to an inch, William L. Phinney, Registered Land Surveyor, Middleboro, Massachusetts" and more particularly bounded and described according to said plan as follows:

Return: Coutinho Law Group, P.C., 511 West Grove Street, Suite 302, Middleboro, MA 02346

Beginning at a point marking the Northwesterly corner of the herein conveyed premises, said point being in line of land of Donald T. Sena, et al, as shown on said plan:

Thence South 85 degrees 31' 00" East, a distance of 105.74 feet along land of the Lakeville Lions Club, being more properly known as Lions Club of Lakeville, Inc., to a point;

Thence North 55 degrees 14' 00" East, a distance of 343.48 feet continuing along said land shown as of said Lakeville Lions Club to a point in line of land now or formerly of Jean H. and William P. Shing, as shown on said plan;

Thence South 31 degrees 20' 00" East, a distance of 66.66 feet along said land now or formerly of Shing to a point;

Thence South 59 degrees 46' 20" West, a distance of 422.71 feet along Lot C-2, as shown on said plan to a point and common corner of land of Dale R. Lawrence and said Donald T. Sena, et al;

Thence North 34 degrees 46' 00" West, a distance of 100.00 feet along said land of Donald T. Sena, et al, to the point of beginning.

Subject to an Easement to the Thirty-One SSR Realty Trust recorded on 01/05/2010 in Book 38106, Page 115.

Subject to an Easement to the Lions Club of Lakeville, Inc. recorded on 12/18/2012 in Book 42413, Page 109.

Subject to all matters of record (easements, restrictions, covenants, reservations, etc.) insofar as in force and applicable.

The Grantors hereby release any and all rights of Homestead in the parcel being conveyed and certify under oath that there are no other persons entitled to any rights of Homestead under M.G.L. c. 188 in the premises conveyed herein, apart from those joined in this deed.

Being all of the Grantor's title and interest in premises by deed from **Mary Anne Sena Garbitt**, dated 11/07/2000 and recorded in **Book 19048, Page 98**, on 11/07/2000, at the Plymouth County Registry of Deeds.

Return: Coutinho Law Group, P.C., 511 West Grove Street, Suite 302, Middleboro, MA 02346

WITNESS our hands and seals this 27th day of December, 2022.

Mary Anne Sena
Mary Anne Sena (f/k/a Mary Anne Sena Garbitt)

Renee M Garbitt
Renee M. Garbitt

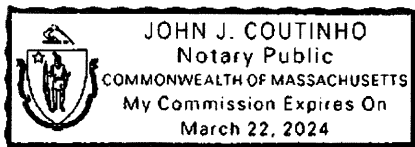
I, Leo L. Pike, Jr. hereby release any and all rights to the property herein conveyed that I may have in courtesy, dower and Homestead.

Leo L. Pike, Jr.
Leo L. Pike, Jr.

COMMONWEALTH OF MASSACHUSETTS

Plymouth, SS.

On this 27th day of December, 2022 before me, the undersigned notary public, personally appeared **Mary Anne Senna Garbit & Renee M. Garbitt & Leo L. Pike, Jr.**, and proved to me through satisfactory evidence of identification, which was Commonwealth of Massachusetts driver's license, to be the people whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



John J. Coutinho
Notary Public: John J. Coutinho
My commission expires: March 22, 2024

WITNESS our hands and seals this 18th day of December, 2022.

[Signature]
Andrew J. Garbitt

I, Heather Garbitt hereby release any and all rights to the property herein conveyed that I may have in courtesy, dower and Homestead.

[Signature]
Heather Garbitt

STATE OF FLORIDA
COUNTY OF MONTE

Sworn to and subscribed before me, by means of physical presence, this date of December 18, 2022, by Andrew J. Garbitt & Heather Garbitt.

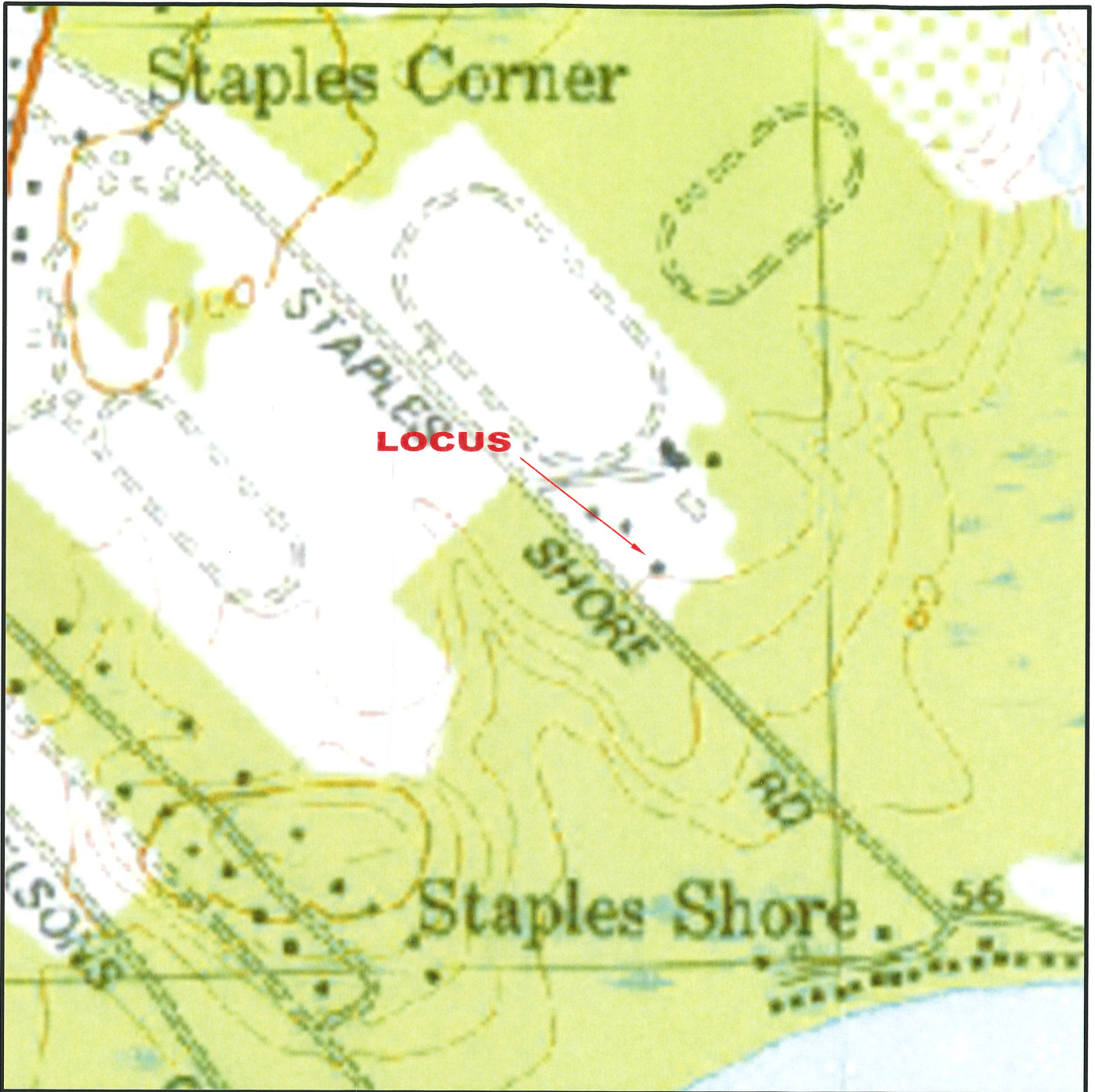
[Signature]
Notary Public
My Commission Expires:

(SEAL)



KEVIN COOPER
MY COMMISSION # NH076872
EXPIRES: May 2, 2025
Sealed This Notary Public Underwrites

Personally Known _____ OR Produced Identification X
Type of Identification Produced FLDL Andrew Garbitt 613 41 076 1700
FLDL Heather Garbitt 617 324 8578 70



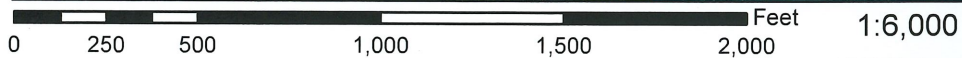
SHEET NAME:	USGS MAP
PROJECT SITE:	29 STAPLES SHORE ROAD LAKEVILLE, MASSACHUSETTS
CLIENT INFO:	LEO PIKE LAKEVILLE, MASSACHUSETTS

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

National Flood Hazard Layer FIRMette



70°56'5"W 41°51'38"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

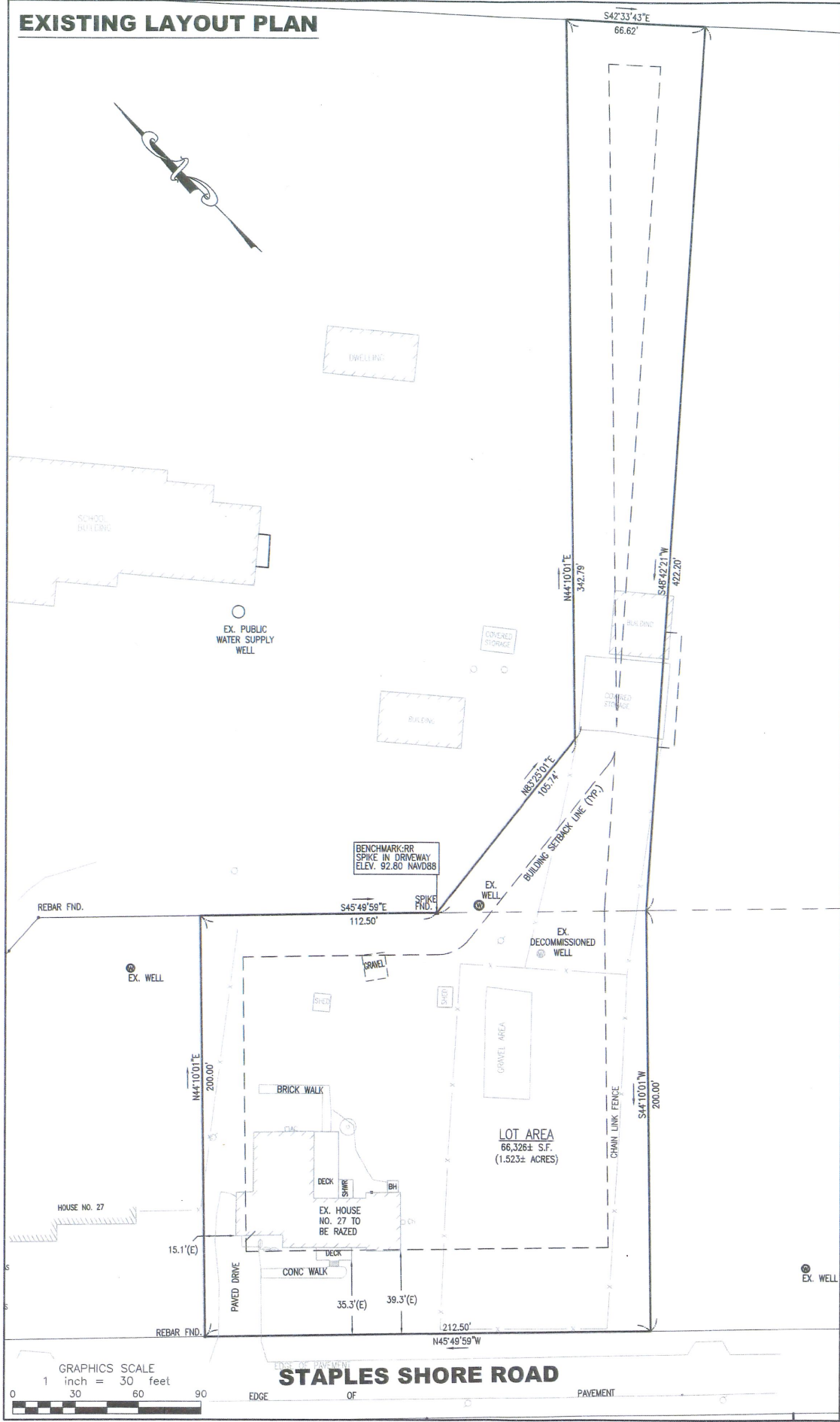
- | | |
|------------------------------------|---|
| SPECIAL FLOOD HAZARD AREAS | <ul style="list-style-type: none"> Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> Effective LOMRs Area of Undetermined Flood Hazard <i>Zone D</i> |
| GENERAL STRUCTURES | <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall |
| OTHER FEATURES | <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature |
| MAP PANELS | <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped |
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

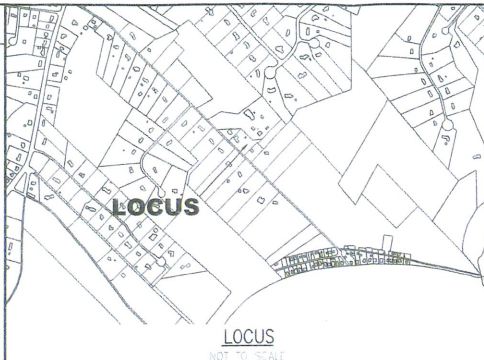
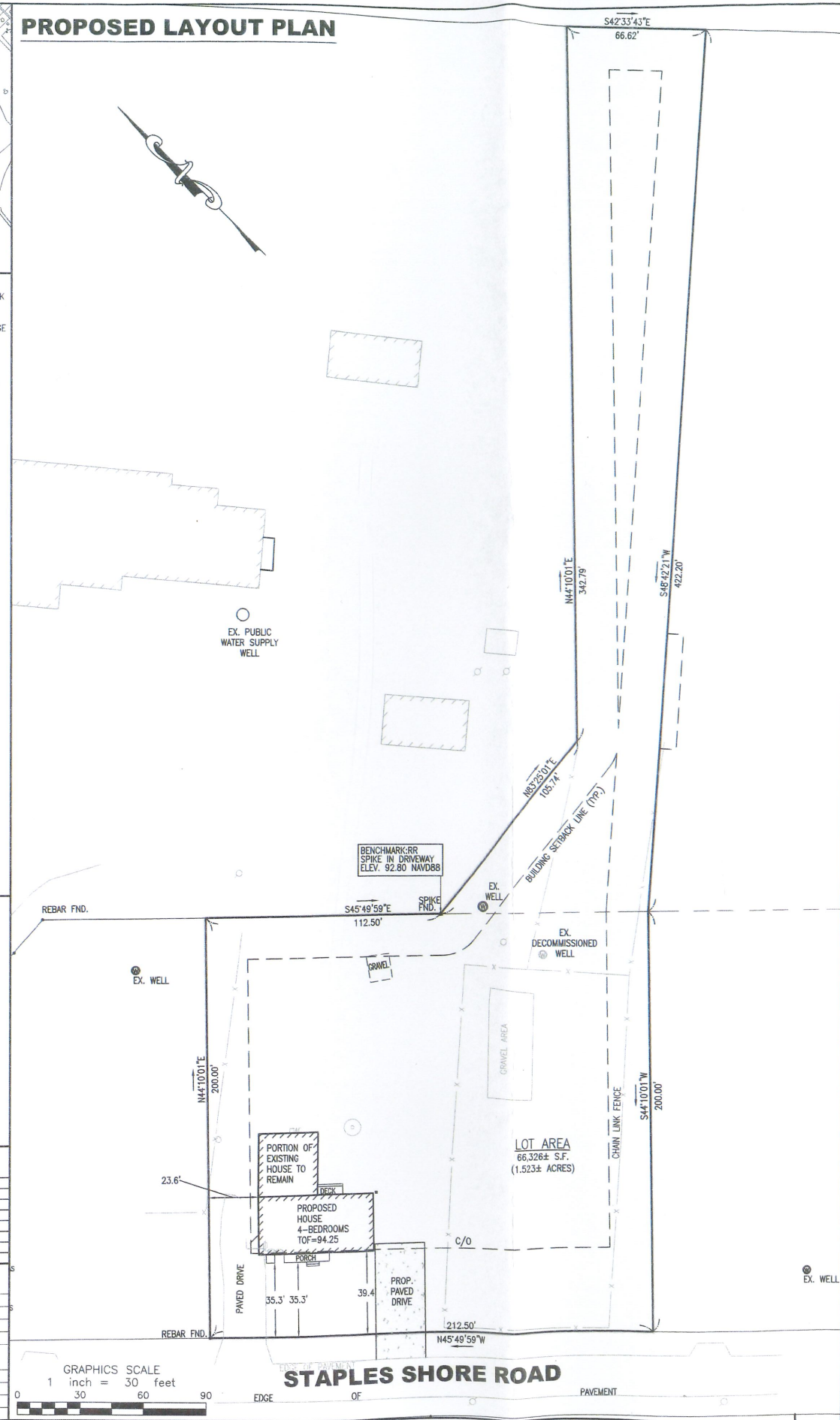
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/13/2022 at 2:00 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXISTING LAYOUT PLAN



PROPOSED LAYOUT PLAN



SITE INFORMATION:

1. THE SITE IS SHOWN ON THE TOWN OF LAKEVILLE ASSESSORS MAP AS MAP 58 BLOCK 8 LOT 4.
2. PROPERTY LINE INFORMATION WAS TAKEN FROM
- 2.1. FOR TITLE REFERENCE TO THE SUBJECT PROPERTY REFER TO BOOK 19048, PAGE 98 IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
3. PROPERTY LINE AND EXISTING CONDITIONS INFORMATION TAKEN FROM FIELD SURVEY BY ZENITH LAND SURVEYORS, LLC, IN NOVEMBER 2022.
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SCALED FROM THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF PLYMOUTH COUNTY, MAP NUMBER 25023C0431K, EFFECTIVE DATE JULY 16, 2015.
5. THE SUBJECT PROPERTY IS NOT LOCATED IN A ZONE II.
6. THE SYSTEM IS LOCATED IN AN IWPA (WELL HEAD PROTECTION AREA).
7. THE SYSTEM IS NOT LOCATED WITHIN A ZONE A OF A SURFACE WATER SUPPLY PROTECTION AREA.
8. THE PROPERTY IS NOT LOCATED IN A PRIORITY HABITAT OR ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 15TH EDITION EFFECTIVE DATE AUGUST 2021.
9. THERE ARE NO KNOWN WETLANDS WITHIN 100' OF THE PROPOSED WORK AND NO KNOWN RIVERS, BROOKS OR STREAMS WITHIN 200' OF THE PROPOSED WORK.

SURVEY COMPANY OF RECORD:
ZLS
 ZENITH LAND SURVEYORS, LLC
 1162 ROCKDALE AVE, NEW BEDFORD, MA 02740
 PHONE: (508) 995-0100

William McGovern March 1, 2023
 PROFESSIONAL LAND SURVEYOR, PLS DATE

ZONING - RESIDENTIAL

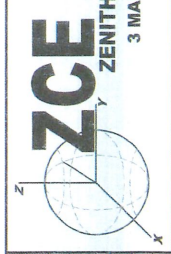
	REQUIRED	EXISTING	PROPOSED
LOT AREA	70,000 S.F.	66,326 S.F.	66,326 S.F.
LOT FRONTAGE	175 FEET	212.5 FEET	212.5 FEET
FRONT YARD SETBACK	40 FEET	35.3 FEET	35.3 FEET
REAR YARD SETBACK	20 FEET	20+ FEET	20+ FEET
SIDE YARD SETBACK	20 FEET	15.1 FEET	23.6 FEET
UPLAND AREA	52,500 S.F.	66,326 S.F.	66,326 S.F.

LEGEND

	EXISTING CONTOURS
	EXISTING SPOT ELEVATION
	EXISTING TESTPIT
	PROPOSED CONTOURS
	PROPOSED SPOT ELEVATION
	EXISTING TREELINE
	EXISTING OVERHEAD WIRES



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



DATE	REV.	DESCRIPTION	BY	APP.
3-1-23				

DATE:	3-1-23	REVISION:	
PROJECT NUMBER:	1018-01-01	DATE:	
SCALE:	1"=30'	PROJECT:	
DRAWN BY:	JLB	CHECKED BY:	JLB
DESIGNED BY:	JLB	APPROVED BY:	JLB
PROJECT:	29 STAPLES SHORE ROAD LAKEVILLE, MASSACHUSETTS	SHEET ID:	ZBA
CLIENT INFO:	LEO PIKE 29 STAPLES SHORE ROAD LAKEVILLE, MASSACHUSETTS 02347		

S:\Civil Engineering Projects\Lakeville\29 Staples Shore Rd\DWG\Zoning Board of Appeals.dwg

STATE/TRA APPROVAL STAMP

PA. OR P.E. STAMP

246 SAND HILL ROAD
 SELINGROVE, PA 17870
 PHONE: (570) 374-3280
 FAX: (570) 374-1122
 WWW.ICONLEGACY.COM



8'-0" CEILING HEIGHT

8'-0" CEILING HEIGHT

FRONT ELEVATION

INDEPENDENT BUILDER'S SITE CONTRACTOR TO PROVIDE ACCESS TO GRADE.
 INDEPENDENT BUILDER'S SITE CONTRACTOR IS RESPONSIBLE
 FOR DESIGN AND INSTALLATION OF FOUNDATION.

SIDING NOT PROVIDED BY ICON

NOT PROVIDED BY
 ICON LEGACY CUSTOM
 MODULAR HOMES, LLC ("ICON")

FOUNDATION (WALLS, FOOTINGS, LOCAL COLUMNS,
 ANCHOR BOLTS, SILL PLATE)
 FLOOR INSULATION
 HEATING SYSTEM & WATER HEATER
 STACKED WASHER/DRYER
 BASEMENT STAIRS & RAILING AND/OR HANDRAIL
 OMIT FLOOR COVERING AREAS
 REFRIGERATOR, RANGE, & DISHWASHER
 PORCH POSTS, RAILING, FLOOR & SLAB
 TILING IN BATH & SHOWER
 EXTERIOR SIDING

DATE	REVISION	BY
11/30/22	PRELIMINARY	DRP
12/16/22	FINAL	MLS
12/28/22	REV. FINAL	MLS
1/23/22	REV. FINAL	DRP

INDEPENDENT BUILDER PRO-MOD HOMES, LLC	STATE MA	ZIP 02347
ADDRESS 29 STAPLES SHORE ROAD	SNOW LOAD (LBS) 40	WIND SPEED (MPH) 136 (Vuit)
CITY LAKEVILLE	TYPE TWO STORY	
COUNTY PLYMOUTH		
ORDER NO 11189	SERIAL NO	
FILE NAME O#11189		

THIS BUILDING HAS BEEN
 EXTRACTED FROM AN APPROVED
 SYSTEM OR PER MODEL APPROVAL.

jea

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

SERIAL # / ORDER #

O#11189

PAGE #

EV1



REAR ELEVATION

INDEPENDENT BUILDER'S SITE CONTRACTOR TO PROVIDE ACCESS TO GRADE
 INDEPENDENT BUILDER'S SITE CONTRACTOR IS RESPONSIBLE
 FOR DESIGN AND INSTALLATION OF FOUNDATION.

SIDING NOT PROVIDED BY ICON
 BUILDER TO VERIFY ROOF PITCH AND HEIGHT
 OF EXISTING STRUCTURE TO CONFIRM WINDOWS
 IN 2ND FLOOR WILL WORK.

**NOT PROVIDED BY
 ICON LEGACY CUSTOM
 MODULAR HOMES, LLC ("ICON")**

FOUNDATION (WALLS, FOOTINGS, LORLY COLUMNS,
 ANCHOR BOLTS, SKI PLATE)
 FLOOR INSULATION
 HEATING SYSTEM & WATER HEATER
 STACKED WASHER DRYER
 BASEMENT STAIRS & RAILING AND/OR HANDRAIL
 OMIT FLOOR COVERING AREAS
 REFRIGERATOR, RANGE, & DISHWASHER
 PORCH POSTS, RAILING, FLOOR & SLAB
 TILING IN BATH & SHOWER
 EXTERIOR SIDING

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

THIS ELEVATION HAS BEEN
 EXTRACTED FROM AN APPROVED
 SYSTEMS OR PER MODEL APPROVAL.

JLA

SERIAL # / ORDER #

O#11189

PAGE #

EV2

STATE/TERRITORY APPROVAL STAMP

PA 18 PE 5 ADAF

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 SELINGROVE, PA 17870
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DATE	REVISION	BY
11/30/22	PRELIMINARY	DRP
12/16/22	FINAL	MLS
12/28/22	REV. FINAL	MLS
1/23/22	REV. FINAL	DRP

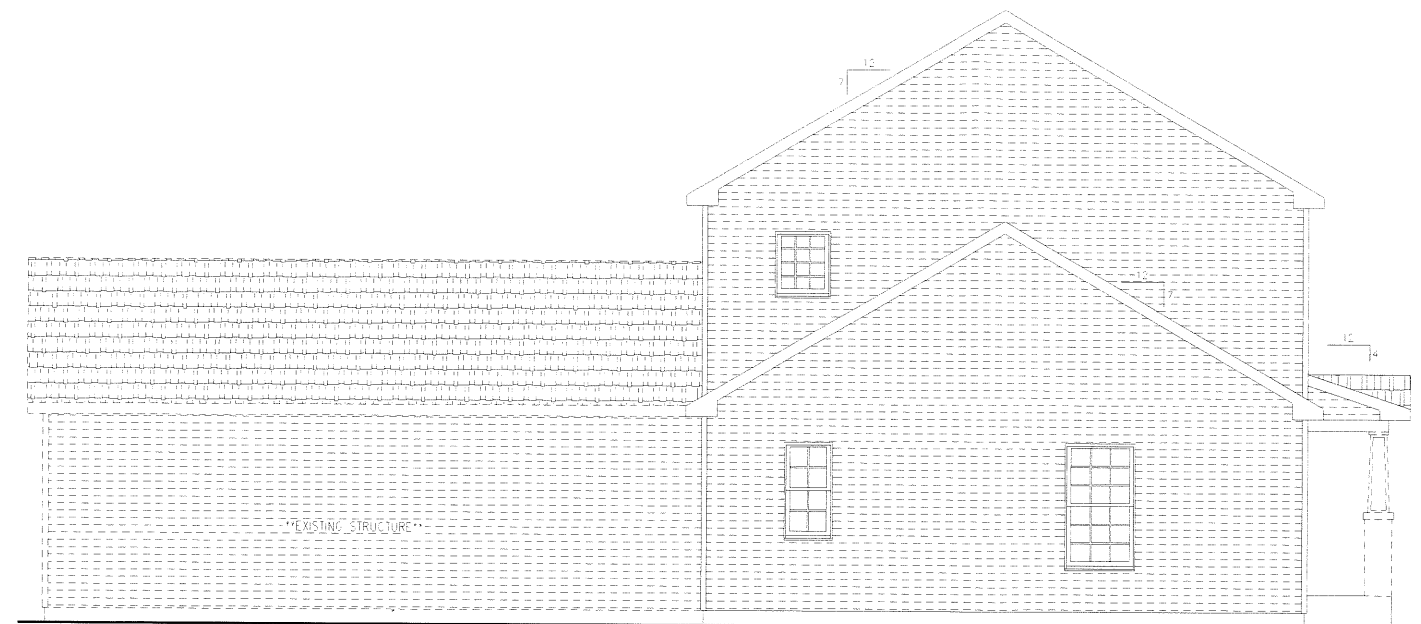
INDEPENDENT BUILDER PRC-MOD HOMES, LLC	STATE MA	ZIP 02347
ADDRESS 29 STAPLES SHORE ROAD	SNOW LOAD (LBS) 40	WIND SPEED (MPH) 136 (Vult)
CITY LAKEVILLE	TYPE TWO STORY	
COUNTY PLYMOUTH	SERIAL NO	
ORDER NO 11189	FILE NAME O#11189	

REAR ELEVATION

STATE/TR-7 APPROVAL STAMP

R.A. OR P.E. STAMP

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 SELINGSGROVE, PA 17870
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LEFT ELEVATION
 INDEPENDENT BUILDER'S SITE CONTRACTOR TO PROVIDE ACCESS TO GRADE
 INDEPENDENT BUILDER'S SITE CONTRACTOR IS RESPONSIBLE
 FOR DESIGN AND INSTALLATION OF FOUNDATION
 SIDING NOT PROVIDED BY ICON

PORCH ROOF BY ICON
 POST, RAILING AND SLAB
 NOT PROVIDED BY ICON



NOT PROVIDED BY
 ICON LEGACY CUSTOM
 MODULAR HOMES, LLC ("ICON")

FOUNDATION (WALLS, FOOTINGS, LULLY COLUMNS,
 ANCHOR BOLTS, SILL PLATE)
 FLOOR INSULATION
 HEATING SYSTEM & WATER HEATER
 STACKED WASHER/DRYER
 BASEMENT STAIRS & RAILING AND/OR HANDRAIL
 OMIT FLOOR COVERING AREAS
 REFRIGERATOR, RANGE, & DISHWASHER
 PORCH POSTS, RAILING, FLOOR & SLAB
 TILING IN BATH & SHOWER
 EXTERIOR SIDING

INDEPENDENT BUILDER
 PRO-MOD HOMES, LLC
 ADDRESS: 29 STAPLES SHORE ROAD
 CITY: LAKEVILLE
 STATE: MA
 ZIP: 02347
 COUNTY: PLYMOUTH
 SNOW LOAD (LBS): 40
 WIND SPEED (MPH): 136 (Vult)
 ORDER NO: 11189
 SERIAL NO: TWO STORY
 FILE NAME: 0#11189

DATE	REVISION	BY
11/30/22	PRELIMINARY	DRP
12/16/22	FINAL	MLS
12/28/22	REV. FINAL	MLS
1/23/22	REV. FINAL	DRP

THIS BUILDING HAS BEEN
 EXTRACTED FROM AN APPROVED
 SYSTEM OF PER MODEL APPROVAL
JLA

SCALE: 1/4" = 1'-0"
 SERIAL #/ ORDER #
0#11189

PAGE #
EV3



PORCH ROOF BY ICON
POST, RAILING AND SLAB
NOT PROVIDED BY ICON

RIGHT ELEVATION
INDEPENDENT BUILDER'S SITE CONTRACTOR TO PROVIDE ACCESS TO GRADE
INDEPENDENT BUILDER'S SITE CONTRACTOR IS RESPONSIBLE
FOR DESIGN AND INSTALLATION OF FOUNDATION
SIDING NOT PROVIDED BY ICON

**NOT PROVIDED BY
ICON LEGACY CUSTOM
MODULAR HOMES, LLC ("ICON")**

FOUNDATION (WALLS, FOOTINGS, LULLY COLUMNS,
ANCHOR BOLTS, SLL PLATE)
FLOOR INSULATION
HEATING SYSTEM & WATER HEATER
STACKED WASHER/DRYER
BASEMENT STAIRS & RAILING AND/OR HANDRAIL
OMIT FLOOR COVERING AREAS
REFRIGERATOR, RANGE, & DISHWASHER
PORKEN POSTS, RAILING, FLOOR & SLAB
TILING IN BATH #2 SHOWER
EXTERIOR SIDING

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

THIS BUILDING HAS BEEN
EXTRACTED FROM AN APPROVED
SYSTEMS OR PER MODEL APPROVAL

JLA

SERIAL #/ ORDER #
0#11189

PAGE #
EV4

INDEPENDENT BUILDER
PRO-MOD HOMES, LLC

ADDRESS
29 STAPLES SHORE ROAD

CITY
LAKEVILLE

STATE
MA

ZIP
02347

COUNTY
PLYMOUTH

SERIAL NO
11189

SNOW LOAD (LBS)
40

WIND SPEED (MPH)
136 (Vult)

TYPE
TWO STORY

FILE NAME
0#11189

DATE	REVISION	BY
11/30/22	PRELIMINARY	DRP
12/16/22	FINAL	M.S.
12/28/22	REV. FINAL	M.S.
1/23/22	REV. FINAL	DRP

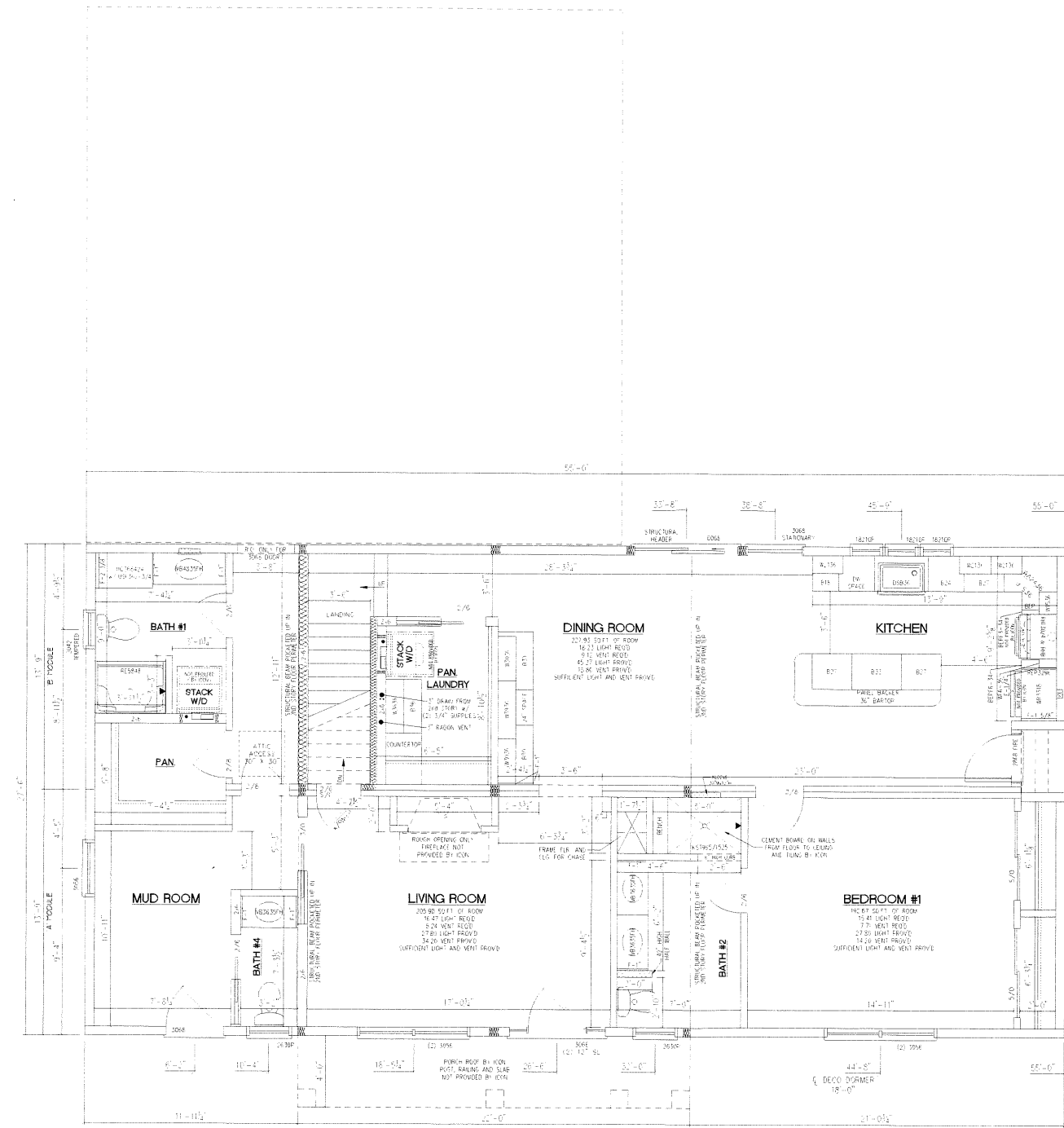


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SELINGROVE, PA 17870
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FAX: (570) 374-1122
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15412 (201) APPEAL/AL STAMP

EX. OR P.E. STAMP

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SELINGROVE, PA 17870
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FAX: (570) 374-1122
WWW.ICONLEGACY.COM



- NOTES:
- 2x6 EXTERIOR WALLS @ 16" O.C.
 - 2x4 MARRIAGE WALLS @ 16" O.C.
 - 8'-0" CEILING HEIGHT - BOTH FLOORS
 - 7D 7700 SERIES DOUBLE HUNG WINDOWS
 - HEATING SYSTEM NOT PROVIDED BY ICON
 - 7/12 NON-STORAGE RAFTER @ 16" O.C.
 - 8 1/4" x 9" STAIR GEOMETRY

NOT PROVIDED BY
ICON LEGACY CUSTOM
MODULAR HOMES, LLC ("ICON")

FOUNDATION (WALLS, FOOTINGS, LULLY COLUMNS,
ANCHOR BOLTS, SILL PLATE)
FLOOR INSULATION
HEATING SYSTEM & WATER HEATER
STACKED WASHER/DRYER
BASEMENT STAIRS & RAILING AND/OR HANDRAIL
OUT FLOOR COVERING AREAS
REFRIGERATOR, RANGE, & DISHWASHER
PORCH POSTS, RAILING, FLOOR & SLAB
TILING IN BATH #2 SHOWER
EXTERIOR SIDING

THIS BUILDING HAS BEEN
EXTRACTED FROM AN APPROVED
SYSTEMS OF PER MODEL APPROVAL.

JLA

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

SERIAL # / ORDER #
O#11189

DATE	REVISION	BY
11/30/22	PRELIMINARY	DRP
12/16/22	FINAL	MLS
12/28/22	REV. FINAL	MLS
1/23/22	REV. FINAL	DRP

INDEPENDENT BUILDER PRO-MOD HOMES, LLC	STATE MA	ZIP 02347
ADDRESS 29 STAPLES SHORE ROAD	CITY LAKEVILLE	COUNTY PLYMOUTH
	SNOW LOAD (LBS) 40	WIND SPEED (MPH) 136 (Vult)
	SERIAL NO 11189	TYPE TWO STORY
	FILE NAME O#11189	

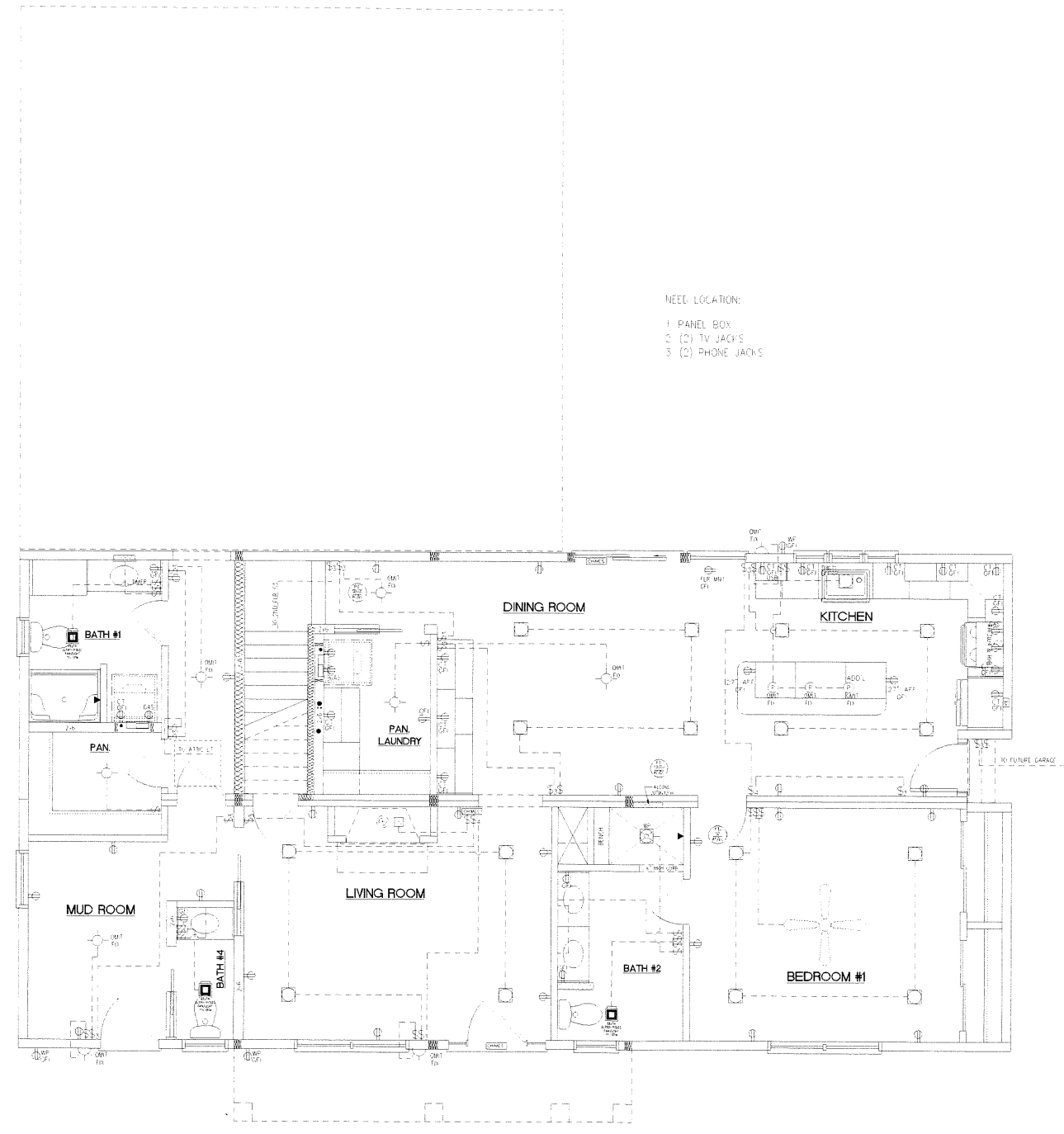
1ST STORY FLOOR PLAN

PAGE #
FP1

STATE/THE APPROVAL STAMP

R.I. OF P.E. STAMP

246 SAND HILL ROAD
 SELINGROVE, PA 17870
 PHONE: (570) 374-3280
 FAX: (570) 374-1122
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NEED LOCATION:
 1. PANEL BOX
 2. (C) TV JACKS
 3. (C) PHONE JACKS

DATE	REVISION	BY
11/30/22	PRELIMINARY	DRP
12/16/22	FINAL	MLS
12/28/22	REV. FINAL	MLS
1/23/22	REV. FINAL	DRP

INDEPENDENT BUILDER	PRO-MOD HOMES, LLC
ADDRESS	29 STAPLES SHORE ROAD
CITY	LAKEVILLE
STATE	MA
ZIP	02347
COUNTY	PLYMOUTH
SNOW LOAD (LBS)	40
WIND SPEED (MPH)	136 (Vult)
ORDER NO	11189
SERIAL NO	
TYPE	TWO STORY
FILE NAME	0#11189

NOT PROVIDED BY
 ICON LEGACY CUSTOM
 MODULAR HOMES, LLC ("ICON")

FOUNDATION (WALLS, FOOTINGS, LULLY COLUMNS,
 ANCHOR BOLTS, SILL PLATE)
 FLOOR INSULATION
 HEATING SYSTEM & WATER HEATER
 STACKED WASHER/DRYER
 BASEMENT STAIRS & RAILING AND/OR HANDRAIL
 GMIT FLOOR COVERING AREAS
 REFRIGERATOR, RANGE, & DISHWASHER
 PORCH POSTS, RAILING, FLOOR & SLAB
 TILING IN BATH #2 SHOWER
 EXTERIOR SIDING

1ST STORY ELECTRICAL PLAN

THIS BUILDING HAS BEEN
 EXTRACTED FROM AN APPROVED
 SYSTEMS OR PER MODEL APPROVAL

JLA

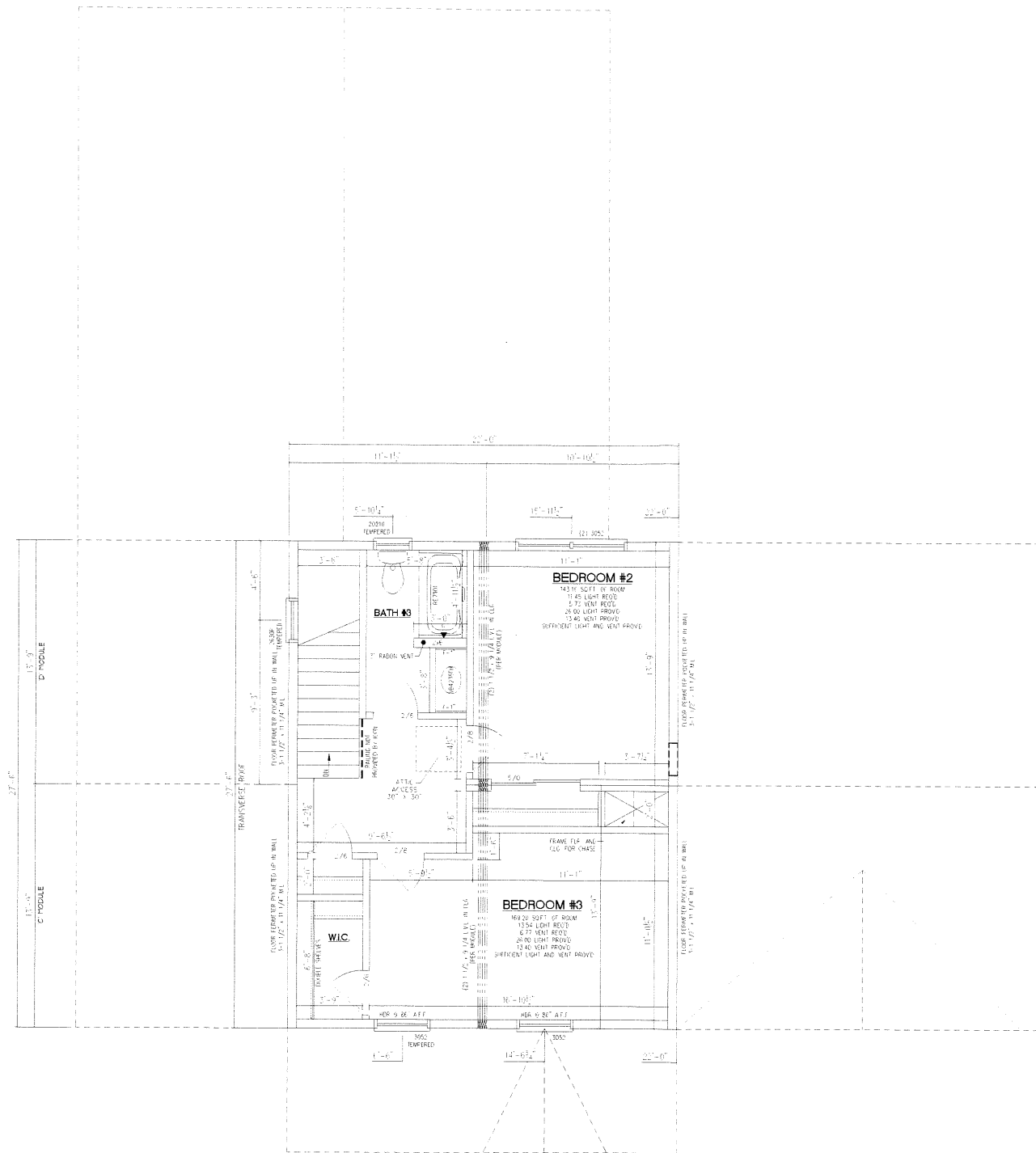
SCALE: 1/4" = 1'-0"

SERIAL #/ ORDER #

0#11189

PAGE #

EL1



STATE/TOWN APPROVAL STAMP

S.A. 16 P.E. STAMP

246 SAND HILL ROAD
 SELINGROVE, PA 17870
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 FAX: (570) 374-1122
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DATE	REVISION	BY
11/30/22	PRELIMINARY	DRP
12/16/22	FINAL	MLS
12/28/22	REV. FINAL	MLS
1/23/22	REV. FINAL	DRP

INDEPENDENT BUILDER		PRC-MOD HOMES, LLC	
ADDRESS		29 STAPLES SHORE ROAD	
CITY	STATE	ZIP	
LAKEVILLE	MA	02347	
COUNTY	SNOW LOAD (LBS)	WIND SPEED (MPH)	
PLYMOUTH	40	136 (Vuit)	
ORDER NO	SERIAL NO	TYPE	
11189		TWO STORY	
FILE NAME			
O#11189			

**NOT PROVIDED BY
 ICON LEGACY CUSTOM
 MODULAR HOMES, LLC ("ICON")**

FOUNDATION (WALLS, FOOTINGS, LEVELY COLUMNS,
 ANCHOR BOLTS, SILL PLATE)
 FLOOR INSULATION
 HEATING SYSTEM & WATER HEATER
 STACKED WASHER/DRYER
 BASEMENT STAIRS & RAILING AND/OR HANDRAIL
 CARP FLOOR COVERING AREAS
 REFRIGERATOR, RANGE, & DISHWASHER
 PORCH POSTS, RAILING, FLOOR & SLAB
 TILING IN BATH #2 SHOWER
 EXTERIOR SIDING

THIS BUILDING HAS BEEN
 EXTRACTED FROM AN APPROVED
 SYSTEMS OR PER MODEL APPROVAL

JLA

SERIAL # / ORDER #

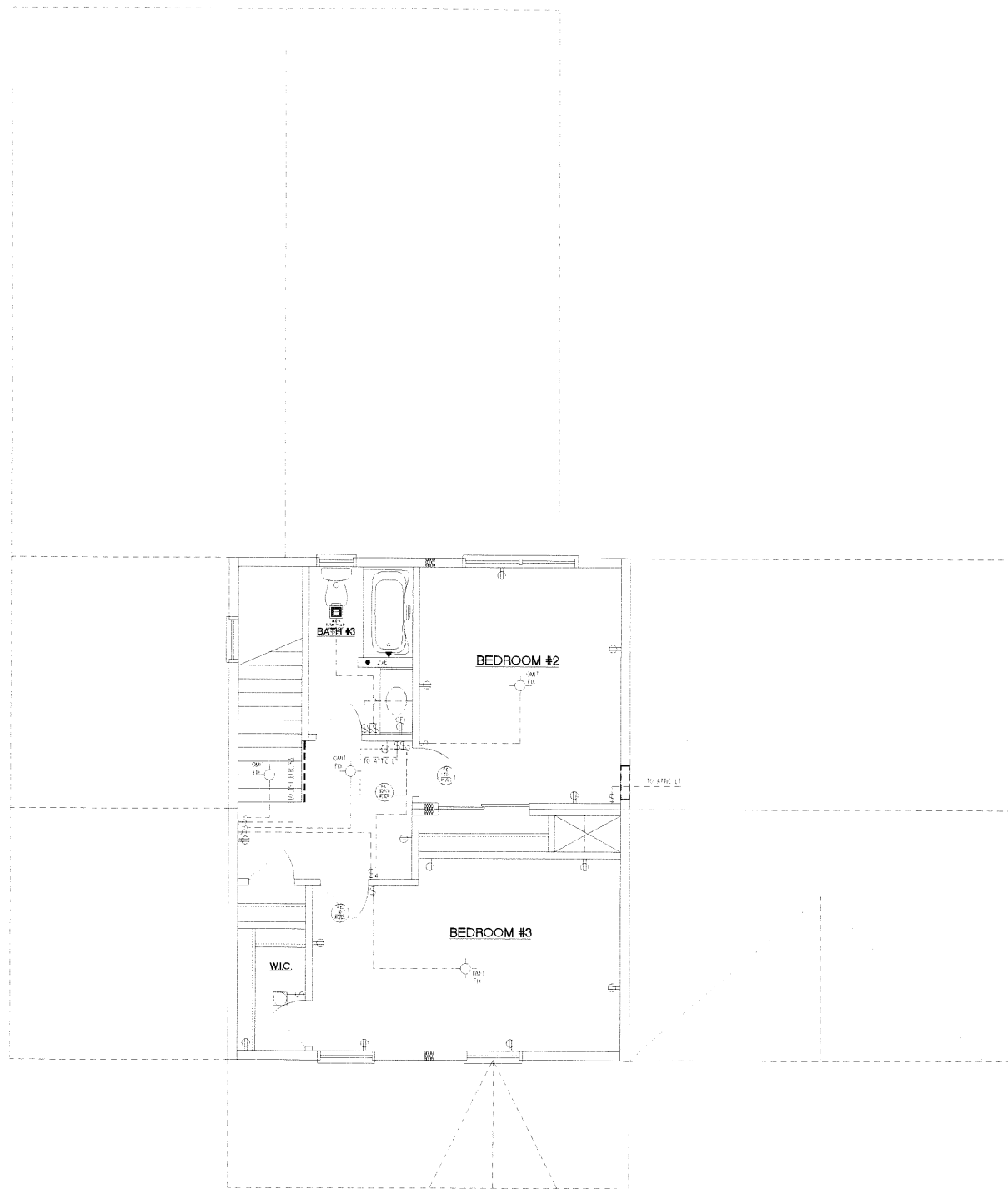
O#11189

PAGE #

FP2

2ND STORY FLOOR PLAN

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



**NOT PROVIDED BY
ICON LEGACY CUSTOM
MODULAR HOMES, LLC ("ICON")**

FOUNDATION (WALLS, FOOTINGS, LOGGY COLUMNS,
ANCHOR BOLTS, SKEL PLATE)
FLOOR INSULATION
HEATING SYSTEM & WATER HEATER
STACKED WASHER/DRYER
BASEMENT STAIRS & RAILING AND/OR HANDRAIL
OMIT FLOOR COVERING AREAS
REFRIGERATOR, RANGE, & DISHWASHER
PORCH POSTS, RAILING, FLOOR & SLAB
TUBING IN BATH #2 SHOWER
EXTERIOR SIDING

THIS BUILDING HAS BEEN
EXTRACTED FROM AN APPROVED
SYSTEMS OF PER MODEL APPROVA

JLA

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

SERIAL #/ ORDER #
0#11189

PAGE #
EL2

INDEPENDENT BUILDER
PRO-MOD HOMES, LLC
ADDRESS 29 STAPLES SHORE ROAD
CITY LAKEVILLE
STATE MA
ZIP 02347
COUNTY PLYMOUTH
SNOW LOAD (LBS) 40
WIND SPEED (MPH) 136 (Vult)
ORDER NO 11189
SERIAL NO
FILE NAME
TWO STORY
0#11189

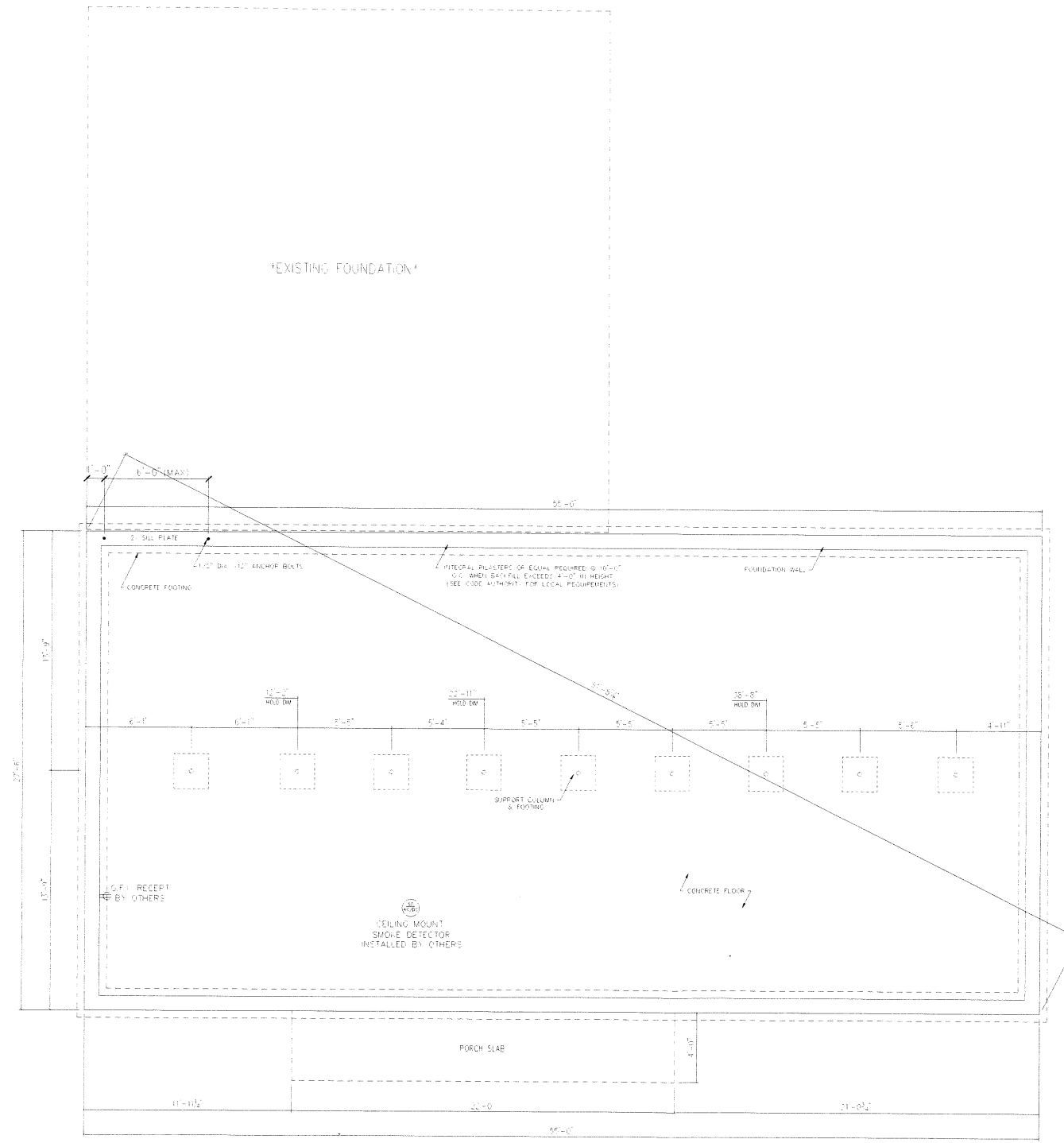
DATE	REVISION	BY
11/30/22	PRELIMINARY	DRP
12/16/22	FINAL	M.L.S
12/28/22	REV FINAL	M.L.S
1/23/22	REV FINAL	DRP



246 SAND HILL ROAD
SELINGROVE, PA 17870
PHONE: (570) 374-3280
FAX: (570) 374-1122
WWW.ICONLEGACY.COM

STATE/PEL APPROVAL STAMP

PA OR PE STAMP



STATE/TPIA APPROVAL STAMP
 P.E. OR P.E. STAMP

246 SAND HILL ROAD
 SELINGROVE, PA 17870
 PHONE: (570) 374-3280
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DATE	REVISION	BY
11/30/22	PRELIMINARY	DRP
12/16/22	FINAL	MLS
12/28/22	REV FINAL	MLS
1/23/22	REV FINAL	DRP

INDEPENDENT BUILDER	PRO-MOD HOMES, LLC
ADDRESS	29 STAPLES SHORE ROAD
CITY	LAKEVILLE
STATE	MA
ZIP	02347
COUNTY	PLYMOUTH
SERIAL NO	11189
TYPE	TWO STORY
SNOW LOAD (LBS)	40
WIND SPEED (MPH)	136 (Vult)

NOT PROVIDED BY
 ICON LEGACY CUSTOM
 MODULAR HOMES, LLC ("ICON")

FOUNDATION (WALLS, FOOTINGS, LOBBY COLUMNS, ANCHOR BOLTS, SILL PLATE)
 FLOOR INSULATION
 HEATING SYSTEM & WATER HEATER
 STACKED WASHER/DRYER
 BASEMENT STAIRS & RAILING AND/OR HANDRAIL
 LIMIT FLOOR COVERING AREAS
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 PORCH POSTS, RAILING, FLOOR & SLAB
 TILING IN BATH #2 SHOWER
 EXTERIOR SIDING

THIS BUILDING HAS BEEN
 EXTRACTED FROM AN APPROVED
 SYSTEM OF TIER MODEL APPROVALS
LEA

SERIAL #/ ORDER #
O#11189

FOUNDATION PLAN
 PAGE #
FND

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

Inclusionary Zoning Bylaw - DRAFT

01.0 Purpose and Intent: The purpose of this bylaw is to encourage development of new housing that is affordable to low and moderate-income households. At minimum, affordable housing produced through this regulation should be in compliance with the requirements set forth in G.L. c. 40B sect. 20-24 and other affordable housing programs developed by state, county and local governments. It is intended that the affordable housing units that result from this bylaw/ordinance be considered as Local Initiative Units, in compliance with the requirements for the same as specified by the Department of Housing and Community Development. Definitions for affordable housing unit and eligible household can be found in the Definitions Section.

02.0 Applicability

1. In all zoning districts, the inclusionary zoning provisions of this section shall apply to the following uses:

- (a) Any project that results in a net increase of [ten (10)] or more dwelling units, whether by new construction or by the alteration, expansion, reconstruction, or change of existing residential or non-residential space; and

COMMENT: *The number of units required to trigger the applicability of the inclusionary zoning provisions should reflect local real estate development demands. In built-out communities, inclusionary zoning could apply to developments with fewer units. For example, Brookline's affordable housing requirements apply when six new residential units are proposed. Other Massachusetts communities, including Boston and Cambridge bylaws specify ten (10) as the threshold number of new units required to trigger the application inclusionary zoning bylaws. The Cape Cod Commission regulations specify 30 units, but encourage the member towns to specify a 10-unit minimum.*

- (b) Any subdivision of land for development of ten (10) or more dwelling units; and

COMMENT: *It is recommended that the Town adopt a companion regulation to prevent intentional segmentation of projects designed to avoid the requirements of this bylaw (e.g. subdividing one large tract into two smaller tracts, each of which will contain fewer than 10 units or phasing a development such that each phase will contain fewer than 10 units). This "anti-segmentation" bylaw can specify that parcels held in common ownership as of the passage of this bylaw cannot later defeat the requirements of this regulation by segmenting the development. Note that the division of land trigger is accomplished by either filing a plan for the subdivision of land or the filing of a so-called approval not required plan.*

(c) Any life care facility development that includes ten (10) or more assisted living units and accompanying services

COMMENT: It is recommended that the Town review zoning definitions for life care facilities to ensure coordination between sections.

03.0 Special Permit: The development of any project set forth in Section 02.0 (above) shall require the grant of a Special Permit from the Board of Appeals or other designated Special Permit Granting Authority (SPGA). A Special Permit shall be granted if the proposal meets the requirements of this bylaw. The application procedure for the Special permit shall be as defined in Section _____ of the Town's zoning bylaw.

04.0 Mandatory Provision of Affordable Units:

1. As a condition of approval for a Special Permit, the applicant shall contribute to the local stock of affordable unit in accordance with the following requirements:

(a) At least ten (10) percent of the units in a division of land or multiple unit development subject to this bylaw shall be established as affordable housing units in any one or combination of methods provided for below:

(1) constructed or rehabilitated on the locus subject to the Special Permit (see Section 05.0); or

(2) constructed or rehabilitated on a locus different than the one subject to the Special Permit (see Section 06.0); or

(3) an equivalent fees-in-lieu of payment may be made (see Section 07.0); or

(4) An applicant may offer, and the SPGA may accept, donations of land in fee simple, on or off-site, that the SPGA in its sole discretion determines are suitable for the construction of affordable housing units. The value of donated land shall be equal to or greater than the value of the construction or set-aside of the affordable units. The SPGA may require, prior to accepting land as satisfaction of the requirements of this bylaw/ordinance, that the applicant submit appraisals of the land in question, as well as other

data relevant to the determination of equivalent value.

(b) The applicant may offer, and the SPGA may accept, any combination of the Section 04.1(a)(1)-(4) requirements provided that in no event shall the total number of units or land area provided be less than the equivalent number or value of affordable units required by this bylaw/ordinance.

COMMENT: *The provisions above establish the minimum number of, and methods for, provision of affordable units. Note that the applicant has four choices for providing affordable units. First, they may construct or rehabilitate units on the site subject to the Special Permit. Second, they may construct or rehabilitate units at a different site than the one subject to the Special Permit. Third, they may offer fees-in-lieu of the construction of affordable housing units, more fully discussed in Section 07. Fourth, they may offer, and the SPGA may accept, land on- or off-site for the purposes of constructing affordable units, perhaps by the Town or a non-profit entity or a subsequent developer. Finally, the applicant may propose and the SPGA may accept any combination of options one through four.*

(c) As a condition for the granting of a Special Permit, all affordable housing units shall be subject to an affordable housing restriction and a regulatory agreement in a form acceptable to the Planning Board. The regulatory agreement shall be consistent with any applicable guidelines issued by the Department of Housing and Community Development and shall ensure that affordable units can be counted toward the [town]'s Subsidized Housing Inventory. The regulatory agreement shall also address all applicable restrictions listed in Section 0.9 of this bylaw. The Special Permit shall not take effect until the restriction, the regulatory agreement and the special permit are recorded at the Registry of Deeds and a copy provided to the Planning Board and the Inspector of Buildings.

COMMENT: *Regulatory agreements are an essential component to any affordable housing development as they are the primary vehicle for recording these restrictions in a manner recognized by the Commonwealth. The content of agreements will vary depending on a variety of factors including: the type of housing (rental or ownership), the method of property transferal, the income limits, the town's housing administrative structure, etc. Sample restrictions can often be found attached to approved Plan Production Plans (<http://www.mass.gov/dhcd/components/SCP/PProd/plans.htm>).*

2. To facilitate the objectives of this Section 04.0, modifications to the dimensional requirements

in any zoning district may be permitted for any project under these regulations, as the applicant may offer and the SPGA may accept, subject to the conditions below:

(a) FAR Bonus. The FAR normally permitted in the applicable zoning district for residential uses may be increased by up to thirty (30) percent for the inclusion of affordable units in accordance with Section 04.1 (above), and at least fifty (50) percent of the additional FAR should be allocated to the affordable units. In a mixed use Smart Growth / Smart Energy Toolkit 4 Inclusionary Zoning Model Bylaw development, the increased FAR may be applied to the entire lot, however any gross floor area increase resulting from increased FAR shall be occupied only by residential uses, exclusive of any hotel or motel use.

(b) Density Bonus. The SPGA may allow the addition of two market rate units for each affordable unit provided as part of compliance with the Special Permit. The minimum lot area per dwelling unit normally required in the applicable zoning district may be reduced by that amount necessary to permit up to two (2) additional market rate units on the lot for each one affordable unit required in Section 04.1 (above).

COMMENT: The provisions above provide a baseline density bonus of two market rate units for every one affordable unit provided by an applicant. This density bonus will likely cover the cost to the developer of providing each required affordable unit. These provisions may also make the adoption of mandatory inclusionary zoning more politically feasible. Communities may choose to omit this provision in favor of offering density bonuses for affordable units above and beyond the baseline requirement of 10%. However, the two different approaches may be used together as in this model bylaw. The following provision (04.2(c)) illustrates how density bonuses can be provided for affordable units beyond the baseline 10%.

(c) Voluntary Inclusionary Housing Bonus. New affordable housing development that is not subject to Section 02.0 and exceeds the requirements specified in Section 04.1(a) may receive the same benefits specified in Sections 04.2(a) and 04.2(b) when the development is approved by the SPGA. The net increase in housing units shall not exceed [fifty

percent 50%] of the original property yield before any density bonuses were applied.

COMMENT: Where communities are willing to allow density increases for associated with affordable units provided above and beyond the baseline 10%, the important issue to address is what the overall “cap” will be for the density bonus. The model uses a net 50% over the property yield as a potential cap for density increase, but communities could consider higher increases depending on the existing minimum lot size and the goals of their Comprehensive Plan.

05.0 Provisions Applicable to Affordable Housing Units On- and Off-Site:

1. Siting of affordable units. All affordable units constructed or rehabilitated under this bylaw shall be situated within the development so as not to be in less desirable locations than market-rate units in the development and shall, on average, be no less accessible to public amenities, such as open space, as the market-rate units.
2. Minimum design and construction standards for affordable units. Affordable housing units shall be integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of materials with other units. Interior features and mechanical systems of affordable units shall conform to the same specifications as apply to market-rate units.

COMMENT: The provisions above provide general guidelines meant to ensure that the affordable housing is well integrated with and visually indistinguishable from market rate housing. These goals can be strengthened by specifying site plan and building material standards.

Market -rate Unit (% Complete)	Affordable Housing Unit (% Required)
<30%	-
30% plus 1 unit	10%
Up to 50%	30%
Up to 75%	50%
75% plus 1 unit	70%
Up to 90%	100%

Fractions of units shall not be counted

3. Timing of construction or provision of affordable units or lots. Where feasible, affordable housing units shall be provided coincident to the development of market-rate units, but in no

event shall the development of affordable units be delayed beyond the schedule noted below:

COMMENT: *The table above establishes the required schedule for completion of affordable units in conjunction with the completion of market rate units. For example, a 100-lot subdivision requires 10 affordable units. Assume all 10 affordable units are to be constructed on-site. Upon completion of the 31st market rate unit, the developer must construct at least 1 affordable unit (10% of 10). After completion of the 50th unit, the applicant must have constructed at least 3 affordable units (30% of 10), and so on. Towns are free to adjust this schedule, but should bear in mind that a minimum number of market rate units are often needed to create sufficient cash flow to make the overall project work. To that end, it is recommended that the initial affordable unit requirement not be triggered until at least one-third of the market units are constructed.*

4. Marketing Plan for Affordable Units. Applicants under this bylaw/ordinance shall submit a marketing plan or other method approved by the Town through its local comprehensive plan, to the SPGA for its approval, which describes how the affordable units will be marketed to potential home buyers or tenants. This plan shall include a description of the lottery or other process to be used for selecting buyers or tenants.

COMMENT: *A marketing plan is considered essential to the success of affordable housing development in many parts of Massachusetts. Issues of how the units are advertised, how qualified applicants are sought and determined, and methods for reducing delays for qualified applicants are key to the use of this bylaw/ordinance. As an option, the responsibilities under this provision could be transferred to a local housing partnership or authority.*

06.0 Provision of Affordable Housing Units Off-Site:

1. As an alternative to the requirements of Section 05.0, an applicant subject to the bylaw/ordinance may develop, construct or otherwise provide affordable units equivalent to those required by Section 04.0 off-site. All requirements of this bylaw/ordinance that apply to on-site provision of affordable units, shall apply to provision of off-site affordable units. In addition, the location of the off-site units to be provided shall be approved by the SPGA as an integral element of the Special Permit review and approval process.

COMMENT: *Allowing off-site provision of affordable units gives flexibility to developers and allows municipalities to more carefully control the siting of new affordable housing development. Towns should add review criteria for the approval of off-site locations to ensure that new affordable housing development promotes the goal of creating mixed-income neighborhoods and encourages development or conversion of affordable units near areas with municipal services or access to public transportation may. Relegating the provision of the affordable units to undesirable portions of the community does little to promote the purposes of this bylaw/ordinance. Furthermore, towns and cities with more economically segregated neighborhoods should consider striking this provision from the bylaws to ensure that each new residential development built in any neighborhood contains some affordable housing.*

07.0 Fees-in-Lieu-of Affordable Housing Unit Provision:

1. As an alternative to the requirements of Section 05.0 or Section 06.0, an applicant may contribute to an established local housing trust fund to be used for the development of affordable housing in lieu of constructing and offering affordable units within the locus of the proposed development or at an off-site locus.

(a) Calculation of fee-in-lieu-of units. The applicant for development subject to this bylaw may pay fees-in-lieu of the construction of affordable units. For the purposes of this bylaw/ordinance the fee-in-lieu of the construction or provision of affordable units will be determined as a per-unit cost as calculated from regional construction and sales reports. The SPGA will make the final determination of acceptable value.

COMMENT: *This Section provides a cash payment option in lieu of providing affordable units. The payment value may differ for each municipality and will depend on the size of the affordable housing unit discount that would be necessary to make the unit affordable (e.g. median sale price of market rate unit minus maximum sale price of a three-bedroom affordable dwelling unit). Fees-in-lieu will need to be recalculated regularly to account for inflation and other market changes. Furthermore, the local housing trust fund will need to be closely regulated to ensure that dollars contributed to the fund are spent exclusively on the provisioning of affordable housing. This is the appropriate section for specifying guidelines for administering the housing trust and stipulating the governance structure by which the trust will be managed.*

Municipalities that significantly lack affordable housing opportunities should consider heavily restricting the fee-in-lieu payment option. In built-out communities, housing trust funds often grow and sit unused because sites appropriate for affordable housing development are not available. Additionally, affordable housing trusts can force municipal agents into the role of real estate developers, which local government officials may be poorly suited for or reluctant to do. Cities such as Cambridge have eliminated the fee-in-lieu payment option in almost all cases except for extreme hardship in order to ensure that affordable housing is built by the developers at the same time that new development is under construction.

(b) Schedule of fees-in-lieu-of-units payments. Fees-in-lieu-of-units payments shall be made according to the schedule set forth in Section 05.3, above.

***COMMENT:** This section establishes the fee-in-lieu of payments schedule to coincide with the schedule for provision of units established by Section 05.3. For example, a 50-lot subdivision requires five affordable units. An applicant choosing to make fee-in-lieu of payments would be required to pay \$5X (5 units @ \$X per unit). The payment schedule would require 10 percent of the \$5X after the 16th market rate unit was built, and \$100,000 after the 38th market rate unit was built and so on, according to the schedule noted in Section 05.3.*

(c) Creation of Affordable Units. Cash contributions and donations of land and/or buildings made to the Town or its Housing Trust in accordance with Section 07.1 shall be used only for purposes of providing affordable housing for low or moderate income households. Using these contributions and donations, affordable housing may be provided through a variety of means, including but not limited to the provision of favorable financing terms, subsidized prices for purchase of sites, or affordable units within larger developments.

08.0 Maximum Incomes and Selling Prices: Initial Sale:

1. To ensure that only eligible households purchase affordable housing units, the purchaser of a affordable unit shall be required to submit copies of the last three years' federal and state income tax returns and certify, in writing and prior to transfer of title, to the developer of the housing units or his/her agent, and within thirty (30) days following transfer of title, to the local housing trust, community development corporation, housing authority or other agency as established by the Town, that his/her or their family's annual income level does not exceed the maximum level as established by the Commonwealth's Department of Housing and Community Development, and as may be revised from time to time.

2. The maximum housing cost for affordable units created under this bylaw is as established by the Commonwealth's Department of Housing and Community Development, Local Initiative Program or as revised by the Town.

COMMENT: *The Department of Housing and Community Development publishes maximum income, selling prices and monthly rent ceilings for occupants of affordable income housing units (Department of Housing and Community Development, Local Initiative Program, July 1996). Individual towns are free to adjust these numbers to accommodate local needs and concerns; however, it is recommended that the Department's guidelines be reviewed prior to setting local ceilings. These provisions may be more appropriately handled by the local housing partnerships rather than the developer.*

09.0 Preservation of Affordability; Restrictions on Resale:

1. Each affordable unit created in accordance with this bylaw shall have limitations governing its resale through the use of a regulatory agreement (Section 0.4.1(c)). The purpose of these limitations is to preserve the long-term affordability of the unit and to ensure its continued availability for affordable income households. The resale controls shall be established through a restriction on the property and shall be in force in perpetuity.

(a) Resale price. Sales beyond the initial sale to a qualified affordable income purchaser shall include the initial discount rate between the sale price and the unit's appraised value at the time of resale. This percentage shall be recorded as part of the restriction on the property noted in Section 9.1, above.

COMMENT: *For example, if a unit appraised for \$100,000 is sold for \$75,000 as a result of this bylaw, it has sold for 75 percent of its appraised value. If the appraised value of the unit at the time of proposed resale is \$150,000, the unit may be sold for no more than \$112,500-- 75 percent of the appraised value of \$150,000.*

(b) Right of first refusal to purchase. The purchaser of an affordable housing unit developed as a result of this bylaw shall agree to execute a deed rider prepared by the Town, consistent with model riders prepared by Department of Housing and Community Development, granting, among other things, the municipality's right of first refusal to purchase the property in the event that a subsequent qualified purchaser cannot be located.

(c) The SPGA shall require, as a condition for Special Permit under this bylaw, that the applicant comply with the mandatory set-asides and accompanying restrictions on affordability, including the execution of the deed rider noted in Section 10.1(b), above. The Building Commissioner/Inspector shall not issue an occupancy permit for any affordable unit until the deed restriction is recorded.

COMMENT: This Section provides language to ensure that the affordable housing units remain affordable by restricting re-sales in perpetuity and by granting the Town a right of first refusal to purchase the dwelling unit should a qualified purchaser, beyond the initial purchaser, not be found. The restrictions on resale are designed to encourage the homeowner to maintain and improve the property while at the same time ensure that if and when sold, the new qualified buyer is able to enjoy the same discount between sale price and appraised value. It is important to emphasize that the restrictions on resale do not block, in any way, the property owner from realizing a profit on the resale of the dwelling unit. Rather, as noted, the resale restriction passes on the initial discounted rate enjoyed by the initial buyer to the new, qualified buyer.

10.0 Conflict with Other Bylaws/Ordinances: The provisions of this bylaw/ordinance shall be considered supplemental of existing zoning bylaws/ordinances. To the extent that a conflict exists between this bylaw/ordinance and others, the more restrictive bylaw/ordinance, or provisions therein, shall apply.

COMMENT: This provision establishes that where a conflict exists between this bylaw/ordinance and an existing (or future) bylaw/ordinance, the more restrictive provisions of either would apply. For example, this bylaw/ordinance requires a Special Permit for the division of land into ten or more lots, whereas that requirement may not currently exist in existing town bylaws/ordinances. Section 10.0 states that the more restrictive provision applies during a conflict, thus the Special Permit requirements of this bylaw/ordinance would supersede (overrule) the provisions of existing bylaws/ordinances.

11.0 Severability: If any provision of this bylaw is held invalid by a court of competent jurisdiction, the remainder of the bylaw shall not be affected thereby. The invalidity of any section or sections or parts of any section or sections of this bylaw shall not affect the validity of the remainder of the [town]'s zoning bylaw.

COMMENT: This Section is a generic severability clause. Severability clauses are intended to allow a court to strike or delete portions of a regulation that it determines to violate state or federal law. In addition, the severability clause provides limited insurance that a court will not strike down the entire bylaw should it find one or two offending sections.

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

On January 26, 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. He asked if anyone present was recording the meeting in addition to LakeCam who was making a video recording of the meeting. There was no response.

Members present:

Mark Knox, Chair; Jack Lynch, Michele MacEachern

Others present:

Marc Resnick, Town Planner; Cathy Murray; Planning Department Clerk

Form A Plan – 13 & 15 Main Street – David Maddigan – Land Surveyor

Mr. David Maddigan from Maddigan Land Surveying was present. He advised there are two currently existing Form A lots, owned by the same principal owner, on this plan. They are conveying at the rear of Lot 2, Parcel A, 6,200 square feet to be combined with Lot 1. They are not changing the frontages or trying to create a new lot. Mr. Knox stated that because Lot 2 currently has a business under construction which was approved under Site Plan Review close to the maximum allowed lot coverage of 50%, they would need to know that this plan would not put it over that coverage which would then require a density bonus.

Mr. Maddigan replied that Parcel A is mostly wetlands. There is a small piece of upland out of that 6,200 square feet which he believed to be approximately 800 square feet. He noted that the calculations had been run and Zenith Engineering was to submit a letter certifying that removing that parcel would not cause the lot to exceed the 50% coverage. Mr. Bissonnette from Zenith confirmed that they would be submitting a letter tomorrow that would attest to that. Mr. Knox asked if there were any additional questions.

Ms. MacEachern asked what the reason behind this was. Mr. Maddigan replied they want to keep Lot 1 above the three-acre threshold. He noted there is a plan on record of these two lots that show the Massachusetts Commonwealth piece of land as part of Lot 1. After further research of the State Highway Layouts, they discovered the State actually owns that parcel, and it is not an easement. This plan will put Lot 1 above three acres and will correct the plan.

Mr. Knox then made a motion, seconded by Mr. Lynch, to approve the ANR plan contingent upon the receipt of the letter from the engineer confirming that the lot coverage of the revised plan does not affect the 50% lot coverage density bonus requirements. The **vote** was **unanimous for**.

**Public Hearing (7:00 p.m.) Site Plan Review - 415 Millennium Circle Road, continued –
DFC of Lakeville 415 LLC - applicant**

Mr. Jamie Bissonnette, engineer, from Zenith Consulting Engineers and Mr. Dominick Demartino, owner, were present. Mr. Bissonnette advised that since the last time they had been in front of the Board, they had been to Conservation and received an Order of Conditions. At the Board's request, they had added in some overflow parking in the rear gravel area. They had also provided a lighting plan for the Board. The last item that had come up was odor. They have brought the engineer who is in charge of the design and handling of that with them, in case there are any additional questions.

Mr. Bissonnette then indicated the changes on the plan. On the layout plan there is a note that says 20 proposed overflow spaces to be striped. They are going to paint them, but keep it as gravel. Their hope is in the next year it will become building. He also displayed the photometric plan. There will be no lights going over the property lines and the lighting is dark sky compliant. Mr. Knox said he had no other concerns. However, he noted that Mr. Bissonnette had talked about a future expansion. The Planning Board has also briefly discussed changing the parking requirements for marijuana facilities to not mirror warehouse. This is for their future reference when they do begin the design process.

Mr. Demartino said he would like to mention they own the property directly across the street, so they would have a little bit more room to spread out. Mr. Resnick said they had received a comment letter from the Town Administrator and one item had to do with water allocation. Some of these marijuana facilities are using a large amount of water, and a water allocation needs to be approved by the Select Board for any increase over what was previously allocated for the building. He is recommending a condition to address that issue. Mr. Demartino said he understood and their numbers are at 5% of the facility he was referring to. He did not think it would be a problem.

Mr. Erik Gath from BLW Engineers then addressed the Board in regards to odor mitigation. He advised the way to mitigate odor is to keep the odor in the building. They keep the building in a negative pressure. All the flower rooms are around the perimeter, and the exhaust quarter is in the middle at the negative pressure, so all the odors flow to the middle of the building. They then exhaust from the corridor and put carbon filtration in the exhaust ductwork.

Mr. Gath said at the beginning of the project, they keep testing the carbon to see how much it accumulates to determine its life expectancy and develop a maintenance plan. Filters can last anywhere between six to eighteen months. Ms. MacEachern asked if this maintenance plan would be included in any of the wording in the Site Plan Review. Mr. Gath said he could provide the process of testing. You test the carbon and send it back to the factory. They will then tell you how much life is left in the filter. He could provide that documentation.

Mr. Knox asked if any abutters were present. Mr. Demartino advised that he had contacted Mr. Glenn Ducharme of 155 Millennium Circle who had been present at the last meeting. He sent him all this information and made his professional accessible to him as well. That might be why

he was not present tonight, as he had provided all that information to him. Mr. Knox asked Mr. Resnick if he had anything further. Mr. Resnick said he had a draft of the approval with conditions such as prior to an occupancy permit being issued, the applicant shall submit and receive approval of a water connection application from the Board of Selectmen; exterior lighting shall be dark sky compliant; signs shall comply; handicap access and facilities shall comply with ADA; and any proposed changes shall be resubmitted, with most of these being their standard conditions. He will add the condition that the charcoal filters shall be monitored and replaced as necessary.

Mr. Knox then made a motion, seconded by Mr. Lynch, to approve the Site Plan for 415 Millennium Circle with the conditions in their standard packet and including the water allocation condition just discussed. The **vote** was **unanimous for**.

Mr. Resnick then explained the timing of the filing of the Decision and the signing of the Plan

145 Rhode Island Road – Discussion regarding a two (2) lot subdivision

Mr. Bissonnette was also presenting this agenda item. He advised they wanted to come in and discuss informally a small two lot subdivision off of Rhode Island Road. The family has a son and a daughter, and they want to be able to develop a house lot for each one of them. He has done a conceptual plan to see if it is even feasible to start proceeding with the survey, wetland delineation, etc. He had suggested coming to the Board informally to see if they would be in favor of them proceeding, before investing a lot of time and money into a Plan. If they are in favor of this moving forward, they would then do the boundary survey and topography, and the other additional items that have a substantial cost.

Mr. Bissonnette displayed the Plan. He advised it is currently a lot with an existing dwelling on it. It dips down quite a bit in the back and has a little bit of Flood Plain. He would expect some wetlands in the back toward the bottom of the slope. This Plan has a 50-foot-wide right of way. They are showing the full 20-foot width with the intention to do 14 feet paved with three feet berms or a 6-foot berm depending on how they would address drainage. He also discussed some drainage ideas.

Mr. Bissonnette said he had discussed with Mr. Resnick a possible reduction in the right of way from 50 feet to 40 feet. Historically, the Planning Board has liked that because they are not worried about anybody ever trying to connect to it and add future road. In this case, it would give a little bit more land to the property owners. They had also discussed sliding the right of way to the north and trying to offset the road a little bit to the south because of the slope. That would give lot one a little more space in the yard.

Mr. Knox asked what the acreage of the lots would be. Mr. Bissonnette replied one just met the requirements and the other one is just shy of two acres. Mr. Knox noted that the last couple of plans they have seen had a hammerhead turn around, but this is a cul-de-sac. Mr. Bissonnette responded it just doesn't fit. There might be an opportunity for them to utilize this and put in

some kind of a drainage system in the bottom. He did not feel there would be any issue with the Fire Chief. Mr. Knox said that he didn't have a problem with this, and would expect Mr. Bissonnette to come back with a working plan.

Ms. MacEachern said that the 50 foot and also the 160-foot front yard circles are shown. Mr. Bissonnette said that they need to keep in mind that this is not a definitive survey. They took the Assessor lines from GIS and it is approximations. They typically go in a specific order, so if they find a fault they can stop to incur the least amount of cost for a client, so they still need to do that boundary survey. Ms. MacEachern said her main concerns would be access and with that at 14 feet to get a sign off from the Fire Department. She also noted that the Town is not looking to accept any roads. They will be responsible for snow plowing, and school buses would not be accessing this road.

Mr. Bissonnette replied part of what they have done in the past is roadway maintenance agreements. They would present one to the Board or an association of types. This will remain private so the Town would have no responsibility whatsoever. He noted that they would have 20 feet of passable, drivable material because that is the fire code. Mr. Knox said he noticed that Route 79 is at a bit of an angle and if it's more than ten degrees, that would probably be a waiver. Mr. Bissonnette said there is a percentage, and there is a chance the beginning of that could be more perpendicular to the right of way if need be. After further discussion, Mr. Bissonnette said after they get a true survey, it would hopefully be better.

Discussion using SRPEDD hours to update the Zoning map

Mr. Resnick said in discussions with SRPEDD, they would be able to do this for the number of hours that are allocated to the Planning Board. He was not entirely sure of the accuracy of the base map, but the Overlay Districts are shown as cross-hatched. They should be pulled out separately so that the true limitations of these districts can be seen. He thought this would be a useful exercise to have done.

Mr. Knox then made a motion, seconded by Mr. Lynch, for the Planning Board to approve the usage of the SRPEDD hours to update the Zoning map. Ms. MacEachern asked if this would use up all the hours because they also have someone working on the Housing Production Plan (HPP). Mr. Resnick replied the HPP funding is a separate budgeted item and does not affect this. Ms. MacEachern said she would like to see the zoning map on their GIS as an overlay. Mr. Resnick said once they get an updated map, it will be digital so they can post it on the website, and they will be able to pull out the Overlay Districts. The **vote** was **unanimous for**.

Approve Meeting Minutes

Regarding the Minutes from the December 10, 2022, meeting, Ms. MacEachern noted it should be added that Cathy Murray, Planning Board Clerk, was also in attendance and on the last page for their next scheduled meeting the date should be 2023. Ms. MacEachern made a motion,

seconded by Mr. Lynch, to approve the Minutes from the December 10, 2022, meeting, as amended. The **vote** was **unanimous for**.

Correspondence

Mr. Resnick said there were some notices from the surrounding communities but nothing of significance. Mr. Resnick said he and Ms. MacEachern had attended the MEPA site walk that had been discussed at their last meeting. Ms. MacEachern said it is a substantial project up to 600,000 square feet in three buildings. There are a lot of wetlands, and it is very close to some sensitive areas. Mr. Resnick thought MEPA then gives them a scope, and they have to write the complete report. Mr. Knox asked that they be advised of any updates.

Next meeting

Mr. Knox then advised the next meeting is scheduled for February 9, 2023, at 7:00 p.m. at the Lakeville Police Station.

Ms. MacEachern said spring Town Meeting is coming up, and she would like to see them get some marijuana parking requirements together. Mr. Knox said they would like to address the parking standards requirements for marijuana facilities to not mirror warehouse, and see if they could come up with some different calculations. Mr. Resnick said that he will see what other cities and towns are doing. Mr. Knox said even if they didn't make spring Town Meeting, he would at least like to see some work being done on this.

Mr. Resnick noted that in regards to Town Meeting, Mr. Bissonnette would probably be submitting a roadway acceptance. Ms. MacEachern said another item is an inclusionary zoning bylaw. She has come up with a draft based off of another Town that she saw. She was hoping that Mr. Resnick could also throw out a couple. He replied they could sit down and go through it. Ms. MacEachern said that she didn't think it would make the spring, but would like to see it for fall.

Adjourn

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

Meeting adjourned at 7:46.