

TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp
received & posted:

48-hr notice effective
when time stamped

Notice of every meeting of a local public body must be filed and time-stamped with the Town Clerk's Office at least 48 hours prior to such meeting (excluding Saturdays, Sundays and legal holidays) and **posted thereafter in accordance with the provisions of the Open Meeting Law, MGL 30A §18-22 (Ch. 28-2009)**. Such notice shall contain a listing of topics the Chair reasonably anticipates will be discussed at the meeting.

Name of Board or Committee:	Planning Board
Date & Time of Meeting:	Thursday, April 25, 2024 at 6:00 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: _____

Revised A G E N D A

1. **Public Hearing (6:00) – Pinecrest Village** – upon the application for Approval of a Definitive Plan submitted by Maroney Building & Contracting Inc. for a two (2) lot subdivision, off Hickory Land & Pinecrest Drive, Assessors Map 043, Block 007, Lot 001
2. **ANR Plan – 6 Jamies Way – Maddigan Land Surveying, LLC – possible vote**
3. **ANR Plan – 75 & 77 Highland Road – Maddigan Land Surveying, LLC – possible vote**
4. **Current Zoning vs Use map – discussion**
5. **Rules and Regulations – update**
6. **2023 Town Report – review draft**
7. Approve the ~~February 29, 2024 and March 14, 2024~~ **February 12, 2024**, Meeting Minutes
8. Next meeting. . . May 9, 2024 at the Lakeville Police Station
9. Any other business that may properly come before the Planning Board.
10. Adjourn

Please be aware that this agenda is subject to change. If other issues requiring immediate attention of the **Planning Board** arise after the posting of this agenda, they may be addressed at this meeting

Town of Lakeville

PLANNING BOARD
346 Bedford Street
Lakeville, MA 02347
774-776-4350



NOTICE OF PUBLIC HEARING

The LAKEVILLE PLANNING BOARD will conduct a public hearing pursuant to MASS GENERAL LAWS CHAPTER 41, SECTION 81T on THURSDAY, April 25, 2024, at 6:00 PM at the Lakeville Police Station, 323 Bedford Street, to consider the application of **Maroney Building & Contracting, Inc.** for **Approval of a Definitive Plan** submitted by **Outback Engineering, Inc.** for a **two (2) lot subdivision** located at **3 Hickory Lane; Assessors Map 043, Block 007, Lot 001.**

The application and assorted documents can be viewed in the Planning Department by appointment or on the Planning Board's webpage.

Mark Knox, Chairman

April 11, 2024 & April 18, 2024



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: Lakeville Planning Board
From: Michael P. O'Brien, Fire Chief
RE: Pinecrest Village Project
Date: March 19, 2024

This document has been written to communicate that Fire Department scrutiny of the proposed residential development off of Pinecrest Drive will be delegated to Deputy Chief Pam Garant.

I reside in this area and I am a member of the home owners association.

The delegation of authority is intended to avoid any appearance of a conflict of interest.



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Lakeville, Massachusetts 02347

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MICHAEL O'BRIEN
FIRE CHIEF
mobrien@lakevillema.org

PAMELA GARANT
DEPUTY CHIEF
pgarant@lakevillema.org

To: Lakeville Planning Board

From: Pamela Garant, Deputy Fire Chief

PG

RE: Pinecrest Village Project

Date: March 25, 2024

This document has been submitted as comment on the proposed residential building project located at Pinecrest Village.

The proposed development is located at the end of a 4200-foot preexisting, non-conforming access road. The current access road lacks the appropriate widths and turn-around capacities required in newly constructed roads.

This area is not served by hydrant protection and there is no reliable drafting location anywhere on the road. On April 10, 2023 a multi-alarm fire occurred on this access road. The fire department struggled to maintain a water supply during this fire due to these stated access issues. The dimensions of the road limited fire apparatus access and contributed to the loss of property and risked life safety. During that fire response, Middleborough Fire Department's tanker left the pavement and became stuck and required tow assistance.

The Lakeville Fire Department requests the Planning Board require conditions for approval that would enhance fire and life safety for these proposed homes and the existing homes in that area. The inclusion of a fire code compliant vehicle turnaround capable of accommodating the Department's largest vehicle at the termination of the access road is necessary. The Department would consider, as a potential compromise, the installation of a compliant NFPA 13D residential sprinkler system or the creation of a reliable drafting location along the shoreline of the pond. A reliable drafting location would feature a surface capable of supporting the weight of our fire apparatus and would be maintained accessible at all times.

527 CMR 1:00 18.2.3.4.1.1 "Fire department access roads shall have an unobstructed width of not less than 20 feet (6.1 m). Fire department access roads constructed in the boulevard-style shall be allowed where each lane is less than 20, but not less than 10, when they do not provide access to a building or structure."

527 CMR 1:00 18.2.3.4.1.2 "Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 in. (4.1 m)."

527 CMR 1.00 18.2.3.1.4 "When fire department access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades, or other similar conditions, the AHJ shall be permitted to accept alternatives proposed by the owner of the building to allow additional fire protection features, up to and including the installation of an approved fire sprinkler system installed in accordance with the Building Code, cistern(s), additional fire hydrant(s) or similar devices or systems."

527 CMR 1:00 18.2.3.4.2 "Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface."

527 CMR 1:00 18.2.3.5.4 Dead Ends. Dead-end fire apparatus access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.



TOWN OF LAKEVILLE

SELECT BOARD OFFICE

346 Bedford Street

Lakeville, Massachusetts 02347

Telephone 508-946-8803

TO: Mark Knox, Chairman
Planning Board

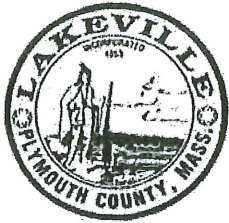
FROM: Tracie Craig-McGee, Executive Assistant *tc*

RE: Definitive Subdivision Review
Pinecrest Village

DATE: March 27, 2024

At their meeting on March 25, 2024, the Select Board reviewed the Definitive Subdivision Plan for Pinecrest Village.

After a discussion on the proposed plan, the Select Board had no comments.



Date Submitted: _____

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



FORM C

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

File one completed Form C with the Planning Board and one copy with the Town Clerk in accordance with the requirements of Section III-B

To the Planning Board:

The undersigned herewith submits the accompanying Definitive Plan of property located in the Town of Lakeville for approval as a subdivision as allowed under the Subdivision Control Law, and the Rules & Regulations governing the subdivision of land of the Planning Board of the Town of Lakeville.

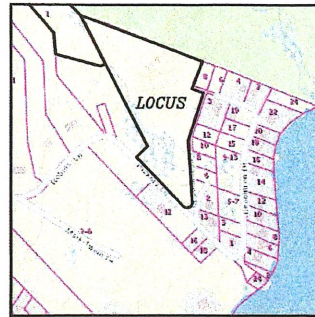
- 1. Name of Sub Divider:** Maroney Building & Contracting Inc.
Address: 5 Apponequet Dr. Lakeville, MA 02347
- 2. Name of Engineer or Surveyor:** Outback Engineering Inc.
Address: 165 E Grove St. Middleboro, MA 02346
- 3. Deed of property recorded in** Plymouth County **Registry,**
Book 47412 **Page** 315
- 4. Location and Description of Property:** Map 43 Block 7 Lots 1 & 1-8
Located off the end of Pinecrest Pt. with frontage along
Hickory Ln. and Cedarwood Pl.

SIGNATURE OF OWNER: _____

ADDRESS: _____

[Handwritten Signature]
5 APPONEQUET DR
LAKEVILLE, MA. 02347

A list of the names and addresses of the abutters of this subdivision is attached.
Verification will be made by the Planning Board.



" PINECREST VILLAGE "

A RESIDENTIAL SUBDIVISION
OFF PINECREST DRIVE IN
LAKEVILLE, MASS.

LOCUS MAP

NOT TO SCALE

BENCHMARK
DH IN WALL (FID)
EL.=106.10

N/F
MASSACHUSETTS LAND CONSERVATION
TRUST
"823 HIGHLAND ROAD"
MAP: 31 BLOCK: 4 LOT: 4A

LOT 2
51,645 S.F.±
1.19 AC.±
TO BE COMBINED WITH PARCEL A
TOTAL COMBINED AREA: 211,996 S.F. (4.87 AC.)
TOTAL UPLAND AREA: 202,761 S.F.±

PARCEL A
160,351 S.F.
3.68 AC.
MAP: 43 BLOCK: 7 LOT: 1-9
(AS SHOWN ON "PLAN OF LAND ON
HICKORY LANE" DATED 10-10-19
PREPARED BY OUTBACK ENGINEERING INC.)

GENERAL NOTES

1. PROPERTY LINE INFORMATION TAKEN FROM: "PLAN OF LAND ON HICKORY LANE IN LAKEVILLE MASSACHUSETTS" BY OUTBACK ENGINEERING INC. DATED JUNE 10, 2020 AND RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK: 64, PAGE 590.
2. WETLAND LINE INFORMATION TAKEN FROM: "ANRAD PLAN, 3 HICKORY LANE IN LAKEVILLE MASSACHUSETTS" DATED NOVEMBER 17, 2023 AND APPROVED AT THE LAKEVILLE CONSERVATION COMMISSION MEETING ON JANUARY 9, 2024.
3. THE LAND SHOWN HEREON FALLS WITHIN ZONE "X" AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS NUMBER 25023C0428K WITH EFFECTIVE DATE OF JULY 16, 2015.
4. SITE IS PARTIALLY LOCATED WITHIN A ZONE A SURFACE WATER PROTECTION AREA.
5. THE SITE IS NOT LOCATED WITHIN A PRIORITY HABITAT OF RARE SPECIES AND AN ESTIMATED HABITAT OF RARE WILDLIFE ACCORDING TO THE LATEST ONLINE MAPPING DATA PROVIDED BY THE NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM (NHESP).
6. ALL EXISTING UTILITY INFORMATION IS FROM THE BEST AVAILABLE INFORMATION SUPPLIED BY FIELD SURVEY PERFORMED BY OUTBACK ENGINEERING INC. CONTRACTORS SHALL NOTIFY DIGSAFE (CALL 811) AT LEAST 72 HOURS PRIOR TO THE ONSET OF ANY CONSTRUCTION TO HAVE ALL EXISTING UTILITIES LOCATED AND CLEARLY MARKED.
7. THE SITE IS LOCATED ENTIRELY IN LAKEVILLE RESIDENTIAL ZONING DISTRICT.
8. SUBDIVISION IS PROPOSED TO BE SERVED BY UNDERGROUND ELECTRIC, TELEPHONE, & CABLE UTILITIES, INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND WELLS.
9. SITE BENCHMARKS:
1: DRILL HOLE IN STONEWALL ELEVATION=106.10 N.A.V.D. 88
2: SPIKE SET IN PINECREST DRIVE ELEVATION=71.66 N.A.V.D. 88
10. NO DWELLING WILL BE CONSTRUCTED ON ANY LOT WITHOUT FIRST SECURING FROM THE BOARD OF HEALTH THE DISPOSAL WORKS CONSTRUCTION PERMIT REQUIRED BY TITLE V OF THE STATE ENVIRONMENTAL CODE.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BUILDING
		ELECTRIC/TELEPHONE/CABLE
		OVERHEAD WIRES
		TREELINE
		STONEWALL
		MAJOR CONTOUR
		MINOR CONTOUR
		TOP OF BANK
		WETLAND LINE
		50' BUFFER
		100' BUFFER
		SILTFENCE
		WELL
		UTILITY POLE
		LIGHT POST
		TRANSFORMER
		CONCRETE BOUND
		TEST PIT
		WETLAND FLAG

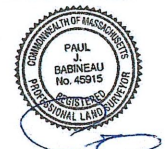
WALVER REQUESTS:

1. REQUEST TO WAIVE SUBDIVISION REGULATION B.3.a. MINIMUM WIDTH OF ANY STREET RIGHT-OF-WAY FROM 50' AND TO ALLOW 40'.
2. REQUEST TO WAIVE SUBDIVISION REGULATION B.5.b. DEAD-END STREET REQUIREMENTS, AND TO ALLOW THE DEAD-END TURNAROUND AS SHOWN ON THE PLANS.
3. REQUEST TO WAIVE SUBDIVISION REGULATION B.5.g. MINOR STREET MINIMUM TWENTY-FOUR FEET (24') ROADWAY PAVEMENT WIDTH AND ALLOW AN EIGHTEEN FEET (18') ROADWAY PAVEMENT WIDTH.
4. REQUEST TO WAIVE SUBDIVISION REGULATION B.8, REQUIRING A SIDEWALK BE CONSTRUCTED WITHIN THE SUBDIVISION.

INDEX	
COVER	SH1
LOTING	SH2
GRADING	SH3
PROFILE	SH4
EROSION CONTROL	SH5
DETAILS	SH6-7

ZONING	
RESIDENTIAL	
LOT AREA	70,000 S.F.
LOT FRONTAGE	175 FT.
FRONT YARD SETBACK	40 FT.
REAR YARD SETBACK	20 FT.
SIDE YARD SETBACK	20 FT.
MAX. BUILDING HEIGHT	35 FT.

FOR REGISTRY USE ONLY
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



DATE: 4-24
PROFESSIONAL LAND SURVEYOR

PLANS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN A COVENANT DATE TO BE RECORDED HEREWITH.

LAKEVILLE PLANNING BOARD
DATE APPROVED: _____

LAKEVILLE PLANNING BOARD

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL, AND THAT NO APPEAL HAS BEEN FILED AT THIS OFFICE.

TOWN CLERK-TOWN OF LAKEVILLE

REVISIONS		
NO.	DATE	DESCRIPTION
1.	4/2/24	REVISE LOT 2 AREAS

OWNER
MARONEY BUILDING & CONTRACTING INC.
5 APPONEQUET DRIVE
LAKEVILLE, MA 02347
ASSESSORS MAP: 43 BLOCK: 7
LOT: 1 & 1-9
DEED BOOK 47412 PAGE 315
PLAN BOOK 51 PAGE 260

PINECREST VILLAGE DEFINITIVE SUBDIVISION
OFF
HICKORY LANE & PINECREST DRIVE
IN
LAKEVILLE MASSACHUSETTS



165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
www.outback-eng.com

DATE: FEBRUARY 16, 2024

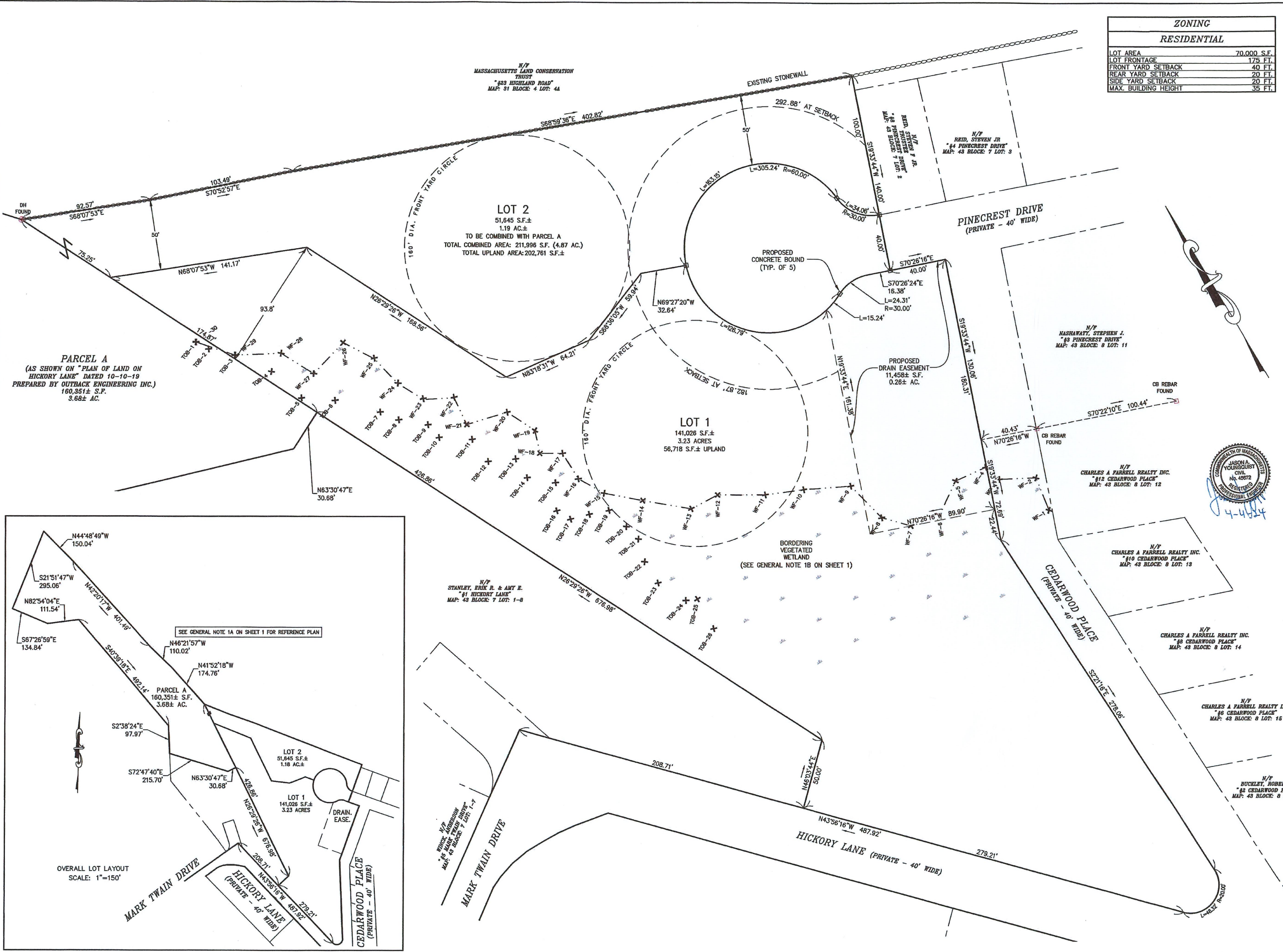
DRAWN BY: K.A.D. CHECKED BY: J.A.Y.

SCALE: 1"=30' SHEET 1 OF 7

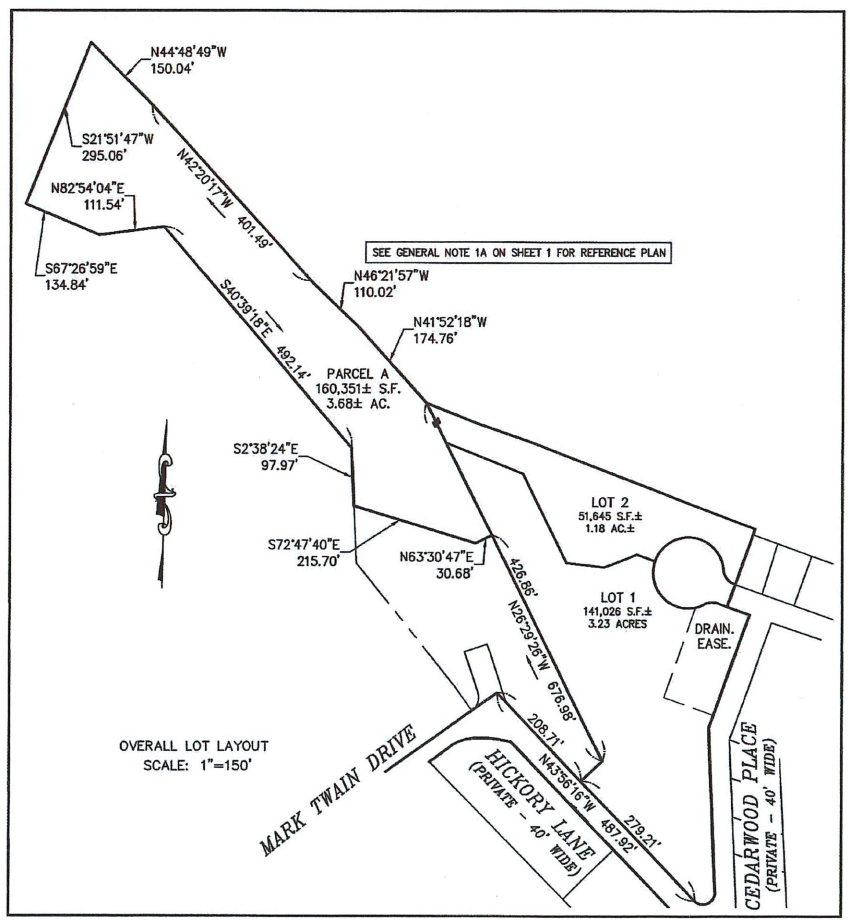
0' 30' 60' 90'

OE - 2470A

ZONING	
RESIDENTIAL	
LOT AREA	70,000 S.F.
LOT FRONTAGE	175 FT.
FRONT YARD SETBACK	40 FT.
REAR YARD SETBACK	20 FT.
SIDE YARD SETBACK	20 FT.
MAX. BUILDING HEIGHT	35 FT.



PARCEL A
(AS SHOWN ON "PLAN OF LAND ON HICKORY LANE" DATED 10-10-19 PREPARED BY OUTBACK ENGINEERING INC.)
160,351± S.F.
3.68± AC.



FOR REGISTRY USE ONLY

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4-4-24
DATE PROFESSIONAL LAND SURVEYOR

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5 APPONEQUET DRIVE
LAKEVILLE, MA 02347
ASSESSORS MAP: 43 BLOCK: 7
LOT: 1 & 1-9
DEED BOOK 47412 PAGE 315
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LOTGING PLAN
PINECREST VILLAGE
DEFINITIVE SUBDIVISION
OFF
HICKORY LANE &
PINECREST DRIVE
IN
LAKEVILLE
MASSACHUSETTS

165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
www.outback-eng.com

DATE: FEBRUARY 16, 2024
DRAWN BY: K.A.D. CHECKED BY: J.A.Y.
SCALE: 1"=30' SHEET 2 OF 7
0' 30' 60' 90'
OE - 2470A

NOTE
 ALL LOT GRADING, HOUSE, DRIVE, AND SEPTIC LOCATIONS SHOWN HEREON ARE PRELIMINARY. SUBJECT TO FINAL DESIGN AND APPROVAL BY BOARD OF HEALTH AND BUILDING INSPECTOR. HOWEVER, ANY SIGNIFICANT CHANGES TO THE CONCEPTUAL GRADING SHOWN HEREON THAT MAY ALTER THE DRAINAGE PATTERNS AND COLLECTION SYSTEM HEREON, SHALL REQUIRE PLANNING BOARD APPROVAL PRIOR TO CONSTRUCTION.

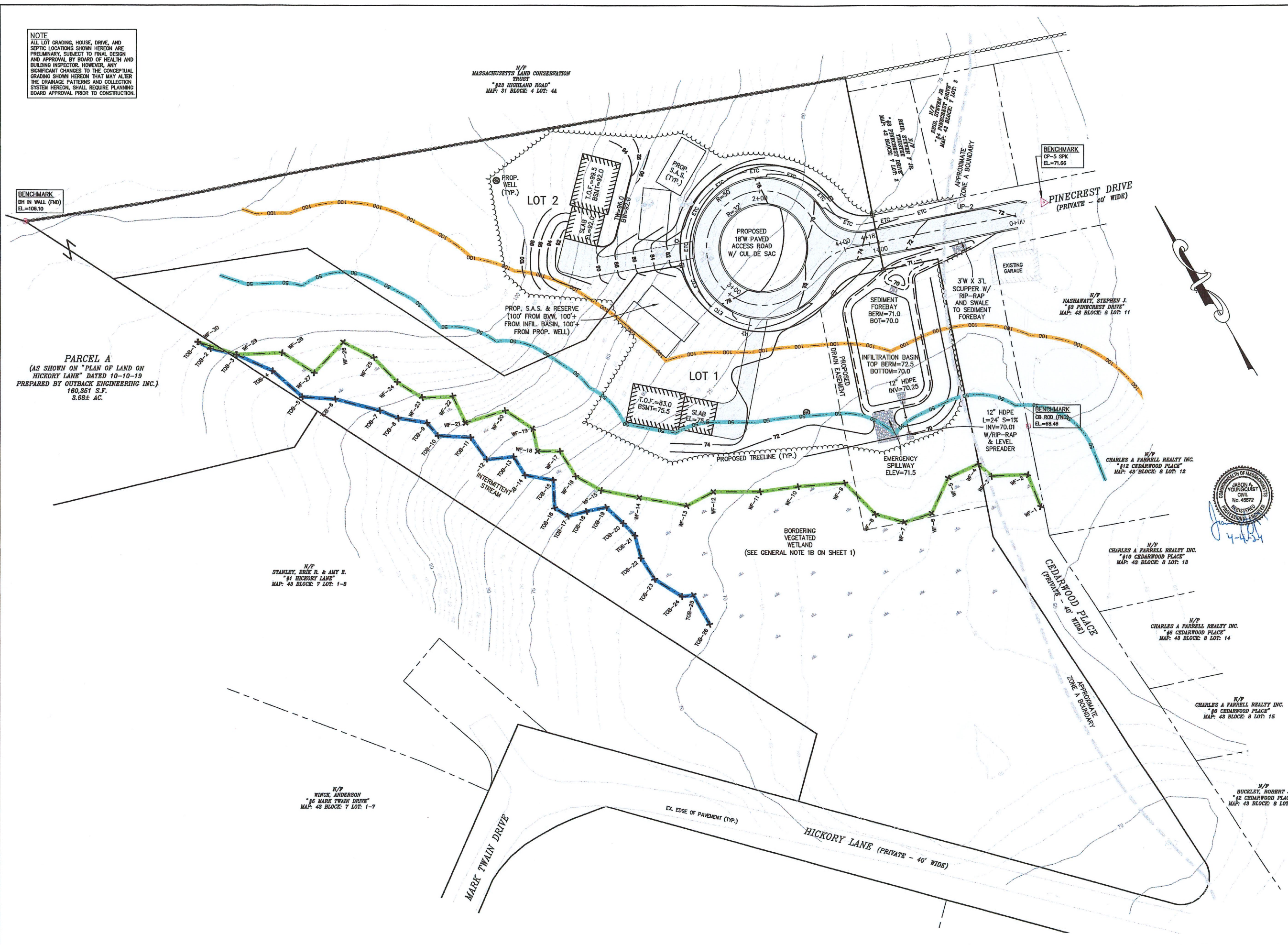
N/F MASSACHUSETTS LAND CONSERVATION TRUST
 "223 HIGHLAND ROAD"
 MAP: 31 BLOCK: 4 LOT: 4A

BENCHMARK
 OH IN WALL (FND)
 EL.=71.66

PARCEL A
 (AS SHOWN ON "PLAN OF LAND ON HICKORY LANE" DATED 10-10-19 PREPARED BY OUTBACK ENGINEERING INC.)
 160,951 S.F.
 3.68± AC.

N/F STANLEY, ERIC R. & AMY E.
 "61 HICKORY LANE"
 MAP: 43 BLOCK: 7 LOT: 1-8

N/F WINCK, ANDERSON
 "45 MARK TWAIN DRIVE"
 MAP: 43 BLOCK: 7 LOT: 1-7



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4-4-24
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 LAKEVILLE, MA 02347
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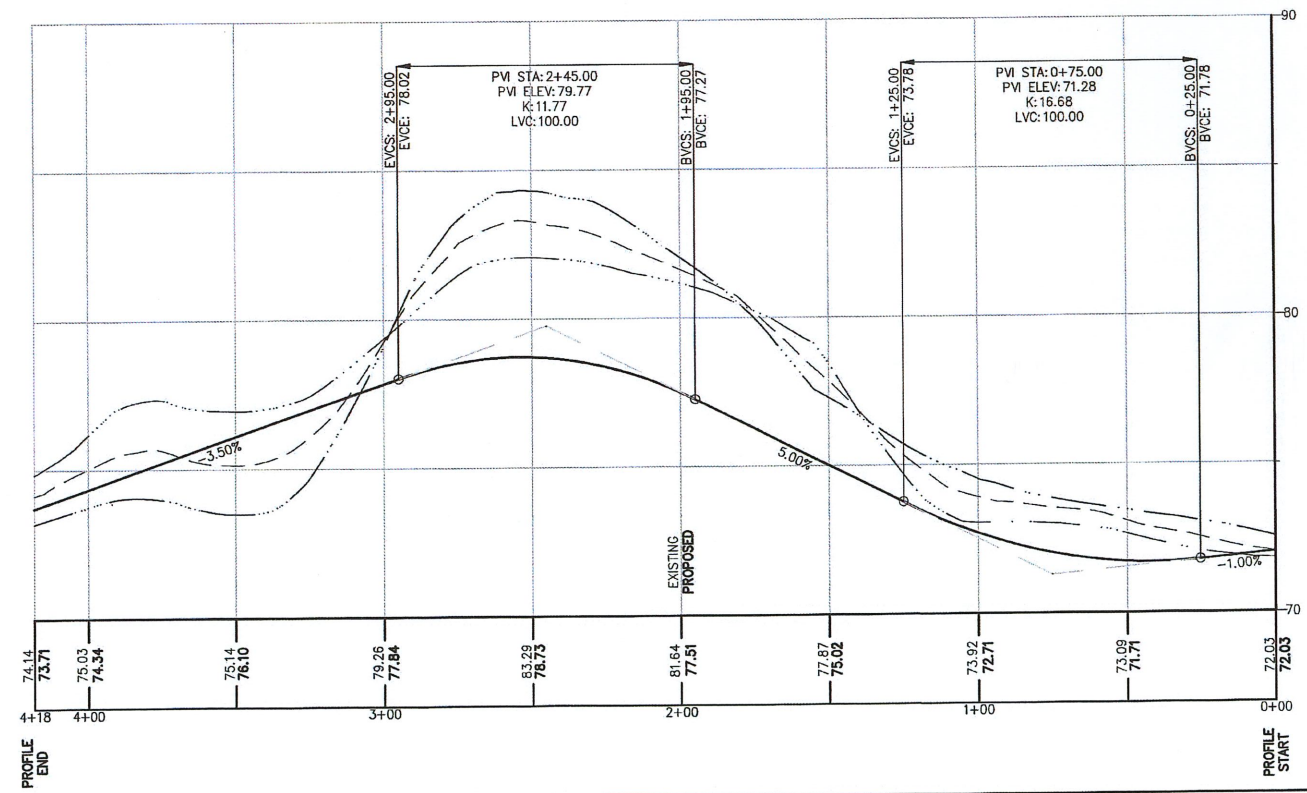
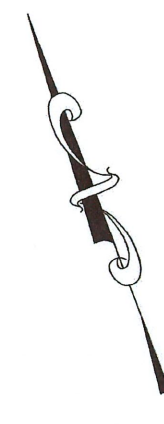
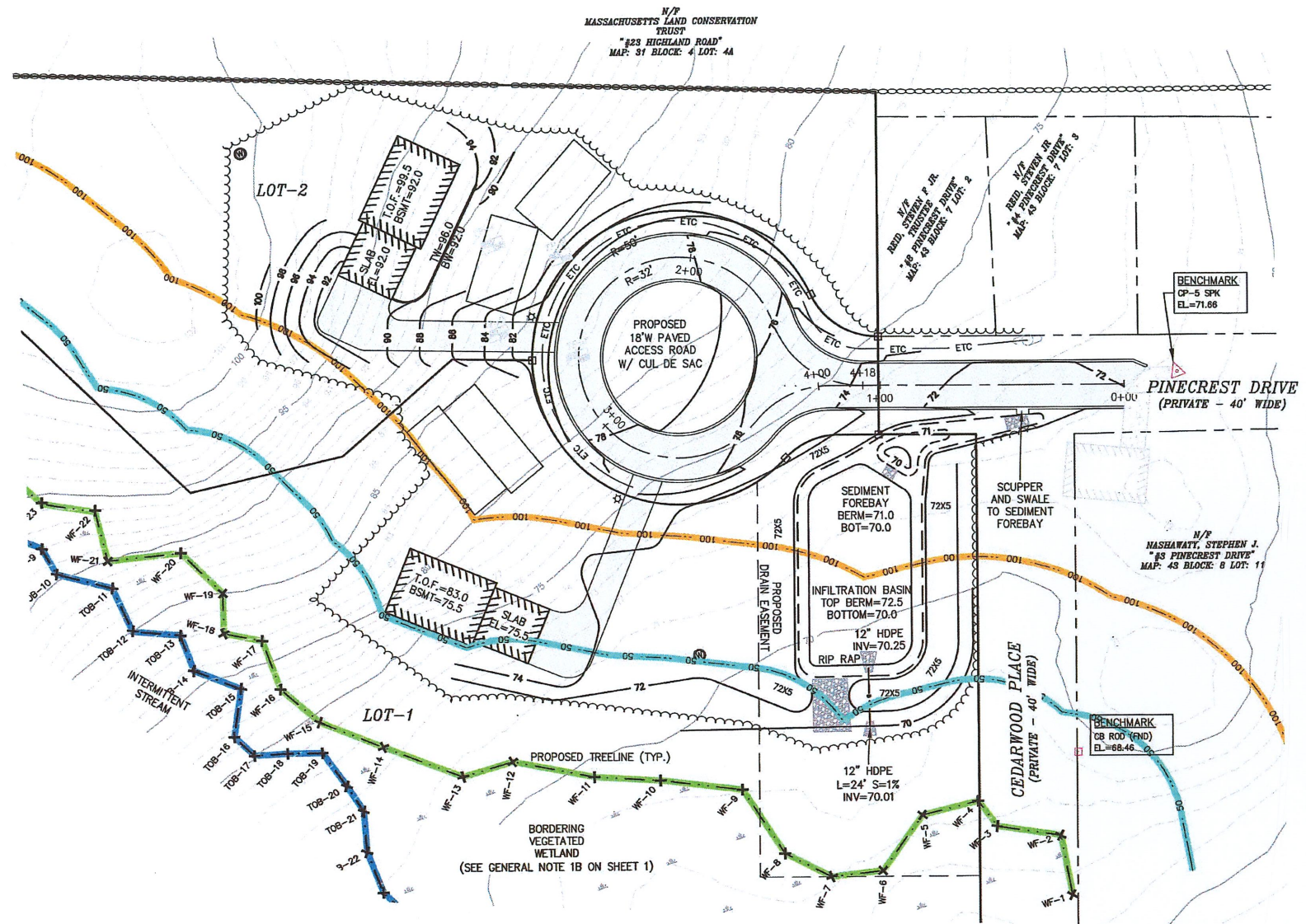
GRADING PLAN
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DATE: FEBRUARY 16, 2024
 DRAWN BY: K.A.D. CHECKED BY: J.A.Y.
 SCALE: 1"=30' SHEET 3 OF 7
 0' 30' 60' 90'

OE - 2470A



PROFILE LEGEND

- EXISTING RIGHT SIDELINE
- EXISTING LEFT SIDELINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE

FOR REGISTRY USE ONLY
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MARONEY BUILDING & CONTRACTING INC.
5 APPONEQUET DRIVE
LAKEVILLE, MA 02347

ASSESSORS MAP: 43 BLOCK: 7
LOT: 1 & 1-9

DEED BOOK 47412 PAGE 315
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ROADWAY PROFILE
PINECREST VILLAGE
DEFINITIVE SUBDIVISION
OFF
HICKORY LANE &
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LAKEVILLE
MASSACHUSETTS

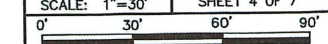


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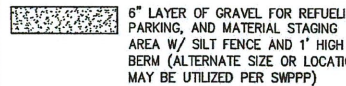
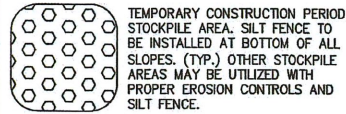
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SCALE: 1"=30' SHEET 4 OF 7



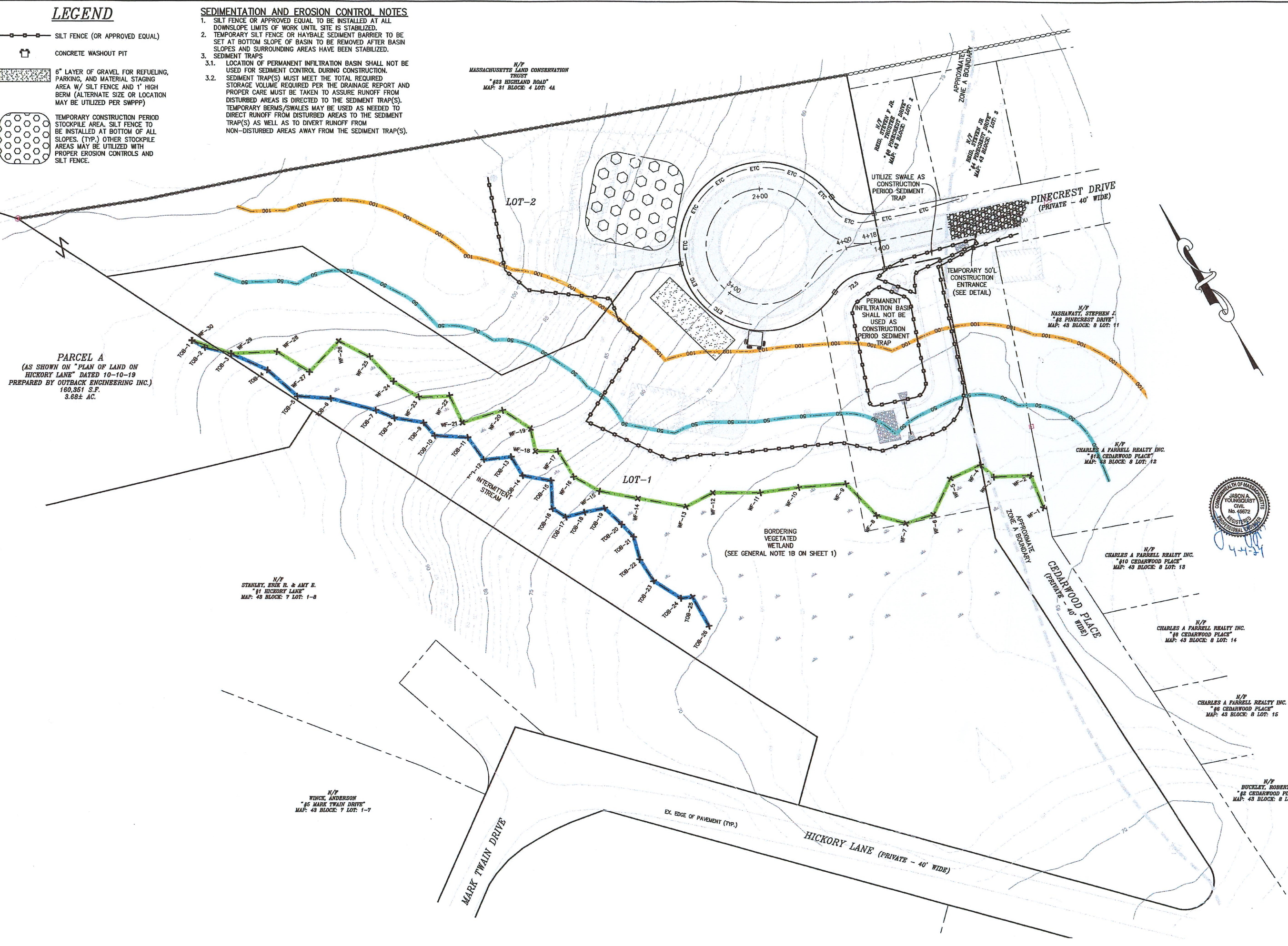
OE - 2470A

LEGEND


-  SILT FENCE (OR APPROVED EQUAL)
-  CONCRETE WASHOUT PIT
-  6" LAYER OF GRAVEL FOR REFUELING, PARKING, AND MATERIAL STAGING AREA W/ SILT FENCE AND 1' HIGH BERM (ALTERNATE SIZE OR LOCATION MAY BE UTILIZED PER SWPPP)
-  TEMPORARY CONSTRUCTION PERIOD STOCKPILE AREA. SILT FENCE TO BE INSTALLED AT BOTTOM OF ALL SLOPES. (TYP.) OTHER STOCKPILE AREAS MAY BE UTILIZED WITH PROPER EROSION CONTROLS AND SILT FENCE.

SEDIMENTATION AND EROSION CONTROL NOTES

1. SILT FENCE OR APPROVED EQUAL TO BE INSTALLED AT ALL DOWNSLOPE LIMITS OF WORK UNTIL SITE IS STABILIZED.
2. TEMPORARY SILT FENCE OR HAYBALE SEDIMENT BARRIER TO BE SET AT BOTTOM SLOPE OF BASIN TO BE REMOVED AFTER BASIN SLOPES AND SURROUNDING AREAS HAVE BEEN STABILIZED.
3. SEDIMENT TRAPS
 - 3.1. LOCATION OF PERMANENT INFILTRATION BASIN SHALL NOT BE USED FOR SEDIMENT CONTROL DURING CONSTRUCTION.
 - 3.2. SEDIMENT TRAP(S) MUST MEET THE TOTAL REQUIRED STORAGE VOLUME REQUIRED PER THE DRAINAGE REPORT AND PROPER CARE MUST BE TAKEN TO ASSURE RUNOFF FROM DISTURBED AREAS IS DIRECTED TO THE SEDIMENT TRAP(S). TEMPORARY BERMS/SWALES MAY BE USED AS NEEDED TO DIRECT RUNOFF FROM DISTURBED AREAS TO THE SEDIMENT TRAP(S) AS WELL AS TO DIVERT RUNOFF FROM NON-DISTURBED AREAS AWAY FROM THE SEDIMENT TRAP(S).



FOR REGISTRY USE ONLY
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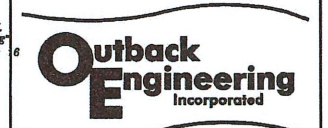
TOWN CLERK-TOWN OF LAKEVILLE

REVISIONS

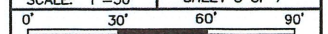
NO.	DATE	DESCRIPTION
1.	4/2/24	REVISE LOT 2 AREAS

OWNER
 MARONEY BUILDING & CONTRACTING INC.
 5 APPONNETT DRIVE
 LAKEVILLE, MA 02347
 ASSESSORS MAP: 43 BLOCK: 7
 LOT: 1 & 1-9
 DEED BOOK 47412 PAGE 315
 PLAN BOOK 51 PAGE 260

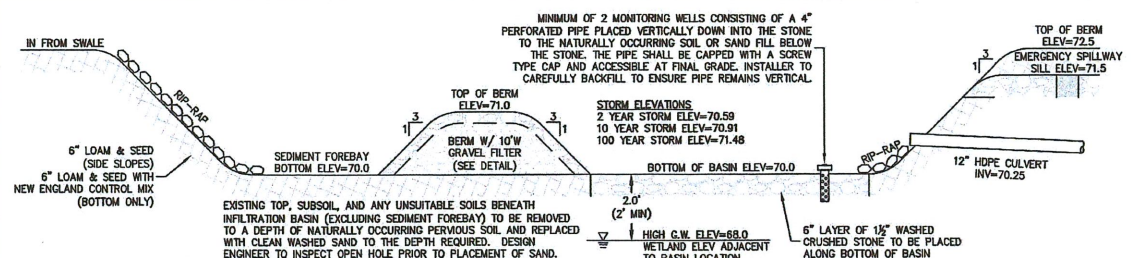
EROSION & SEDIMENTATION CONTROL PLAN
 DEFINITIVE SUBDIVISION OFF
 HICKORY LANE & PINECREST DRIVE
 IN
 LAKEVILLE MASSACHUSETTS



165 EAST GROVE STREET
 MIDDLEBOROUGH, MA 02346
 TEL: (508)-946-9231
 www.outback-eng.com

DATE: FEBRUARY 16, 2024
 DRAWN BY: K.A.D. CHECKED BY: J.A.Y.
 SCALE: 1"=30' SHEET 5 OF 7


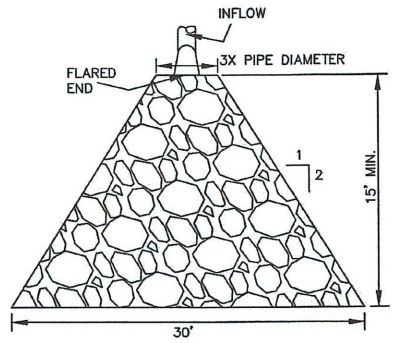
OE - 2470A



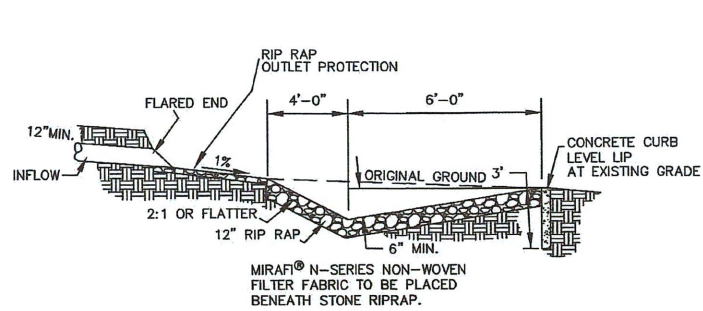
INFILTRATION BASIN DETAIL
NOT TO SCALE

INFILTRATION BASIN NOTES
THE CONTRACTOR IS CAUTIONED THAT THE INFILTRATION BASIN IS DESIGNED TO INFILTRATE/RECHARGE STORMWATER PRIMARILY THROUGH THE BOTTOM OF THE BASIN. CONSTRUCTION TECHNIQUES THAT WOULD POTENTIALLY DIMINISH THE INFILTRATION CAPACITY OF THE UNDERLYING SOILS ARE TO BE AVOIDED. COMPACTION AND SILTATION OF THE BASIN DURING CONSTRUCTION IS PROHIBITED.

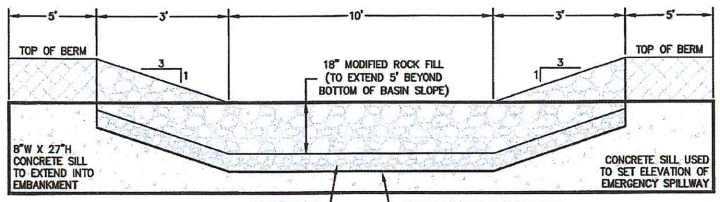
A) DO NOT UTILIZE ANY PORTION OF THE BASIN FLOOR AS A HAUL ROAD FOR MATERIAL AND HEAVY EQUIPMENT.
B) DO NOT COMPACT SOILS IN THE BASIN FLOOR.
C) DO NOT PLACE GRAVEL OR OTHER MATERIALS TO STABILIZE THE BASIN FLOOR FOR CONSTRUCTION VEHICULAR TRAVEL ACCESS.
D) STRICT COMPLIANCE WITH THE EROSION CONTROL PLAN AND THE STORMWATER OPERATIONS AND MAINTENANCE PLAN IS NECESSARY.
E) BASIN CONSTRUCTION SHALL OCCUR AT THE EARLY STAGES OF THE PROJECT CONSTRUCTION SO THAT THEY ARE FULLY VEGETATED AND STABILIZED PRIOR TO RECEIVING STORMWATER.
F) DESIGN ENGINEER TO INSPECT BOTTOM OF BASIN PRIOR TO PLACEMENT OF SAND.
G) RIP-RAP IN THE BOTTOM OF THE BASIN TO BE PLACED, NOT DUMPED, DO NOT COMPACT.
H) DO NOT USE THE INFILTRATION BASIN AS A TEMPORARY SEDIMENT BASIN OR DE-WATERING BASIN.



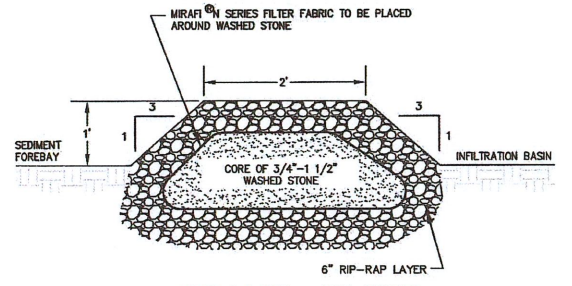
OUTLET PROTECTION AT LEVEL SPREADER PLAN VIEW



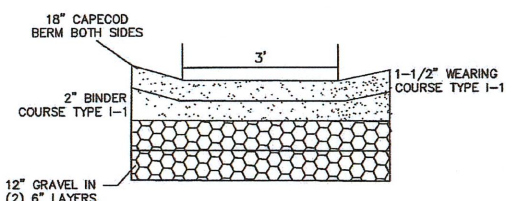
CROSS SECTION



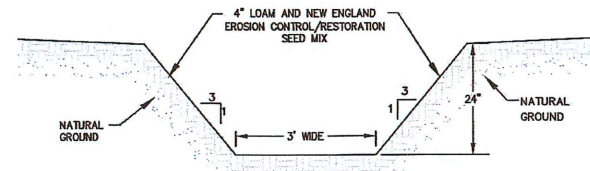
EMERGENCY SPILLWAY DETAIL
NOT TO SCALE



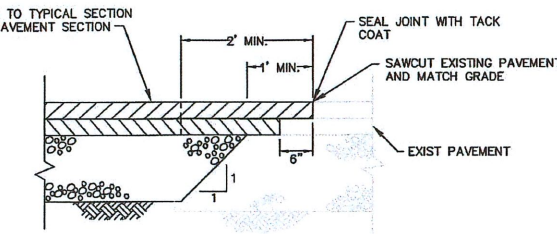
GRAVEL FILTER
NOT TO SCALE



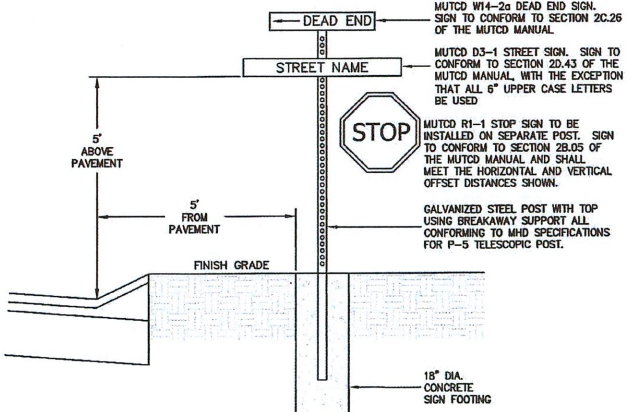
PAVED SCUPPER DETAIL
NOT TO SCALE



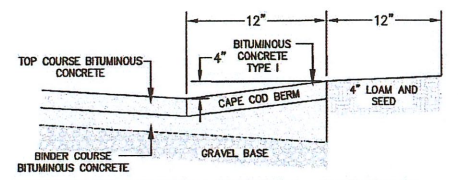
GRASS SWALE DETAIL
NOT TO SCALE



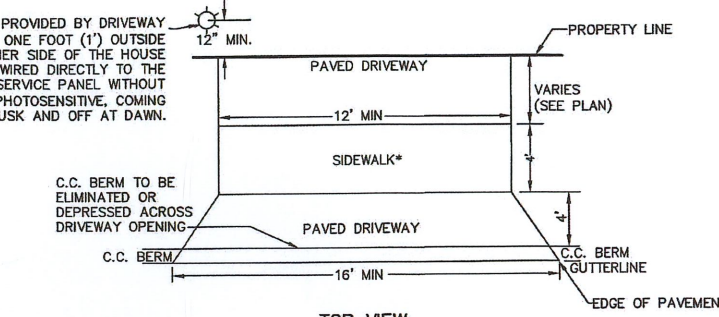
PAVEMENT MATCHING DETAIL
NOT TO SCALE



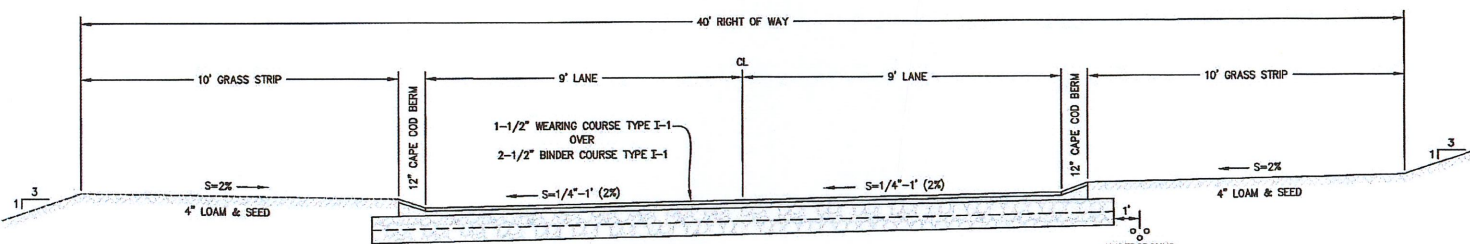
STREET SIGN DETAIL
NOT TO SCALE



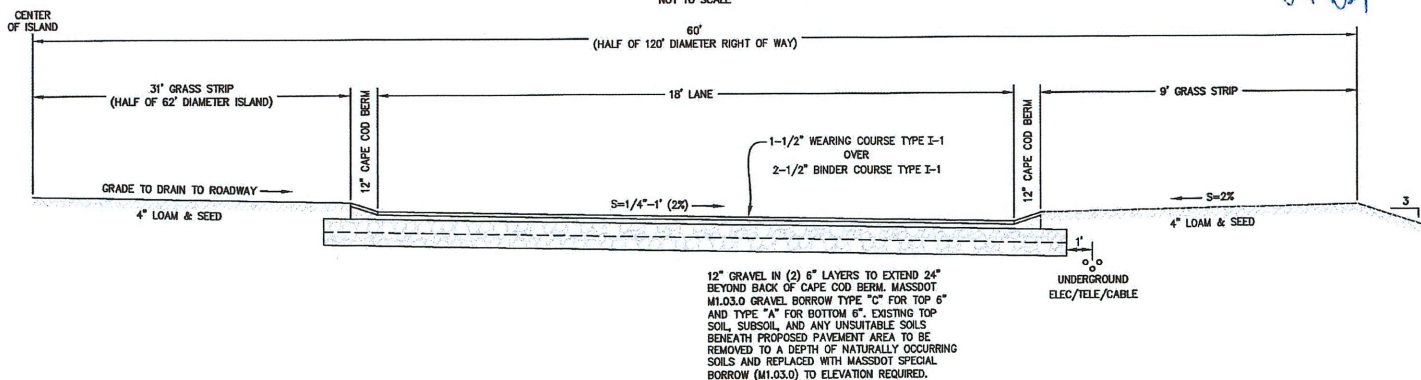
CAPE COD BERM DETAIL
NOT TO SCALE



TYPICAL DRIVEWAY RAMP
NOT TO SCALE
* WHERE APPLICABLE. SEE PLAN FOR SIDEWALK LOCATION



ROADWAY CROSS SECTION DETAIL
NOT TO SCALE



CUL-DE-SAC CROSS SECTION DETAIL
NOT TO SCALE

FOR REGISTRY USE ONLY
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



DATE: 4-2-24
PROFESSIONAL LAND SURVEYOR

PLANS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN A COVENANT DATE TO BE RECORDED HEREWITH.

LAKEVILLE PLANNING BOARD
DATE APPROVED: _____

LAKEVILLE PLANNING BOARD

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL, AND THAT NO APPEAL HAS BEEN FILED AT THIS OFFICE.

TOWN CLERK—TOWN OF LAKEVILLE

REVISIONS

NO.	DATE	DESCRIPTION
1.	4/2/24	REVISE LOT 2 AREAS

OWNER
MARONEY BUILDING & CONTRACTING INC.
5 APPONQUET DRIVE
LAKEVILLE, MA 02347
ASSESSORS MAP: 43 BLOCK: 7
LOT: 1 & 1-9
DEED BOOK 47412 PAGE 315
PLAN BOOK 51 PAGE 260

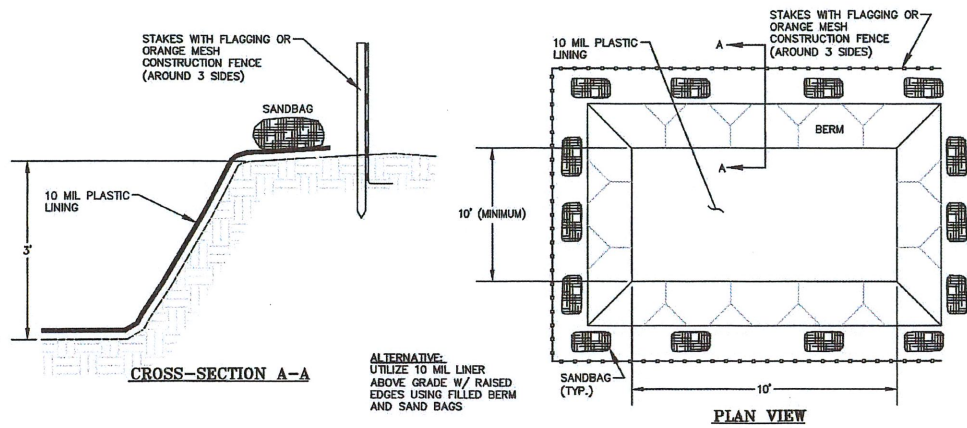
DETAILS

PINECREST VILLAGE
DEFINITIVE SUBDIVISION
OFF
HICKORY LANE &
PINECREST DRIVE
IN
LAKEVILLE
MASSACHUSETTS



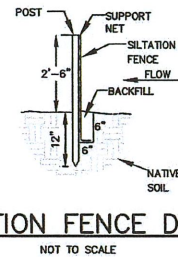
165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
www.outback-eng.com

DATE: FEBRUARY 16, 2024
DRAWN BY: K.A.D. CHECKED BY: J.A.Y.
SCALE: N.T.S. SHEET 6 OF 7

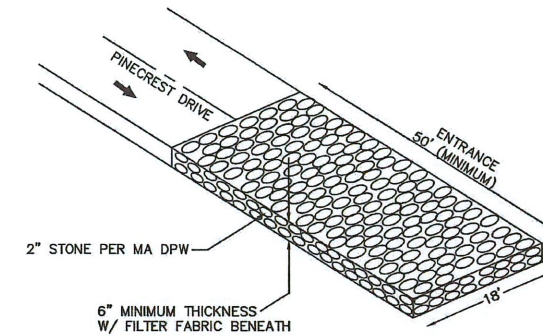


BELOW GRADE CONCRETE WASHOUT PIT
NOT TO SCALE

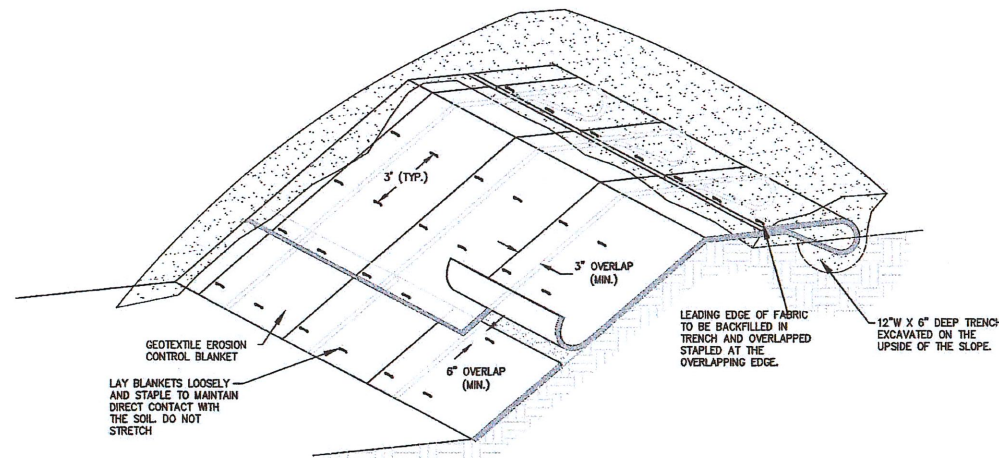
ALTERNATIVE:
UTILIZE 10 MIL LINER
ABOVE GRADE W/ RAISED
EDGES USING FILLED BERM
AND SAND BAGS



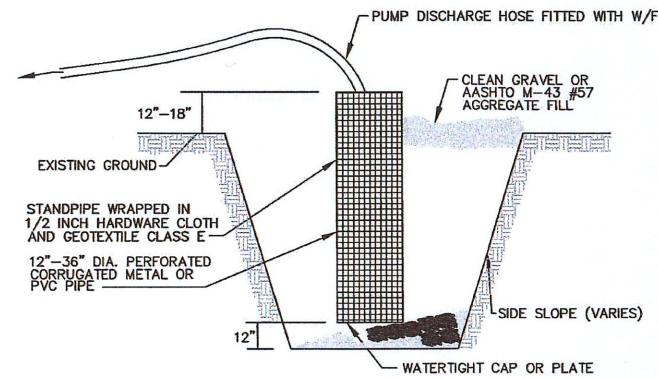
SILTATION FENCE DETAIL
NOT TO SCALE



TEMPORARY SITE CONSTRUCTION ENTRANCE PAD
N.T.S.



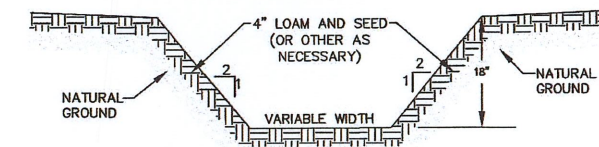
GEOTEXTILE EROSION CONTROL BLANKET
NOT TO SCALE



CONSTRUCTION DEWATERING SUMP PIT DETAIL
NOT TO SCALE

NOTE: IN LOCATIONS WHERE DEWATERING IS REQUIRED, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING SUMP PIT IN ACCORDANCE WITH THE DETAIL PROVIDED. TO PREVENT THE MIGRATION OF SILT AND SEDIMENT, THE CONTRACTOR SHALL FIT THE DISCHARGE END OF THE PUMP HOSE WITH A COMPOSITE SOCK AND ALL FLOW SHALL BE DISCHARGED INTO A SEDIMENT CONTROL TRAP PRIOR TO CONVEYANCE INTO THE STORM DRAIN SYSTEM. THE SEDIMENT CONTROL TRAP SHALL BE CONSTRUCTED UTILIZING AN ENCLOSED AREA OF SILT FENCE AND/OR FILTERMATT IN ACCORDANCE WITH THE DETAIL SHOWN. SEDIMENT TRAPS SHALL BE PLACED IN UPLAND AREAS ONLY AWAY FROM WETLANDS.

DEWATERING PIT TO BE LOCATED OUTSIDE 100' BUFFER AND DISCHARGE TO A SEDIMENT TRAP OR TEMPORARY DEWATERING PIT WHERE FEASIBLE.



TEMPORARY DIVERSION BERM/SWALE DETAIL
NOT TO SCALE

CONTRACTOR SHALL STABILIZE AS NECESSARY USING RIP RAP, CRUSHED STONE, EROSION CONTROL BLANKETS, AND/OR LOAM & SEED



4-4-24

T.P.# 1		T.P.# 2		T.P.# 3		T.P.# 4	
DEPTH	ELEV.	DEPTH	ELEV.	DEPTH	ELEV.	DEPTH	ELEV.
0	82.8	0	85.5	0	86.4	0	88.3
6"	82.3	6"	85.0	10"	85.6	10"	87.5
24"	80.8	24"	83.5	32"	83.7	30"	85.8
40"	79.5	40"	82.2	40"	83.1	38"	85.1
63"	77.6			84"	79.4	88"	81.0
84"	75.8	78"	79.0	96"	78.4	96"	80.3

PERC. RATE : 6 M.P.I.
DATE OF TEST : 12-2-15
B.O.H. AGENT : LARRY PERRY
SOIL EVALUATOR: JASON YOUNGQUIST

OBSERVATION HOLE
12-2-15
LARRY PERRY
JASON YOUNGQUIST

4 M.P.I.
12-2-15
LARRY PERRY
JASON YOUNGQUIST

OBSERVATION HOLE
12-2-15
LARRY PERRY
JASON YOUNGQUIST

SOIL STRATA LOGS
NOT TO SCALE

NOTE:
REMOVE & REPLACE
SHADED LAYERS UNDER
INFILTRATION AREAS

FOR REGISTRY USE ONLY
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



4-4-24
DATE PROFESSIONAL LAND SURVEYOR

PLANS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN A COVENANT DATE TO BE RECORDED HEREWITH.

LAKEVILLE PLANNING BOARD
DATE APPROVED:

LAKEVILLE PLANNING BOARD

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL, AND THAT NO APPEAL HAS BEEN FILED AT THIS OFFICE.

TOWN CLERK-TOWN OF LAKEVILLE

REVISIONS

NO.	DATE	DESCRIPTION
1.	4/2/24	REVISE LOT 2 AREAS

OWNER
MARONEY BUILDING & CONTRACTING INC.
5 APPONEQUET DRIVE
LAKEVILLE, MA 02347
ASSESSORS MAP: 43 BLOCK: 7
LOT: 1 & 1-9
DEED BOOK 47412 PAGE 315
PLAN BOOK 51 PAGE 260

DETAILS
PINECREST VILLAGE
DEFINITIVE SUBDIVISION
OFF
HICKORY LANE &
PINECREST DRIVE
IN
LAKEVILLE
MASSACHUSETTS



165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
www.outback-eng.com

DATE: FEBRUARY 16, 2024
DRAWN BY: K.A.D. CHECKED BY: J.A.Y.
SCALE: N.T.S. SHEET 7 OF 7



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

Date Submitted: _____

RECEIVED
 APR 18 2024
 PLANNING BOARD

FORM A

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

To the Planning Board:

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

PLAN TITLE: Form A Planned Land 4 1/2 6 Jamies Way Date: 3-18-2024

1. Owner's Signature: [Signature] Date: 3-23-24

2. Owner's Name (Please Print): Eric & Barbara Levitt

Owner's Address: 6 Jamies Way, Lakeville

3. Name of Land Surveyor: David Maddigan Jr

Surveyor's Address: 98 East Grove Street, Middleboro

Surveyor's Telephone: 774-213-5196

4. Deed of property recorded in Plymouth County Registry,

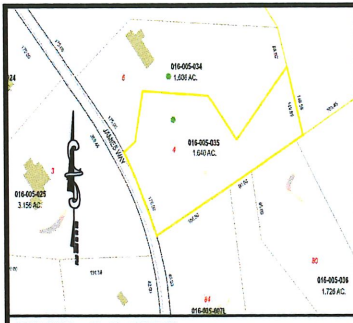
Book 11967 Page 48

5. Assessors' Map, Block and Lot (MBL) 016-005-034

6. Location and Description of Property: 6 Jamies Way, Lakeville

7. Plan Contact Name and Telephone Number:

Contact Name: David Maddigan Telephone: 774-213-5196



SITE LOCUS NOT TO SCALE

PLAN BOOK 35 PG 953

PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

THE LAKEVILLE PLANNING BOARD'S ENDORSEMENT MAKES NO DETERMINATION AS TO COMPLIANCE WITH ZONING.

FOR REGISTRY USE ONLY

MADDIGAN
LAND SURVEYING,
LLC.

88 EAST GROVE STREET
MIDDLEBORO, MA 02346
T: 774-213-5196
DMADDIGAN@COMCAST.NET

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: APRIL 08, 2024

DRAWN BY: CMH DESIGN BY: DJM CHECK BY: DJM

PROJECT NO. 24-0004-02

ISSUED FOR:

FORM A PLAN OF LAND
4 & 6 JAMIES WAY
LAKEVILLE, MA.
PREPARED FOR
ERIC LEVITT
6 JAMIES WAY
LAKEVILLE, MA.

APPLICANT :
ERIC & BARBARA LEVITT
6 JAMIES WAY
LAKEVILLE, MA.

OWNERS:
ERIC & BARBARA LEVITT
6 JAMIES WAY
PARCEL ID # 016-005-034
DEED BOOK 11967 PG 48

RICHARD & DIANE McDONOUGH
4 JAMIES WAY
PARCEL ID 016-005-035
DEED BOOK 46350 PG 186

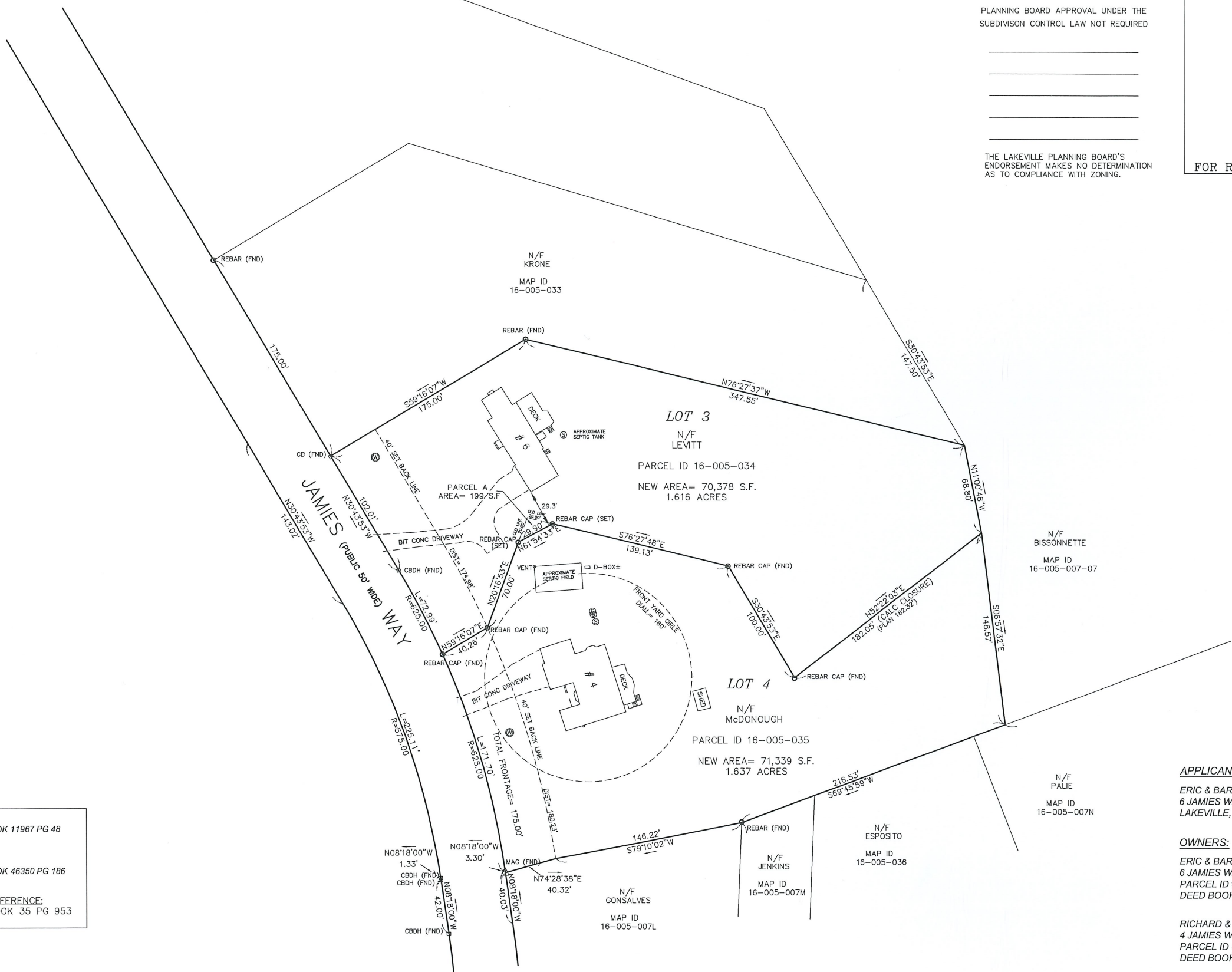
DRAWING TITLE:

FORM A PLAN

SCALE: 1" = 40'

SHEET NO.

1 of 1



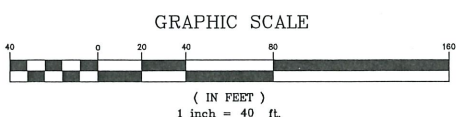
ZONE: RESIDENTIAL
AREA: 70,000 SQ.FT.
FRONTAGE: 175'
SETBACKS:
FRONT: 40'
SIDE: 20'
REAR: 20'

LOT 3
DEED BOOK 11967 PG 48

LOT 4
DEED BOOK 46350 PG 186

PLAN REFERENCE:
PLAN BOOK 35 PG 953

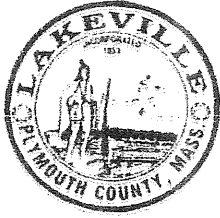
- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO CONVEY PARCEL A (199 S.F.) FROM LOT 4 TO LOT 3 AS SHOWN.
 2. ABUTTING OWNERS OF THE PROPERTIES SHOWN ARE ACCORDING TO THE CURRENT TOWN ASSESSOR'S RECORDS.
 3. AN ACTUAL ON THE GROUND SURVEY WAS PERFORMED BY MADDIGAN LAND SURVEYING LLC. IN FEBRUARY OF 2024.
 4. BOTH LOTS HAVE MORE THAN THE REQUIRED UPLAND. FRONTAGES HAVE NOT CHANGED. LOT 3 IS A PREVIOUSLY APPROVED LOT (MARCH 1993) AND CAN NOT MEET THE 160' DIAMETER FRONT CIRCLE REQUIREMENT. THIS PARCEL A CONVEYANCE MAKES LOT 3 MORE CONFORMING.
 5. BOTH LOTS ARE SHOWN ON A PREVIOUS RECORDED PLAN (BOOK 35 PAGE 953) THAT DOES NOT MATHEMATICALLY CLOSE AND HAS BEEN UPDATED AND CORRECTED ON THIS PLAN ALONG WITH THE LOT AREAS.



I HEREBY CERTIFY THAT THIS PLAN AS SHOWN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THE ABOVE CERTIFICATION IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF THE PROPERTIES SHOWN ARE ACCORDING TO THE CURRENT TOWN ASSESSOR'S RECORDS.

REGISTERED PROFESSIONAL LAND SURVEYOR _____ DATE _____



Date Submitted: _____

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

RECEIVED
APR 18 2024
PLANNING BOARD

FORM A

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

To the Planning Board:

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

PLAN TITLE: Form A Plan 75⁺ 77 Highland Road Date: April 05, 2024

1. Owner's Signature: Paul C. Little Date: April 05, 2024

2. Owner's Name (Please Print): Paul A. Little

Owner's Address: 75 Highland Road, Lakeville MA

3. Name of Land Surveyor: David Maddegen Jr.

Surveyor's Address: 88 East Grove Street, Middleboro MA

Surveyor's Telephone: 774-213-5196

4. Deed of property recorded in Plymouth County Registry,

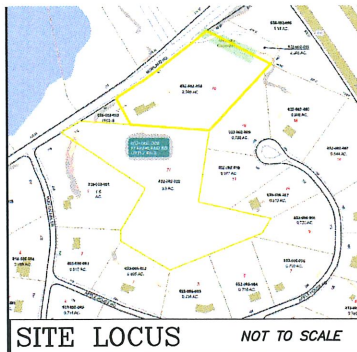
Book 58929 Page 136 Blk 58113 pg 124

5. Assessors' Map, Block and Lot (MBL) 032-002-002, 032-002-003, 032-002-004

6. Location and Description of Property: 75⁺ 77 Highland Road Lakeville

7. Plan Contact Name and Telephone Number:

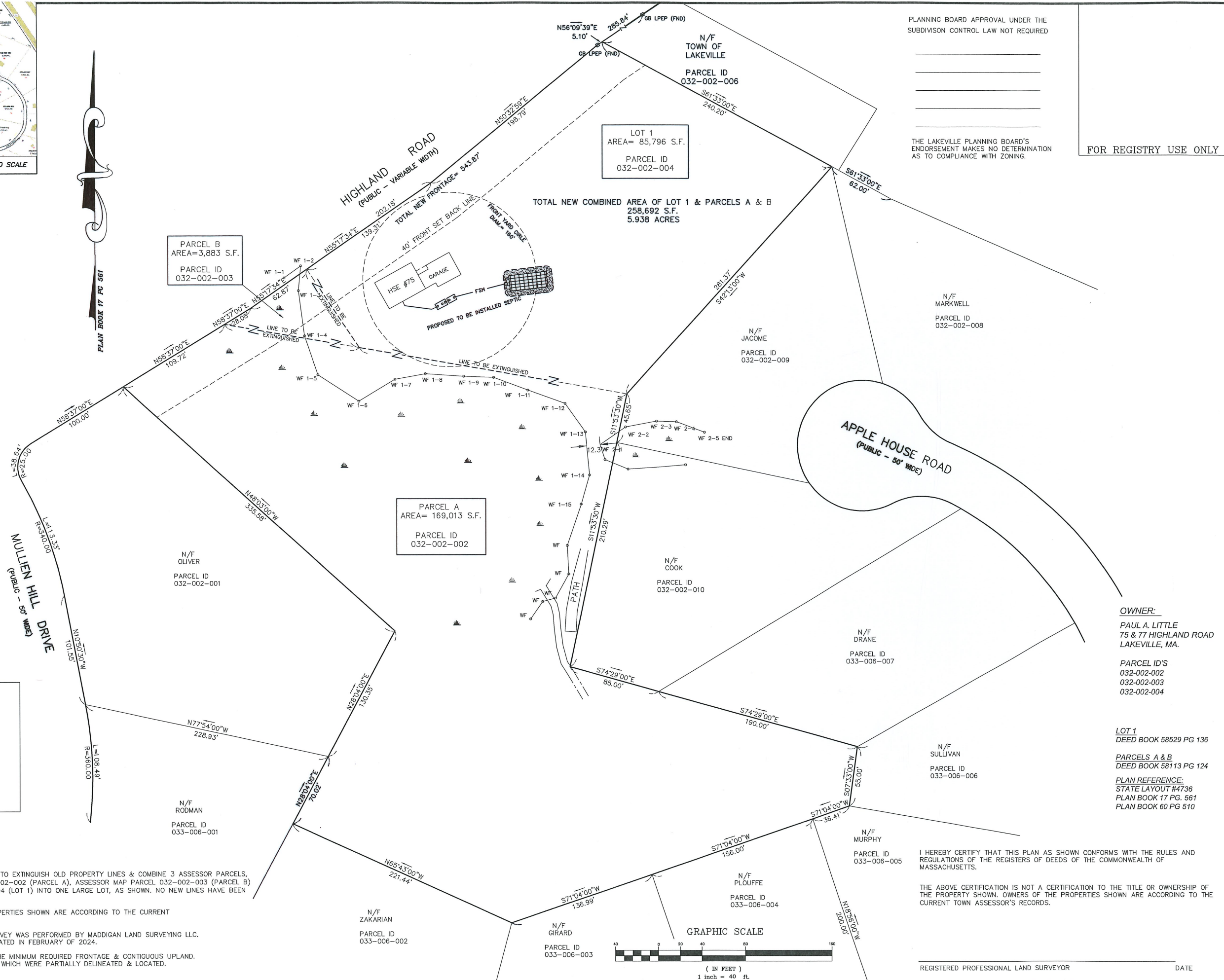
Contact Name: David Maddegen PLS Telephone: 774-213-5196



SITE LOCUS NOT TO SCALE

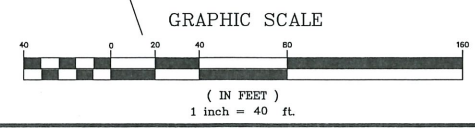


PLAN BOOK 17 PG 561



ZONE: RESIDENTIAL
AREA: 70,000 S.F.
FRONTAGE: 175'
SETBACKS:
FRONT: 40'
SIDE: 20'
REAR: 20'
CONTIGUOUS UPLAND:
52,500 S.F.

- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO EXTINGUISH OLD PROPERTY LINES & COMBINE 3 ASSESSOR PARCELS, ASSESSOR MAP, PARCEL 032-002-002 (PARCEL A), ASSESSOR MAP PARCEL 032-002-003 (PARCEL B) & ASSESSOR MAP 032-002-004 (LOT 1) INTO ONE LARGE LOT, AS SHOWN. NO NEW LINES HAVE BEEN CREATED.
 2. ADJUTING OWNERS OF THE PROPERTIES SHOWN ARE ACCORDING TO THE CURRENT TOWN ASSESSOR'S RECORDS.
 3. AN INITIAL ON THE GROUND SURVEY WAS PERFORMED BY MADDIGAN LAND SURVEYING LLC. IN JANUARY OF 2021 AND UPDATED IN FEBRUARY OF 2024.
 4. THE NEW COMBINED LOT HAS THE MINIMUM REQUIRED FRONTAGE & CONTIGUOUS UPLAND. THERE ARE WETLANDS ON SITE WHICH WERE PARTIALLY DELINEATED & LOCATED.



PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

THE LAKEVILLE PLANNING BOARD'S ENDORSEMENT MAKES NO DETERMINATION AS TO COMPLIANCE WITH ZONING.

FOR REGISTRY USE ONLY

MADDIGAN
LAND SURVEYING, LLC.
88 EAST GROVE STREET
MIDDLEBORO, MA 02346
T: 774-213-5196
DMADDIGAN@COMCAST.NET

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: APRIL 08, 2024
DRAWN BY: CMH DESIGN BY: DJM CHECK BY: DJM
PROJECT NO. 21-0004-02
ISSUED FOR:

FORM A PLAN
75 & 77 HIGHLAND ROAD
LAKEVILLE, MA.
PREPARED FOR
PAUL A. LITTLE
LAKEVILLE, MA.

DRAWING TITLE:
FORM A PLAN

SCALE: **1" = 40'**
SHEET NO.

1 of 1

I HEREBY CERTIFY THAT THIS PLAN AS SHOWN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THE ABOVE CERTIFICATION IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF THE PROPERTIES SHOWN ARE ACCORDING TO THE CURRENT TOWN ASSESSOR'S RECORDS.

REGISTERED PROFESSIONAL LAND SURVEYOR _____ DATE _____

**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
Thursday, February 12, 2024**

Joint meeting with the Planning Board to discuss the Housing Production Plan (HPP) and possible vote on extension of contract with SRPEDD

Mark Knox, Michele MacEachern, Jack Lynch and John Cabral, members of the Planning Board were present for the discussion and opened their meeting at 5:54 PM. Also present was Nathan Darling, Building Commissioner and Amy Kwesell, Esquire of KP Law. Ms. MacEachern said the Planning Board met in December to finalize one of the locations of Town owned property to be designated for a potential 40B site. The next day SRPEDD heard back from the State and said they wanted a feasibility study done to see whether the Town landfill is a viable site. Research was done on other Towns that used a landfill and the Planning Board decided to move forward with it. The Planning Board approved the final draft of the Housing Production Plan (HPP) in June, and the Select Board approved it in July. SRPEDD sent it for initial review to the State and this item is one of the State's edits as well as some minor language changes. They are looking to confirm that the Select Board agrees with the location, and we will submit it to the State. We will also need a letter to submit that to the State.

Planning Board Chairman Knox said the goalposts were moved by the State. They went through the process and approved what we were told was a complete HPP, but the State came back with these requests which were not part of the original approval of the HPP. Ms. MacEachern said we will use the Planning Board SRPEDD hours in order to get the feasibility study done. If you vote to approve the plan and the changes, she will go ahead with SRPEDD. Member Fabian said this feasibility study is to determine whether the location selected is a viable location. It may never be developed, but we still need the study done. Chairman Day asked about the language "identification of municipal owned parcels to which the municipality commits to issue a Request for Proposals (RFP) to develop Subsidized Housing Inventory eligible housing". We can't dispose of land without Town Meeting vote. Planning Board Chairman Knox said he spoke to Mr. Darling about this. Planning Board Chairman Knox said his suggestion is commit to seek a proposal, but it doesn't need to be executed. They felt that would fulfill the requirements of the request. Chairman Day asked what would the State say if Town Meeting did not approve the sale of the land; is the plan dead? Ms. MacEachern said she spoke to SRPEDD and asked what if the Town reached Safe Harbor, does it change what is required? SRPEDD said it would be a minimal change and they would still look to us to designate this, but it would be if needed or in the future. If the Board is not comfortable with the wording, we can say we approve with this minor edit.

Chairman Day said we can commit to getting a proposal, but that is it. We don't have the ability to commit that piece of property until it goes through Town Meeting. Mr. Darling said he would feel better saying "entertain" an RFP. Amy Kwesell, Esquire, said the HPP is just a plan. The requirements of the plan are from the Executive Office of Housing and Livable Communities (EOHLC). The Town can't go to an RFP without converting the control of the land at Town Meeting. You don't want to send out an RFP and have people respond to it, and you don't even know if the Town is willing to transfer the property. She thinks all that is required would be to state which properties you are willing to commit and move on it. Chairman Day asked could we

say we commit to this on the condition that Town Meeting approves it. Attorney Kwesell said you cannot override legislative action, which is Town Meeting. She wouldn't think that EOHLIC would require any more than that.

Member Carboni asked if there is going to be additional costs beside the 20 hours. Ms. MacEachern said SRPEDD said we can use the 40 hours we have left between the Planning Board and Select Board. They said to start with the original 20 hours and go from there. The original contract with SRPEDD has expired, and it can be extended. Chairman Day said we need to vote to approve the HPP and then the contract extension. Chairman Day asked what is the other parcel. Ms. MacEachern said it is adjacent to the Hospital property identified as #2. Ms. Craig-McGee noted that the Board's agenda does not have a vote on the HPP. Member Carboni said we can bring the vote back on the Board's meeting on the 26th. Ms. MacEachern said if this is not completed, the Town can't reach Safe Harbor. We have already missed out on units over the past two (2) years. Chairman Day asked if we would need to add additional information on the contract regarding using the 20 hours as payment.

Upon a motion made by Member Carboni and seconded by Member Fabian, it was:

VOTED: To approve the extension of the SRPEDD contract to finish the Housing Production Plan.

Unanimous in favor.

Planning Board Chairman Knox asked the Board to put on the 26th agenda to approve the draft HPP that exists. Ms. MacEachern said she will put in a request to use the SRPEDD hours. Chairman Day said Robert Nunes' name is on there. Planning Board Chairman Knox said the previous Town Administrator's name was on there so that is why.

Joint meeting with the Planning Board to discuss and possible vote to expand the Smart Growth Overlay District (40R)

Chairman Day said this started after the presentation of the potential Lakeville Hospital project. They already have a 40R district in Town, and he asked if 40R would be considered for the project. Planning Board Chairman Knox said it was discussed previously by the Planning Board, but not acted upon because they didn't want to prompt that development because the presentation had not been given yet. He asked Attorney Kwesell if they could overlay part of the hospital property to give the developer the possibility of doing a 40R instead of a 40B. We don't want to create an overlay to open the floodgates for more housing than what would be with a 40B. Can we cap what we are overlaying the site with?

Attorney Kwesell said with regard to 40B versus 40R, with 40B you are referring to a large project, which means in a Town the size of Lakeville, a large project is capped at 200 units. If they go over 200 units under 40B, you do not have to approve it. 40R does not have a cap. It has affordability and increased density, but it is not a 40B. There is a concern if you overlay that area you could be looking at more than 200 units. It depends where the overlay hits on the property; it doesn't have to be the whole property. If we have the ability within 40R to limit the density, that answer lies within EOHLIC and would need their approval. We do have control over how much of the lot we want to overlay. 40R has financial benefits to the Town that Lakeville has already

seen in their current 40R that 40B does not. 40R doesn't require the 25% of affordable housing, it is 20%.

Ms. MacEachern said with 40B rentals all count. Does it change with 40R? Attorney Kwesell replied yes, and said the last one they did was for sale units. With rentals you are still getting a density bonus. Ms. MacEachern said so if you do 40B you get more affordable housing. 200 40B units would bring us into safe harbor. Attorney Kwesell said there is no offered financial benefit with 40B and Towns rarely see a financial benefit. Ms. MacEachern said so we should reach out to see if we can add language with a cap to the 40R overlay. Attorney Kwesell said the last 40R we didn't have to worry about this. It was a very small area already developed, and we knew it was going to have 120 units. We could run this by EOLHC.

Planning Board Chairman Knox said is there a similar density allowance for 40R and 40B? If we know the acreage for 40B, is that big enough to not be spot zoning and control the number of units that would have been 40B. Attorney Kwesell said you can only build on the 40R overlay so if you limit the size of the overlay, it limits the number of units. You do bring up a good question about spot zoning. EOLHC does not allow expansion of an existing 40R subzone; you need to create a new one. Member Carboni said we have three Smart Growth Overlay Districts with three sections. We would need a fourth one. Mr. Darling said this conversation is not being had to promote development. We are trying to cut off something that may be inevitable. With Riverside/Commercial Drive projects there are 111 units, and it was originally a 40B. Our previous Town Administrator, Rita Garbitt, identified a way to recoup expenses, so the developer agreed to run them concurrently as they proposed a zoning change to Town Meeting. The project's number didn't change from the 40B to the 40R. The conversation we need to have is looking at if we are opening the floodgates if we rezone this whole 49 acres and end up with 700 to 800 units versus 200. This is a longer conversation with Town Counsel and EOLHC to see if we can create 49 acres as a subdistrict, but if we reach our 10% Subsidized Housing Inventory can we deny any further permitting on the affordable units? We can pick 10 acres which would have an allowable density of 200 units.

Chairman Day said 600 for the whole 49 acres would be a whole project. Mr. Darling said that is why we want to limit the land area or condition that if we reach 10% we can deny any further permitting. Attorney Kwesell said right now you have 25 units per acre for developable land. 40R does not take into consideration wetlands, etc. 40B tends to come in on properties that are not desirable for standard zoning. Ms. MacEachern asked are we talking about the entire site, or are we talking about limiting that? Planning Board Chairman Knox said we would want to consider 8-12 acres. We don't have a subdivided plan to say that's the piece. They have one parcel of 49 acres. How do we identify the right 10 acres?

Mr. Darling said it would be a question of priority. Can we do the whole 49 acres with a caveat that once we reach our 10% subsidized housing we can limit the number of units built there. If you look at our current Subsidized Housing Inventory, we need a bit less than 200 units to reach our 10%. He believes all the rentals would count for Subsidized Housing Inventory. If you look at 40B, 25% need to be affordable and 20% in 40R. In phase D of Kensington Court, the developer wanted to change it to rentals. All of those units would count, but it had to go to 25% affordability, but they all counted. If Rhino keeps it a rental for either 40B or 40R, we will reach safe harbor. We just updated to a 2020 census until about 2031-2. If we reach the 200 units of rental and are at 10%, we will be in safe harbor until the next census. The 40R district would come with a \$600,000 bonus once the permits are issued to the Town and 40S money from the State if they

keep funding it. The 40R will help mitigate expenses to the Town. Chairman Day said we are getting less of the 40S money each year as more Towns build these. Mr. Darling said there is \$180,000 to \$200,000 in Smart Growth this year on the Cherry Sheet. As we get more numbers, we will get more of that funding. Member Carboni said there were only two municipalities that were participating in the program when we did ours.

Chairman Day asked where do we want to go from here? Do we want a small advisory committee or have the Planning Board continue on with this? Ms. MacEachern said we should probably reach out to EOHLHC. Member Carboni said we had plans in front of us the last time we did this. Attorney Kwesell said we were able to gear the 40R to the project that we had. Once you set these 40R subdistricts these are uses allowed by right and only subject to plan approval by the Planning Board. You are opening that door, so we would need more information. Planning Board Chairman Knox said an advisory committee would be wise.

Attorney Kwesell said you are up against time for June Town Meeting. There are certain timelines that EOHLHC follows. They have 30 days to review a draft. There are more communities taking advantage of 40R now. Chairman Day said is there a reason not to reach out to Rhino to see what they are planning. Attorney Kwesell said it would be advantageous to reach out so we can come up with an overlay that meets scrutiny. Member Carboni said we need to have that conversation first. Attorney Kwesell said the time we did it before, the developer was very cooperative. Chairman Day asked if we should have Mr. Nunes reach out and set up a meeting. Planning Board Chairman Knox said we should reach out to EOHLHC with questions and to the developer. If we formed a small group and do as much as we can within the group, we can give updates to the Select Board and Planning Board. Planning Board Chairman Knox suggested that he, Mr. Darling, Chairman Day, Mr. Nunes and Attorney Kwesell be on the advisory committee. Attorney Kwesell said she would reach to EOHLHC initially to get some answers on the questions. Planning Board Chairman Knox said he can reach out to Rhino to see where they are. Attorney Kwesell said with the last 40R, Mr. Pollucci decided to go with 40B and then 40R which is acceptable. They might apply for a 40B, but it may become 40R. Chairman Day said it looks like there are open space requirements also.

Ms. MacEachern asked who is tracking this? Planning Board Chairman Knox said no one has been. Member Carboni said Subsidized Housing Units is under the Town Administrator. Attorney Kwesell said normally Subsidized Housing Inventory is kept track of by the Town Planner. It is an easy process to get them certified. The confusing part is that Subsidized Housing Inventory units come on and off. You only have a year to issue the building permit and if it is not issued, it gets knocked off of the Subsidized Housing Inventory and needs occupancy within a year or they come off. The most important thing is when you get the Housing Production Plan, you are eligible for safe harbor for hitting your goals. You are not the only Town without a Town Planner, but it is very important to keep track of your Subsidized Housing Inventory.

Chairman Day asked Mr. Darling where the data lies, and how to keep it safe. Mr. Darling said the reporting for Subsidized Housing Inventory is multi-faceted. Ultimately the Building and Occupancy permits weigh in. In the past he provided them to Ms. Garbitt, and she was the reporting officer in the absence of a Town Planner. The Smart Growth Reporting Officer does the 40S reimbursement coordinating the school reporting, and it did slow. In 2022, we were going to update it and it wasn't done. The form is quite simple, but who is responsible for this. Chairman Day asked can the Town Administrator's office handle this in coordination with the Planning Clerk and Mr. Darling. Mr. Nunes said yes. Planning Board Chairman Knox said do we want to give

updates to our respective Boards and nothing happens unless we want to call another meeting. Chairman Day responded yes.

Upon a motion made by Planning Chairman Knox and seconded by Ms. MacEachern, it was:

VOTED: To adjourn the meeting at 6:45 PM.
Unanimous in favor.