

# TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp  
received & posted:

LAKEVILLE TOWN CLERK  
RECD 2023 APR 21 AM 11:25

*K. Murray*  
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 27, 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

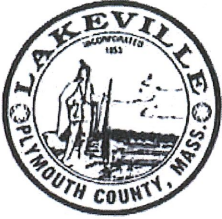
Cancelled/Postponed to: \_\_\_\_\_ (circle one)

Clerk/Board Member Cancelling/Postponing: \_\_\_\_\_

## Revised A G E N D A

1. **Public Hearing (7:00) – Stowe Estates – 35 Myricks St.** upon the application for Approval of a Definitive Plan submitted by JIJ Properties, Inc., for a three (3) lot subdivision, Assessors Map 017, Block 004, Lot 003-01.
2. **Public Hearing (7:00) Site Plan Review – 13 Main Street, continued – Main Street Real Estate Holdings, LLC-** applicant.
3. **5 Harding Street – Jamie Bissonnette – Discussion regarding possible changes to the approved Site Plan**
4. ~~Approve the March 9, 2023 Meeting Minutes~~
5. **Housing Production Plan -Discuss and possible vote**
6. Review correspondence
7. Next meeting. . . May 11, 2023 at the Lakeville Police Station
8. Any other business that may properly come before the Planning Board.
9. Adjourn

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



Date Submitted: \_\_\_\_\_

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

## FORM 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: JIJ Properties, Inc.  
Address: 6 Sand Trap Lane Lakeville, MA
2. Name of Engineer or Surveyor: Zenith Cons. Eng., LLC  
Address: 3 Main St. Lakeville, MA 02347
3. Deed of property recorded in Plymouth Registry,  
Book 5739S Page 258
4. Location and Description of Property: 35 Myricks St.

SIGNATURE OF OWNER: *Matthew J. J. J.*

ADDRESS: 6 SAND TRAP LANE  
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.



3 Main Street Lakeville, MA 02347  
(508) 947-4208 - [www.zcellc.com](http://www.zcellc.com)

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

March 3, 2023

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

**RE: Stowe Estates off Myricks Street, Lakeville, MA**

Dear Board Members:

On behalf of our client, JIJ Properties, Inc., Zenith Consulting Engineers, LLC. respectfully requests the following waivers from the Town of Lakeville's Rules and Regulations of the Planning Board Governing the Subdivision of Land:

1. SECTION IV B.2.B - To allow a centerline radius less than 150' (20' proposed)
2. SECTION IV B.2.D - To allow a curb radius less than 30' at an intersection (20' proposed)
3. SECTION IV B.3.A - To allow a right of way width less than 50' (40' proposed)
4. SECTION IV B.3.C - To allow a change in grade of more than 5% within 150 on an intersection without a 75' leveling area
5. SECTION IV B.5.B - To allow a dead-end turnaround other than a 120' diameter cul-de-sac (tee turnaround proposed)
6. SECTION IV B.6.G - To allow a minor road without 24' paved width (20' width including 14' of pavement and 3' of gravel on each side is proposed)
7. SECTION IV B.7 - To waive the requirements of curbs and berms (road is proposed to pitch to a grassed swale)
8. SECTION IV B.8 - To waive the requirements of sidewalks
9. SECTION IV B.9 - To allow roadway embankment slopes greater than 3:1 (2:1 proposed)
10. SECTION IV C.2.D - To allow overhead electric, telephone and cable utilities
11. SECTION IV D.2.F - To waive the requirement of an oil separator prior to stormwater outfall
12. SECTION IV D.5 - To allow a drainage pipe material other than rep (hdpe proposed)
13. SECTION IV G.1 - To waive the requirement of a monument to be set at the northern intersection point with Myricks Street (falls in an existing gravel driveway to remain)
14. SECTION IV I - To waive the requirements of street lights
15. SECTION IV K - To waive the requirements of trees

Zenith Consulting Engineers, LLC. requests and opportunity to appear in front of the Board so that these waivers may be reviewed. Should you have any questions, please do not hesitate to contact the office at 508-947-4208 or email [nyles@zcellc.com](mailto:nyles@zcellc.com).

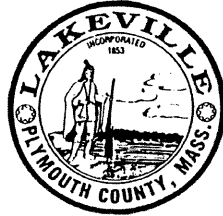
Sincerely,  
**Zenith Consulting Engineers, LLC**

A handwritten signature in blue ink, appearing to read 'Nyles Zager', with a stylized flourish at the end.

Nyles Zager, P.E.  
Manager/Senior Engineer

# 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 27, 2023, at 7:00 PM upon the application for **Approval of a Definitive Plan** submitted by **JIJ Properties, Inc.** for a **three (3) lot subdivision** located at **35 Myricks Street; Assessors Map 017, Block 004, Lot 003-01; Book 57395, Page 258.**

The application and assorted documents can be viewed in the Planning Department by appointment, or on the Town of Lakeville Planning Board's web page.

Mark Knox, Chairman

April 13, 2023 & April 20, 2023



*Town of Lakeville*  
*Board of Health*  
*346 Bedford Street*  
*Lakeville, MA 02347*

Board of Health  
(508) 946-3473  
(508) 946-8805  
(508) 946-3971 fax

March 28, 2023

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

Re: 35 Myricks Street

Dear Chairman Knox:

We received a copy of the Definitive Residential Subdivision plan for Stowe Estates at 35 Myricks Street. The Definitive Residential Subdivision plan from Zenith Consulting Engineers dated 2/13/23 shows 3 proposed residential lots and an area for a fourth residential lot labeled parcel B. All four of the lots had soil suitable for a subsurface sewage disposal system. The plan showed a municipal water connection on Myricks Street, so there is no need for wells for the proposed lots.

Therefore, based on the information provided to the BOH there is no reason for the BOH to recommend denial due to public health issues at this time.

Sincerely yours,  
For the Board of Health

Edward Cullen  
Health Agent

**LAKEVILLE PLANNING BOARD**  
 APPROVED UNDER THE SUBDIVISION CONTROL LAW  
 APPROVED: \_\_\_\_\_  
 ENDORSED: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LAKEVILLE PLANNING BOARD WAS RECEIVED AND RECORDED ON \_\_\_\_\_ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.  
 TOWN CLERK, LAKEVILLE, MA DATE \_\_\_\_\_  
 SUBJECT TO A PERFORMANCE COVENANT DATED \_\_\_\_\_ RUNNING WITH THE LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD.

# DEFINITIVE RESIDENTIAL SUBDIVISION

## "STOWE ESTATES" AT 35 MYRICKS STREET LAKEVILLE, MASSACHUSETTS

- SITE NOTES:**
- THE SITE IS LISTED ON THE TOWN OF LAKEVILLE ASSESSORS PROPERTY RECORD CARDS AS A PORTION OF PARCEL ID 17-4-3.
  - PROPERTY LINE AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A FIELD SURVEY BY ZENITH LAND SURVEYORS, LLC.
  - PLYMOUTH COUNTY REGISTRY OF DEEDS:  
DEED REFERENCE: BOOK 5739S PAGE 258  
PLAN REFERENCE: BOOK 66 PAGE 50
  - THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 25023C0426J, MAP REVISED 7-17-12.
  - 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.
  - WETLAND LINE TAKEN FROM PLAN RECORDED IN PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 66 PAGE 50.
  - 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 (ORW).

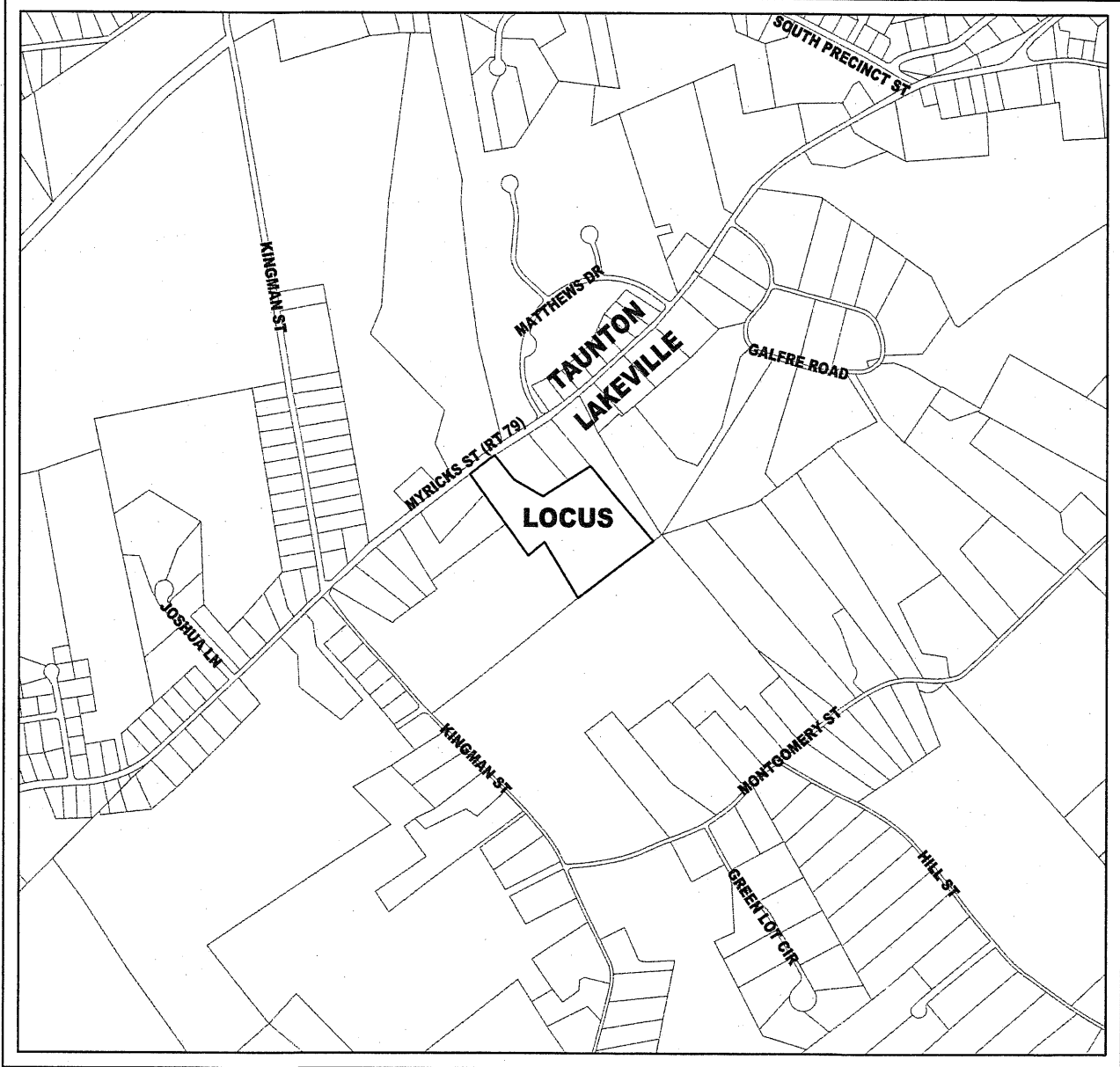
- CONSTRUCTION NOTES:**
- A NPDES PERMIT MUST BE OBTAINED FOR THIS PROJECT PRIOR TO CONSTRUCTION.
  - CONTRACTOR TO VERIFY BENCHMARKS FOR CONSISTENCY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ZENITH CONSULTING ENGINEERS, LLC, OF ANY DISCREPANCIES.
  - CONTRACTOR SHALL VERIFY WATER TABLE ELEVATIONS AND NOTIFY 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 SERVICED BY MUNICIPAL WATER AND PRIVATE SEWER.
  - 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.

- WAIVERS REQUESTED:**  
 THE FOLLOWING WAIVERS ARE REQUESTED FROM THE TOWN OF LAKEVILLE RULES & REGULATIONS OF THE PLANNING BOARD GOVERNING THE SUBDIVISION OF LAND:
- SECTION IV B.2.B - TO ALLOW A CENTERLINE RADIUS LESS THAN 150' (20' PROPOSED)
  - SECTION IV B.2.D - TO ALLOW A CURB RADIUS LESS THAN 30' AT AN INTERSECTION (20' PROPOSED)
  - SECTION IV B.3.A - TO ALLOW A RIGHT OF WAY WIDTH LESS THAN 50' (40' PROPOSED)
  - SECTION IV B.3.C - TO ALLOW A CHANGE IN GRADE OF MORE THAN 5% WITHIN 150 ON AN INTERSECTION WITHOUT A 75' LEVELING AREA
  - SECTION IV B.5.B - TO ALLOW A DEAD-END TURNAROUND OTHER THAN A 120' DIAMETER CUL-DE-SAC (TEE TURNAROUND PROPOSED)
  - SECTION IV B.6.C - TO ALLOW A MINOR ROAD WITHOUT 24' PAVED WIDTH (20' WIDTH INCLUDING 14' OF PAVEMENT AND 3' OF GRAVEL ON EACH SIDE IS PROPOSED)
  - SECTION IV B.7 - TO WAIVE THE REQUIREMENTS OF CURBS AND BERMS (ROAD IS PROPOSED TO PITCH TO A GRASSED SWALE)
  - SECTION IV B.8 - TO WAIVE THE REQUIREMENTS OF SIDEWALKS
  - SECTION IV B.9 - TO ALLOW ROADWAY EMBANKMENT SLOPES GREATER THAN 3:1 (2:1 PROPOSED)
  - SECTION IV C.2.D - TO ALLOW OVERHEAD ELECTRIC, TELEPHONE AND CABLE UTILITIES
  - SECTION IV D.2.F - TO WAIVE THE REQUIREMENT OF AN OIL SEPARATOR PRIOR TO STORMWATER OUTFALL
  - SECTION IV D.5 - TO ALLOW A DRAINAGE PIPE MATERIAL OTHER THAN RCP (HDPE PROPOSED)
  - SECTION IV G.1 - TO WAIVE THE REQUIREMENT OF A MONUMENT TO BE SET AT THE NORTHERN INTERSECTION POINT WITH MYRICKS STREET (FALLS IN AN EXISTING GRAVEL DRIVEWAY TO REMAIN)
  - SECTION IV I - TO WAIVE THE REQUIREMENTS OF STREET LIGHTS
  - SECTION IV K - TO WAIVE THE REQUIREMENTS OF TREES

CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT AREA	70,000 S.F.	505,613± S.F.	75,400± S.F. MIN.
FRONTAGE	175'	202.50'	180.00' MIN.
FRONT BUILDING SETBACK	40'	-	> 40'
SIDE BUILDING SETBACK	20'	-	> 20'
REAR BUILDING SETBACK	20'	-	> 20'
CONTIGUOUS UPLAND	52,500 S.F.	440,822± S.F.	75,400± S.F. MIN.
IMPERVIOUS COVER	25%	0.3% (1,320 S.F.)	7.8%* (34,110 S.F.)

\*IMPERVIOUS COVER  
(PER LAKEVILLE ZONING SECTION 5.2.2.1)

TOTAL LOT AREA	505,613 SF
WETLAND AREA	64,791 SF
PROPOSED DRAINAGE BASIN	5,420 SF
ADJUSTED AREA FOR IMPERVIOUS CALCULATION	435,402 SF
PROPOSED ROOF AND PAVEMENT AREA	34,110 SF
IMPERVIOUS AREA = 34,110 SF	= 7.8%
ADJUSTED AREA = 435,402 SF	



**LOCUS PLAN**  
**SCALE: 1"=500'**

**OWNER/APPLICANT**  
**JIJ PROPERTIES, INC.**  
 6 SAND TRAP LANE  
 LAKEVILLE, MA

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
[Symbol]	BUILDING	[Symbol]
[Symbol]	CONTOUR	[Symbol]
[Symbol]	SPOT GRADE	[Symbol]
[Symbol]	SILT FENCE/SILT SOCK	[Symbol]
[Symbol]	CHAINLINK FENCE	[Symbol]
[Symbol]	STOCKADE FENCE	[Symbol]
[Symbol]	SIGN	[Symbol]
[Symbol]	TEST PIT	[Symbol]
[Symbol]	GAS MAIN	[Symbol]
[Symbol]	GAS SERVICE	[Symbol]
[Symbol]	OVERHEAD WIRES	[Symbol]
[Symbol]	UTILITY POLE	[Symbol]
[Symbol]	GUY WIRE	[Symbol]
[Symbol]	LIGHT POLE	[Symbol]
[Symbol]	WATER MAIN	[Symbol]
[Symbol]	WATER SERVICE	[Symbol]
[Symbol]	HYDRANT	[Symbol]
[Symbol]	WATER GATE/VALVE	[Symbol]
[Symbol]	WATER SHUTOFF	[Symbol]
[Symbol]	TREELINE	[Symbol]
[Symbol]	STONEWALL	[Symbol]
[Symbol]	WETLAND LINE	[Symbol]
[Symbol]	50' BUFFER	[Symbol]
[Symbol]	100' BUFFER	[Symbol]
[Symbol]	WETLAND FLAG	[Symbol]

**SCHEDULE OF DRAWINGS**

SHEET ID	PLAN TITLE	LATEST REVISION DATE
C	COVER SHEET	-
X	EXISTING CONDITIONS PLAN	-
L	LOTING PLAN	-
G	GRADING AND DRAINAGE PLAN	-
P	ROADWAY PROFILE PLAN	-
E	EROSION CONTROL PLAN	-
D	SITE DETAILS	-

**SURVEY COMPANY OF RECORD:**

**ZLS**  
 ZENITH LAND SURVEYORS, LLC  
 1162 ROCKDALE AVENUE  
 NEW BEDFORD, MA 02740  
 (508) 995-0100

WILLIAM JOSEPH McGOVERN  
 No. 39992  
 REGISTERED PROFESSIONAL LAND SURVEYOR

**FEBRUARY 13, 2023**

P.E. STAMP

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

DATE	REV.	DESCRIPTION	BY	APP.
2-13-23				

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

DATE: 2-13-23  
 PROJECT NUMBER: 0892-01-01  
 DRAWING SCALE: 1"=500'  
 SHEET ID: C

**DEFINITIVE SUBDIVISION COVER SHEET**  
**STOWE ESTATES**  
 LAKEVILLE, MASSACHUSETTS  
**JIJ PROPERTIES, INC.**  
 6 SAND TRAP LANE  
 LAKEVILLE, MASSACHUSETTS

S:\Unit Engineering Projects\Lakeville\Myricks Street\03-35-37 Myricks Street\DWG\Subdivision Plan - 35 Myricks St - Lakeville.ma

**LAKEVILLE PLANNING BOARD**

APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED: \_\_\_\_\_

ENDORSED: \_\_\_\_\_


I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LAKEVILLE PLANNING BOARD WAS RECEIVED AND RECORDED ON \_\_\_\_\_ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, LAKEVILLE, MA DATE \_\_\_\_\_

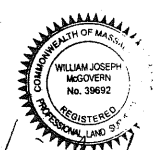
SUBJECT TO A PERFORMANCE COVENANT DATED \_\_\_\_\_ RUNNING WITH THE LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD.

CRITERIA	REQUIRED	EXISTING
LOT AREA	70,000 S.F.	505,613± S.F.
FRONTAGE	175'	202.50'
FRONT BUILDING SETBACK	40'	-
SIDE BUILDING SETBACK	20'	-
REAR BUILDING SETBACK	20'	-
CONTIGUOUS UPLAND	52,500 S.F.	440,822± S.F.
IMPERVIOUS COVER	25%	0.3% (1,320 S.F.)

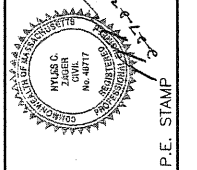
**SURVEY COMPANY OF RECORD:**



**ZLS**  
ZENITH LAND SURVEYORS, LLC  
1162 ROCKDALE AVENUE  
NEW BEDFORD, MA 02740  
(508) 995-0100

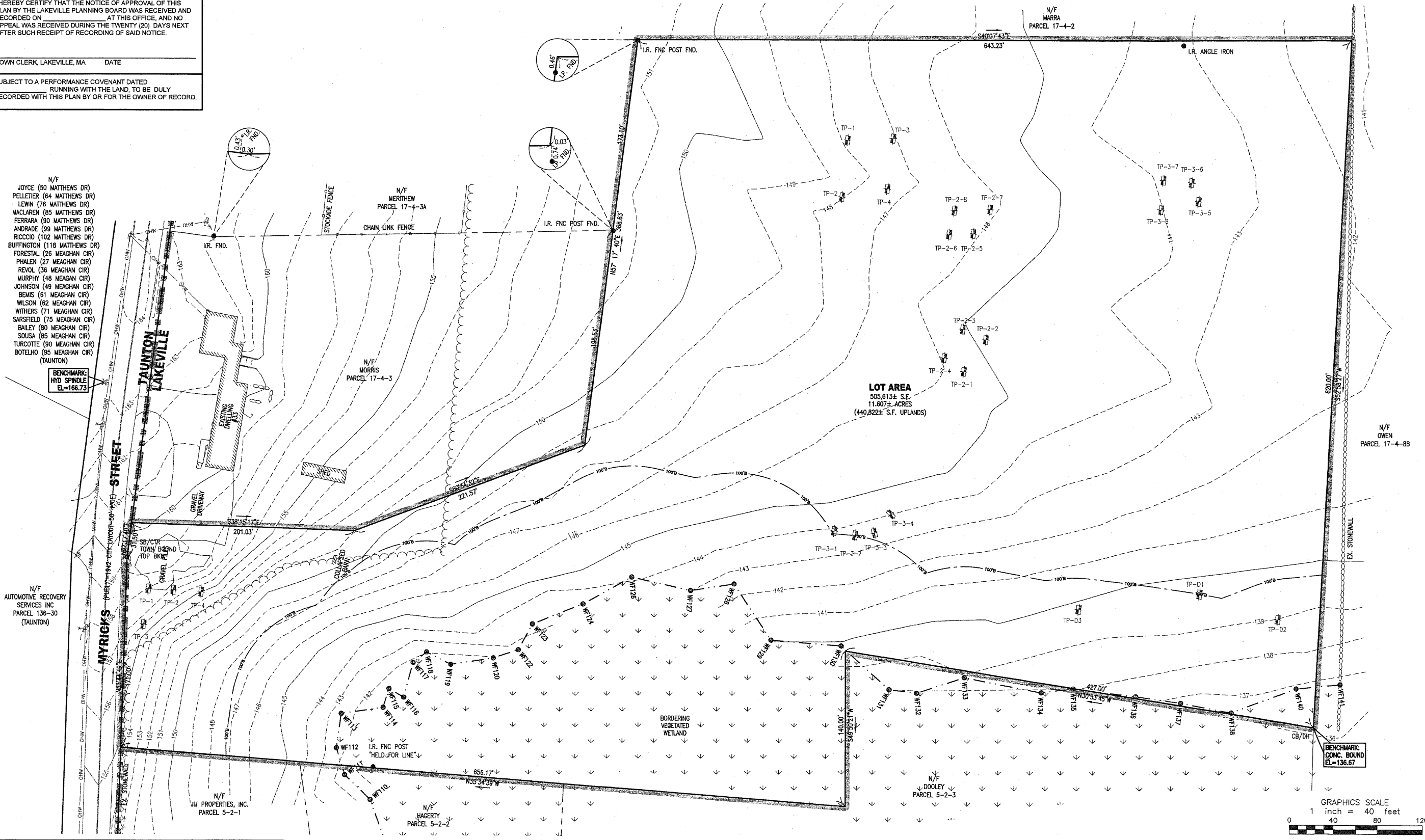


W. Joseph McGovern  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 39692



P.E. STAMP

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



- N/F
- JOYCE (50 MATTHEWS DR)
  - PELLETER (64 MATTHEWS DR)
  - LEWIN (76 MATTHEWS DR)
  - MACLAREN (85 MATTHEWS DR)
  - FERRARA (90 MATTHEWS DR)
  - ANDRADE (99 MATTHEWS DR)
  - RICCIO (102 MATTHEWS DR)
  - BUFFINGTON (118 MATTHEWS DR)
  - FORESTAL (26 MEAGHAN CIR)
  - PHALEN (27 MEAGHAN CIR)
  - REVOL (36 MEAGHAN CIR)
  - MURPHY (48 MEAGHAN CIR)
  - JOHNSON (49 MEAGHAN CIR)
  - BEMIS (61 MEAGHAN CIR)
  - WILSON (62 MEAGHAN CIR)
  - WITHERS (71 MEAGHAN CIR)
  - SARFIELD (75 MEAGHAN CIR)
  - BAILEY (80 MEAGHAN CIR)
  - SOUSA (85 MEAGHAN CIR)
  - TURCOTTE (90 MEAGHAN CIR)
  - BOTELHO (95 MEAGHAN CIR)
  - (TAUNTON)

BENCHMARK:  
HYD SPINDLE  
EL=168.73

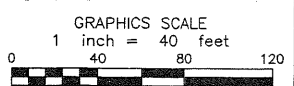
N/F  
AUTOMOTIVE RECOVERY  
SERVICES INC  
PARCEL 136-30  
(TAUNTON)

N/F  
JIJ PROPERTIES, INC.  
PARCEL 5-2-1

N/F  
HAGERTY  
PARCEL 5-2-2

LOT AREA  
505,613± S.F.  
11.607± ACRES  
(440,822± S.F. UPLANDS)

BENCHMARK:  
CONC. BOUND  
EL=136.67



SHEET NAME:	DATE:	REV.	DATE	DESCRIPTION	BY	APP.
DEFINITIVE SUBDIVISION EXISTING CONDITIONS PLAN	2-13-23					
PROJECT SITE:	PROJECT NUMBER					
CLIENT INFO:	DRAWING SCALE					
	SHEET ID					

**STOWE ESTATES**  
**JIJ PROPERTIES, INC.**  
LAKEVILLE, MASSACHUSETTS  
6 SAND TRAP LANE  
LAKEVILLE, MASSACHUSETTS

S:\Civil Engineering Projects\Lakeville\White\13-35-37 Myricka Street\DWG\Subdivision Plan - 35 Myricka St - Lakeville.dwg



**LAKEVILLE PLANNING BOARD**

APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED: \_\_\_\_\_

ENDORSED: \_\_\_\_\_

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LAKEVILLE PLANNING BOARD WAS RECEIVED AND RECORDED ON \_\_\_\_\_ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, LAKEVILLE, MA DATE \_\_\_\_\_

SUBJECT TO A PERFORMANCE COVENANT DATED \_\_\_\_\_ RUNNING WITH THE LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD.

**SITE NOTES:**

1. THE SITE IS LISTED ON THE TOWN OF LAKEVILLE ASSESSORS PROPERTY RECORD CARDS AS A PORTION OF PARCEL ID 17-4-3.
2. PROPERTY LINE AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A FIELD SURVEY BY ZENITH LAND SURVEYORS, LLC.
3. PLYMOUTH COUNTY REGISTRY OF DEEDS:  
DEED REFERENCE: BOOK 57395 PAGE 258  
PLAN REFERENCE: BOOK 66 PAGE 50
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 25023C04262, MAP REVISED 7-17-12.
5. 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.
6. WETLAND LINE TAKEN FROM PLAN RECORDED IN PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 66 PAGE 50.
7. THE PROJECT IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
8. THE SITE IS NOT LOCATED IN A ZONE II TO A PUBLIC WATER SUPPLY WELL.
9. THE SITE IS NOT IN A ZONE A TO A SURFACE WATER SUPPLY AREA.
10. THE SITE IS NOT LOCATED IN AN OUTSTANDING RESOURCE WATER AREA (ORW).

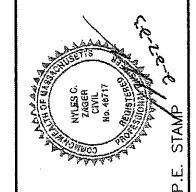
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

*William Joseph McGovern*  
February 13, 2023  
PROFESSIONAL LAND SURVEYOR DATE



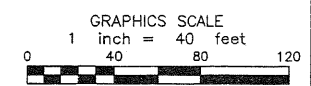
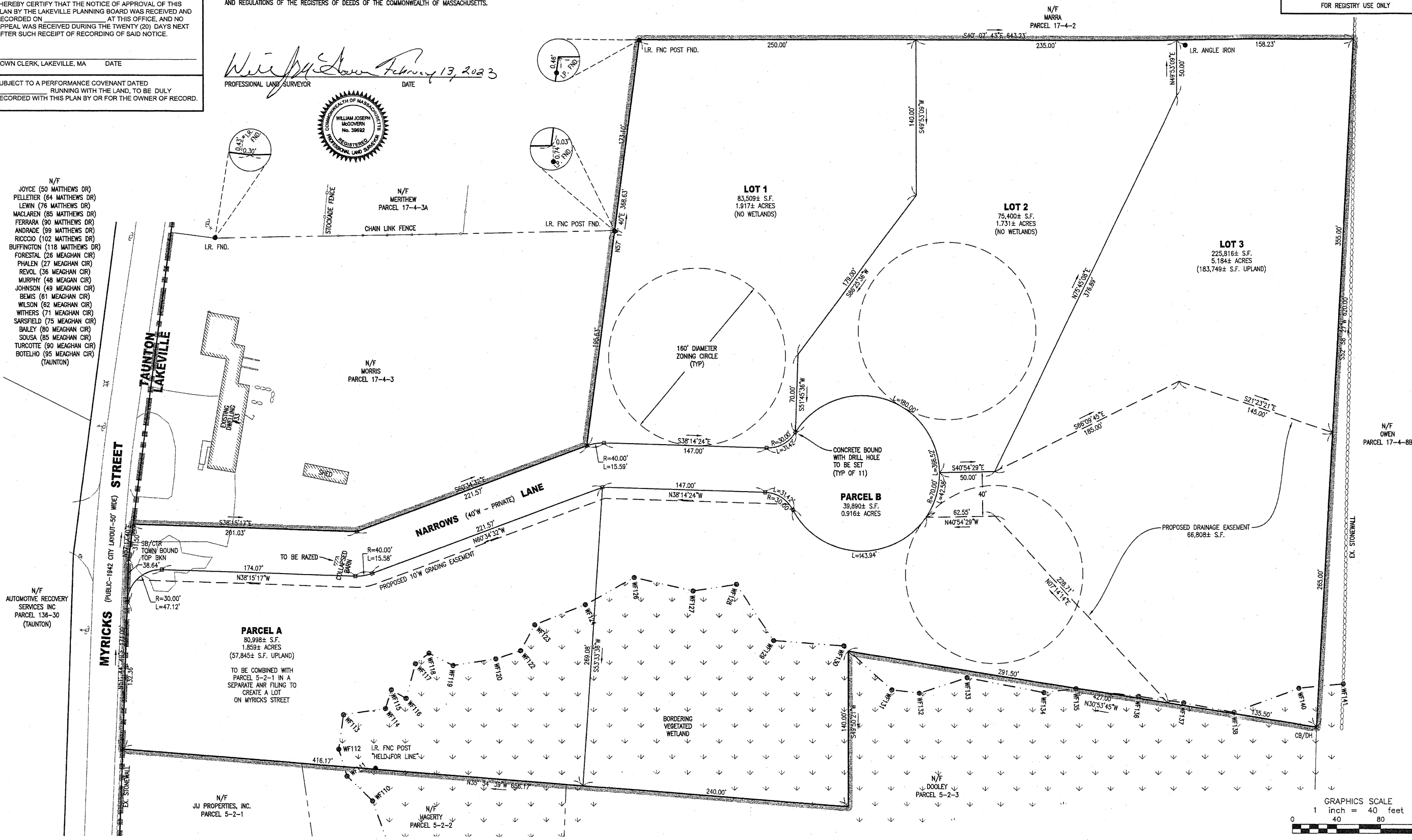
CRITERIA	REQUIRED
LOT AREA	70,000 S.F.
FRONTAGE	175'
FRONT BUILDING SETBACK	40'
SIDE BUILDING SETBACK	20'
REAR BUILDING SETBACK	20'
CONTIGUOUS UPLAND	52,500 S.F.
IMPERVIOUS COVER	25%

**SURVEY COMPANY OF RECORD:**



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

FOR REGISTRY USE ONLY



DATE	REV.	DESCRIPTION	BY	APP.
2-13-23				

DATE:	2-13-23	SHEET ID:	L
PROJECT NUMBER:	0992-01-01	DRAWING SCALE:	1"=40'
DESIGNED BY:	TEM	CHECKED BY:	NCZ
APPROVED BY:	NCZ		

**DEFINITIVE SUBDIVISION LOTTING PLAN**  
STOWE ESTATES  
LAKEVILLE, MASSACHUSETTS  
J I J PROPERTIES, INC.  
6 SAND TRAP LANE  
LAKEVILLE, MASSACHUSETTS

Scale: 1 inch = 40 feet. Project: Lakeville Myricks Street 33-35-37 Myricks Street (DWS) Subdivision Plan - 39 Myricks St - Lakeville.org



**LAKEVILLE PLANNING BOARD**

APPROVED UNDER THE SUBDIVISION CONTROL LAW

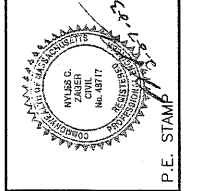
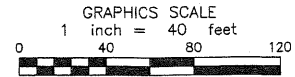
APPROVED: \_\_\_\_\_

ENDORSED: \_\_\_\_\_

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LAKEVILLE PLANNING BOARD WAS RECEIVED AND RECORDED ON \_\_\_\_\_ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

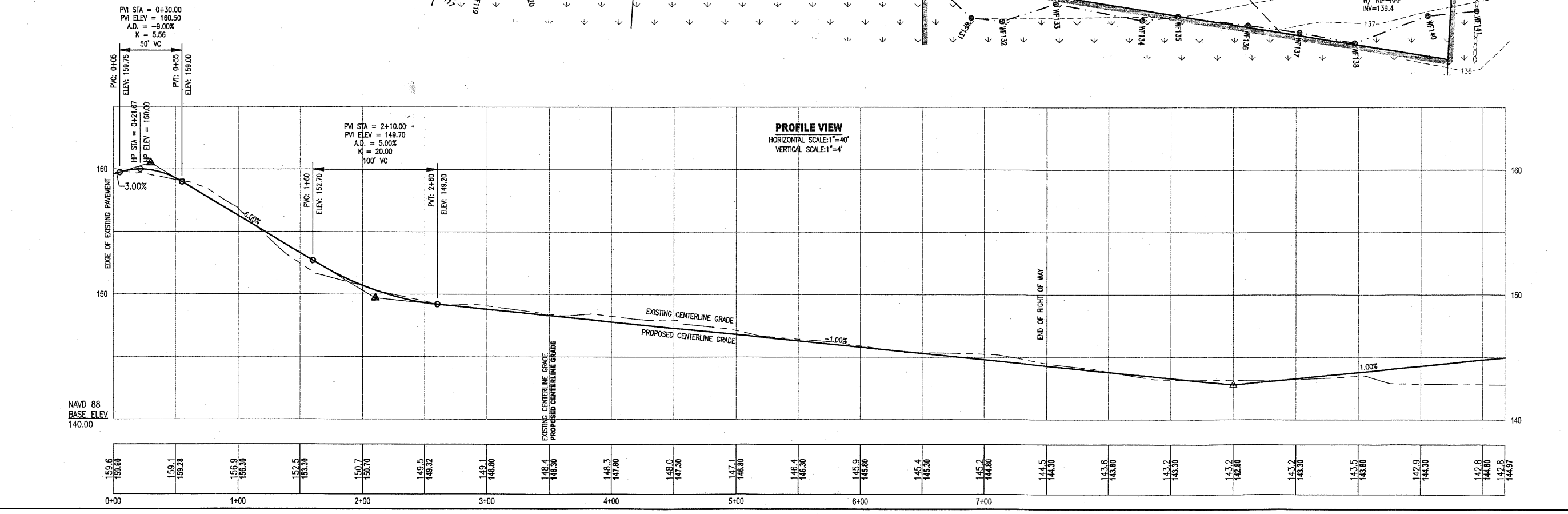
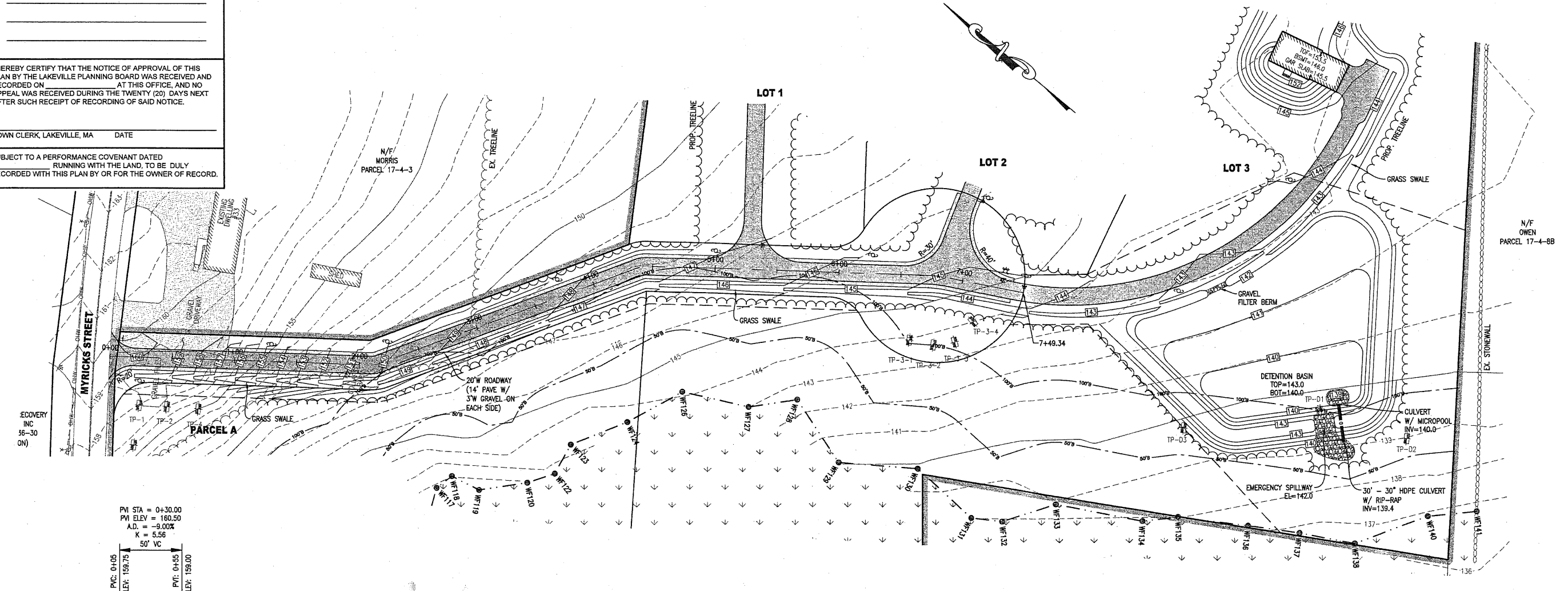
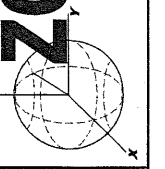
TOWN CLERK, LAKEVILLE, MA DATE \_\_\_\_\_

SUBJECT TO A PERFORMANCE COVENANT DATED \_\_\_\_\_ RUNNING WITH THE LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD.



P.E. STAMP

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



SHEET NAME:	DATE:	REV.	DESCRIPTION
<b>DEFINITIVE SUBDIVISION ROADWAY PROFILE PLAN</b>	2-13-23		
	PROJECT NUMBER: 0992-01-01		
PROJECT SITE: STOWE ESTATES LAKEVILLE, MASSACHUSETTS	DESIGNED BY: TEM		
CLIENT INFO: JIJ PROPERTIES, INC. 6 SAND TRAP LANE LAKEVILLE, MASSACHUSETTS	CHECKED BY: NCL		
	APPROVED BY: NCL		
	DRAWING SCALE: 1"=40'		
	SHEET ID: P		

2) Soil Engineering Projects\Lakeville\Massa Sheet\33-35-37\Myrica Sheet\DWG\Subdivision Plan - 35 Myrica St - Lakeville.dwg

**LAKEVILLE PLANNING BOARD**

APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED:

ENDORSED:

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LAKEVILLE PLANNING BOARD WAS RECEIVED AND RECORDED ON \_\_\_\_\_ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

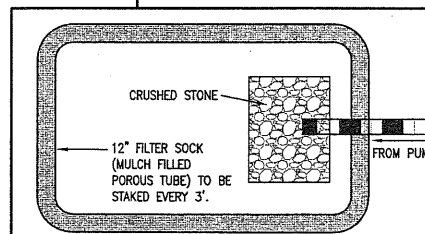
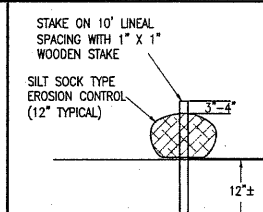
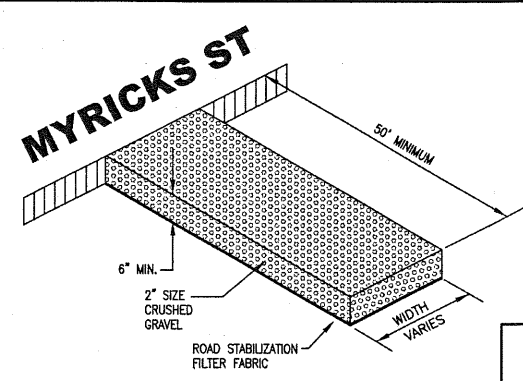
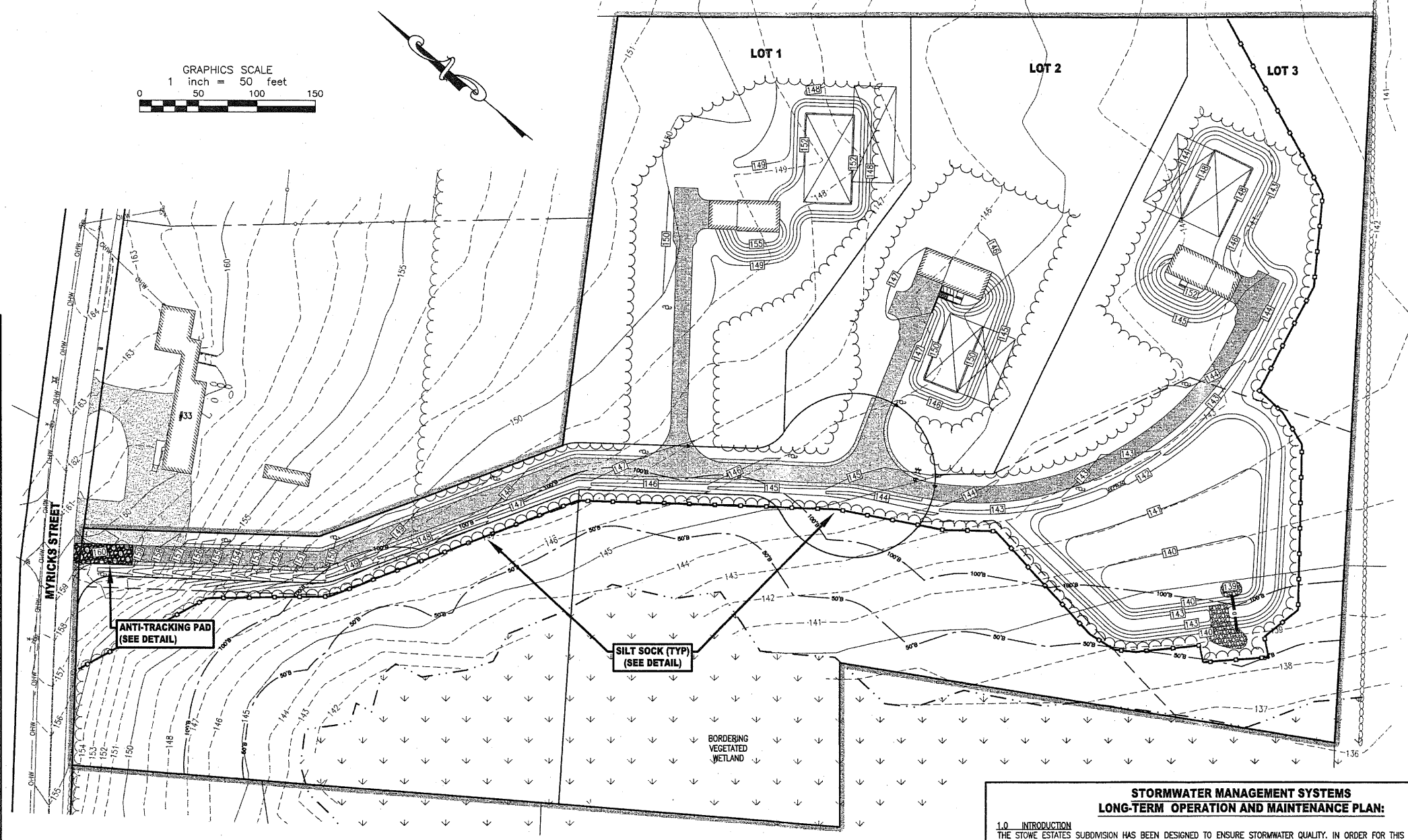
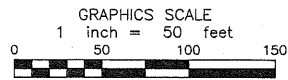
TOWN CLERK, LAKEVILLE, MA DATE \_\_\_\_\_

SUBJECT TO A PERFORMANCE COVENANT DATED \_\_\_\_\_ RUNNING WITH THE LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD.

**EROSION & SEDIMENT CONTROL NOTES:**

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL EROSION AND PREVENT SEDIMENTATION FROM ENTERING THE WETLAND 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 ADEQUATE, 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 UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION. A STAKED FILTER SOCK DAM 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. SEEDING MIXTURE FOR FINISHED GRASSSED AREAS WILL BE AS FOLLOWS:  
 KENTUCKY BLUE GRASS 45%  
 CREEPING RED FESCUE 45%  
 PERENNIAL RYEGRASS 10%  
 SEED TO BE APPLIED AT A RATE OF 4 LBS./1000 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.
5. 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 TO A RATE OF 2 LBS./1,000 SQ. FT. LIMESTONE (EQUIVALENT TO BE 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.
6. 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.
7. 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.
8. 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 RETAINING SEDIMENT OVER 1/2 THEIR HEIGHT SHALL HAVE THE SEDIMENT REMOVED AND ALL DAMAGED EROSION CONTROLS SHALL BE REPAIRED OR REPLACED.
9. CONTRACTOR WILL BE ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFYING THE PLANNING BOARD OF ANY TRANSFER OF THIS RESPONSIBILITY. THE OWNER SHALL BE RESPONSIBLE FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
10. 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. THE INSPECTOR REPORTS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT AND CONSERVATION COMMISSION OFFICE ON A MONTHLY BASIS.
11. 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, FILTER FABRIC SHALL BE USED IN PLACE OF HAYBALES. SIDE SLOPES SHALL NOT EXCEED 2:1.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF THE CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO SPRINKLING OF WATER ON EXPOSED SOILS AND HAIL ROADS. CONTRACTOR SHALL CONTROL DUST TO PREVENT A HAZARD TO TRAFFIC AND ADJUTING PROPERTIES.
13. IF FINAL 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.
14. FILTER 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.
15. WHERE DEWATERING 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.
16. EROSION CONTROL MEASURES SHOWN ON THIS PLAN SHALL BE FOLLOWED BY THE GENERAL CONTRACTOR AND ALL INDIVIDUAL HOME BUILDERS.
17. ANY SLOPE GREATER THAN 3:1 SHALL BE STABILIZED WITH STUMP GRINDINGS (OR EQUIVALENT) AND INSPECTED ON A WEEKLY BASIS THROUGHOUT THE CONSTRUCTION PERIOD. ANY EROSION OR SLUMPING DISCOVERED SHALL BE REPAIRED AND STABILIZED IMMEDIATELY. INSPECTIONS SHALL CONTINUE UNTIL THE SLOPE IS CONSIDERED FULLY STABILIZED.

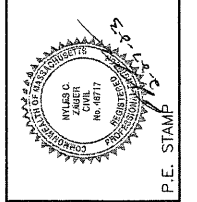


**CONSTRUCTION OPERATION AND MAINTENANCE SCHEDULE**

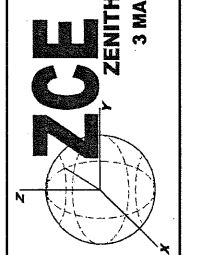
- THE OPERATION AND MAINTENANCE (O&M) SCHEDULE DURING THE CONSTRUCTION PHASE IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR. THE OUTLINE BELOW SHALL BE ADHERED TO AS CLOSELY AS POSSIBLE TO ENSURE THE PROPER CONSTRUCTION AND FUNCTION OF THE DRAINAGE SYSTEM.
1. PRIOR TO CONSTRUCTION, SILT SOCK SHALL BE INSTALLED PER THE APPROVED PLANS. THE EROSION CONTROL 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 CONTRACTORS RESPONSIBILITY TO DETERMINE THE LEVEL OF SAFETY OF STANDING TREES.
  3. IN CONJUNCTION WITH THE ROADWAY CONSTRUCTION, ALL DRAINAGE STRUCTURES, INCLUDING THE DETENTION 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 DETENTION 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 BASIN SHALL BE INSPECTED IN A SIMILAR MANNER.
  5. THE ANTI-TRACKING PAD SHALL BE INSPECTED DAILY. THE STONE AND SEDIMENT MUST BE REMOVED AND REPLACED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENT FROM ENTERING MYRICKS STREET. SWEEPING SHALL BE PERFORMED AS NEEDED TO REMOVE ANY SEDIMENT IN MYRICKS STREET.
  6. THIS SCHEDULE MUST BE ADHERED TO BY THE OWNER AND/OR CONTRACTOR UNTIL THE ROADWAY IS TRANSFERRED TO THE HOMEOWNERS ASSOCIATION.

**STORMWATER MANAGEMENT SYSTEMS LONG-TERM OPERATION AND MAINTENANCE PLAN:**

- 1.0 INTRODUCTION**  
 THE STOWE ESTATES SUBDIVISION HAS BEEN DESIGNED TO ENSURE STORMWATER QUALITY. IN ORDER FOR THIS TO CONTINUE IN THE LONG TERM, IT IS NECESSARY TO IMPLEMENT THE FOLLOWING LONG TERM OPERATION AND MAINTENANCE PROGRAM.
- 2.0 RESPONSIBLE PARTY**  
 OWNER: JJI PROPERTIES, INC.  
 6 SAND TRAP LANE  
 LAKEVILLE, MA 02347
- RESPONSIBLE FOR OPERATION AND MAINTENANCE: SAME AS ABOVE
- UPON COMPLETION OF THE DEVELOPMENT, THE APPLICANT SHALL ESTABLISH A HOMEOWNERS ASSOCIATION WHICH SHALL TAKE OVER AS THE RESPONSIBLE PARTY FOR OPERATION AND MAINTENANCE OF THE ROADWAY AND DRAINAGE FEATURES AS THE ROADWAY SHALL REMAIN PRIVATE.
- 3.0 MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES**  
 THE STORMWATER MANAGEMENT FACILITIES WERE DESIGNED TO REQUIRE LITTLE OR NO INTERVENTION IN THE OPERATION AND TO REQUIRE LITTLE OR NO MAINTENANCE ONCE THE PROJECT IS BUILT AND STABLE VEGETATIVE COVER IS ESTABLISHED. HOWEVER, THE DRAINAGE IMPROVEMENTS SHALL BE SUBJECT TO THE FOLLOWING MAINTENANCE SCHEDULE.
- A. ROUTINE MAINTENANCE**
    1. DEBRIS: ALL DEBRIS AND LITTER ARE TO BE REMOVED FROM ALL SWALES AND SURROUNDING AREAS AT LEAST TWICE PER YEAR.
    2. RE-SEEDING: EMBANKMENTS THAT HAVE EXCESSIVE EROSION OR SLUMPING ARE TO BE RE-GRADED AND SEEDDED (WITH CANARY GRASS OR TALL FESCUE GRASS) DURING THE SPRING OR FALL GROWING SEASONS AS NEEDED.
    3. INSPECT: DETENTION BASIN SHALL BE INSPECTED FOR SIGNS OF PROPER FUNCTIONING ON A MONTHLY BASIS. ANY SIGNS OF STANDING WATER SHALL BE RECTIFIED IMMEDIATELY.
    4. MOWING: ALL LAWN AREAS SHALL BE MOWED AT LEAST TWICE PER YEAR.
  - B. PERIODIC MAINTENANCE**
    1. ALL SWALES SHALL BE INSPECTED, AT A MINIMUM, FOUR TIMES PER YEAR. THEY SHALL BE CLEANED TWO TIMES PER YEAR OR WHENEVER THE DEPTH OF DEPOSITS IS GREATER THAN OR EQUAL TO ONE HALF THE DEPTH. WITH THE ONE-FOOT DEPTH THAT IS SPECIFIED, THIS DEPTH EQUALS SIX INCHES.
  - C. NON-ROUTINE MAINTENANCE**
    1. STRUCTURAL: ALL SWALES AND THE DETENTION BASIN SHALL BE INSPECTED ONCE EVERY FOUR (4) YEARS FOR PROPER FUNCTION, CLOGGING, SIGNS OF DETERIORATION AND STRUCTURAL INADEQUACY. ANY ADVERSE SITUATIONS ARE TO BE REPAIRED AS NEEDED.
  - D. NON-PERIODIC INSPECTION**
    1. THE STORM WATER MANAGEMENT SYSTEM SHALL BE INSPECTED AFTER TWO YEARS OF FULL OPERATION BY A REGISTERED PROFESSIONAL CIVIL ENGINEER TO CONFIRM ITS ADEQUACY. THE INSPECTION SHALL INCLUDE AN EXAMINATION OF ALL COMPONENTS OF THE SYSTEM INCLUDING SWALES AND THE DETENTION BASIN.
  - E. ANNUAL BUDGET**
    1. THE ESTIMATED ANNUAL BUDGET FOR THE O & M IS \$1,000.



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



REV.	DATE	DESCRIPTION

DATE	APP.
2-13-23	

DESIGNED BY	CHECKED BY	APPROVED BY

PROJECT NAME	PROJECT SITE	CLIENT INFO
DEFINITIVE SUBDIVISION EROSION CONTROL PLAN	STOWE ESTATES LAKEVILLE, MASSACHUSETTS	JJI PROPERTIES, INC. 6 SAND TRAP LANE LAKEVILLE, MASSACHUSETTS

3/2018 Engineering Projects/Lakeville/Village Street 133-35-37 Myricks St - Lakeville, MA - 02347

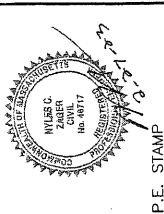
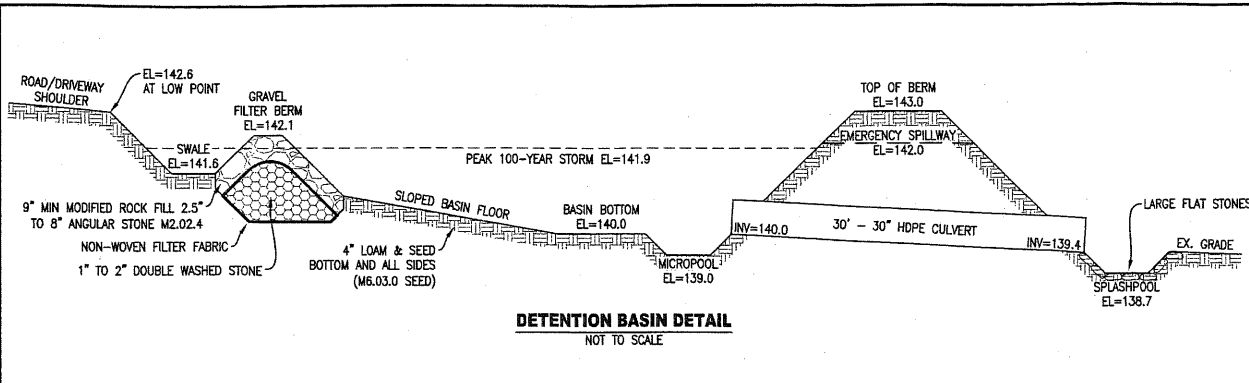
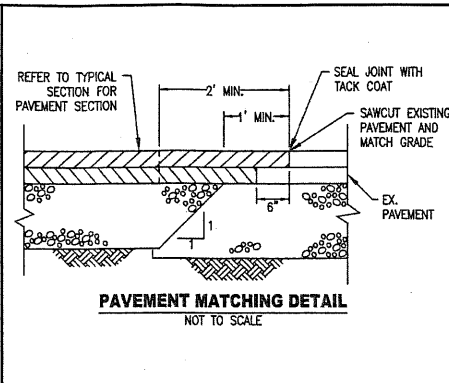
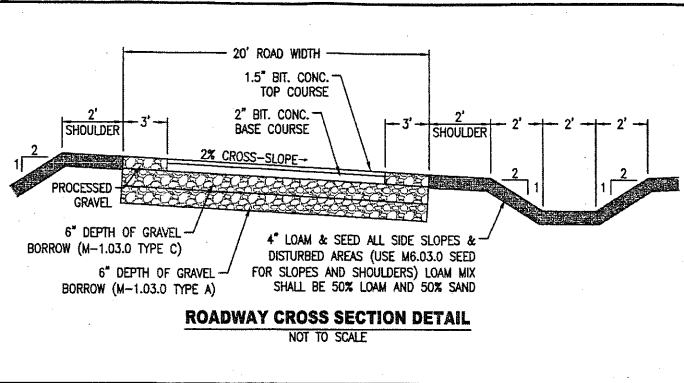
**LAKEVILLE PLANNING BOARD**  
 APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED: \_\_\_\_\_  
 ENDORSED: \_\_\_\_\_

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LAKEVILLE PLANNING BOARD WAS RECEIVED AND RECORDED ON \_\_\_\_\_ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, LAKEVILLE, MA DATE \_\_\_\_\_

SUBJECT TO A PERFORMANCE COVENANT DATED \_\_\_\_\_ RUNNING WITH THE LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD.



P.E. STAMP

**SOIL LOGS:**

DATE: 9-12-21 (TP-1 THRU 4 ON PARCEL A), 9-13-21 (TP-1 THRU 4 ON LOT 1), 9-29-21 (TP-2-1 THRU 3-4), 9-30-21 (TP-3-5 THRU 3-8)  
 PERFORMED BY: WILL CONNELLY, ZENITH CONSULTING ENGINEERS, LLC.  
 WITNESSED BY: ED CULLEN, LAKEVILLE BOH

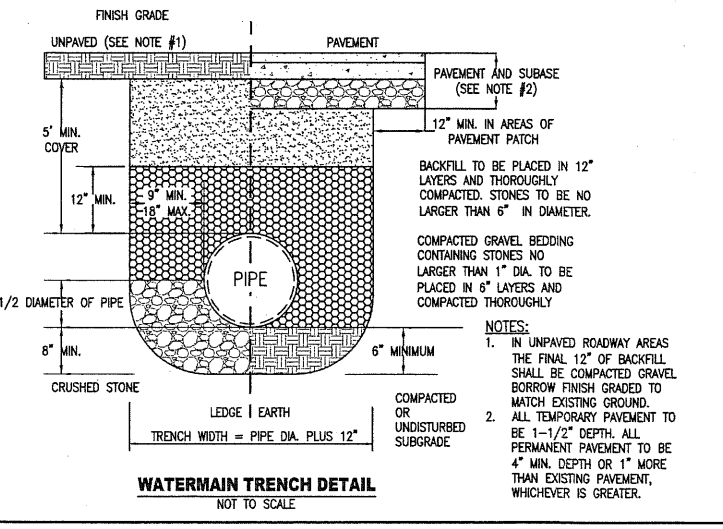
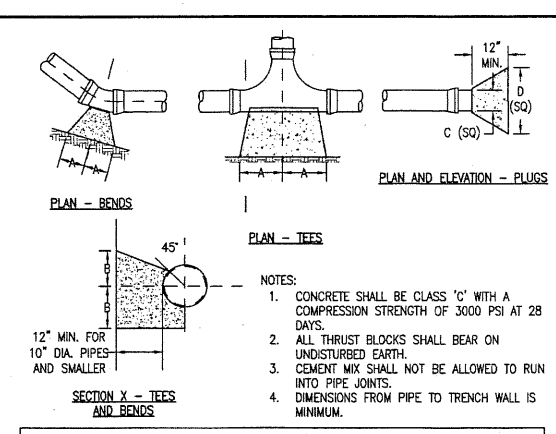
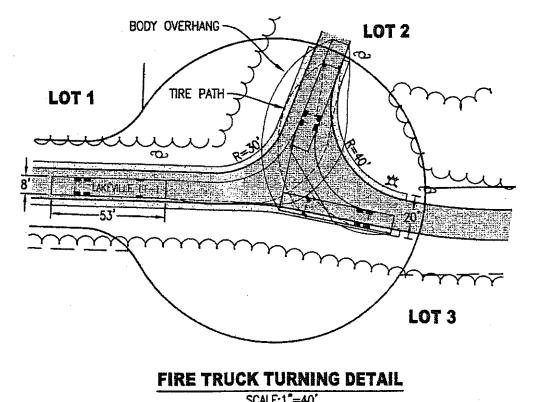
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DEPTH (INCHES) 0 14 30 108 142	DEPTH (INCHES) 0 10 22 100 130	DEPTH (INCHES) 0 10 28 90 132	DEPTH (INCHES) 0 14 26 98 130	DEPTH (INCHES) 0 10 24 76 120	DEPTH (INCHES) 0 12 24 66 114	DEPTH (INCHES) 0 12 26 68 102	DEPTH (INCHES) 0 10 26 90
ELEV. (FEET) 158.0 156.8 155.5 149.0 146.2	ELEV. (FEET) 157.0 156.2 155.2 148.7 146.2	ELEV. (FEET) 156.0 155.2 153.7 148.5 145.0	ELEV. (FEET) 155.0 153.8 152.8 146.8 144.2	ELEV. (FEET) 147.9 147.1 145.9 141.6 137.9	ELEV. (FEET) 148.0 147.0 146.0 142.5 138.5	ELEV. (FEET) 147.1 146.1 144.9 141.4 138.6	ELEV. (FEET) 147.3 146.5 145.1 141.4 139.8
MOTTLING @ 30" WEEPING @ NONE STANDING @ NONE ESHW EL. = 155.5 PERC DEPTH: 30"-48" PERC RATE: 51 M.P.L.	MOTTLING @ 26" WEEPING @ NONE STANDING @ NONE ESHW EL. = 154.8 PERC DEPTH: 42"-60" PERC RATE: 54 M.P.L.	MOTTLING @ 28" WEEPING @ NONE STANDING @ NONE ESHW EL. = 153.7 PERC DEPTH: NONE PERC RATE: NONE	MOTTLING @ 28" WEEPING @ NONE STANDING @ NONE ESHW EL. = 152.7 PERC DEPTH: NONE PERC RATE: NONE	MOTTLING @ 24" WEEPING @ 68" STANDING @ 116" ESHW EL. = 145.9 PERC DEPTH: 18"-36" PERC RATE: 25 M.P.L.	MOTTLING @ 24" WEEPING @ 57" STANDING @ 108" ESHW EL. = 146.0 PERC DEPTH: NONE PERC RATE: NONE	MOTTLING @ 26" WEEPING @ 64" STANDING @ 94" ESHW EL. = 144.9 PERC DEPTH: 22"-40" PERC RATE: 52 M.P.L.	MOTTLING @ 26" WEEPING @ 54" STANDING @ 84" ESHW EL. = 145.1 PERC DEPTH: NONE PERC RATE: NONE

TP-2-1	TP-2-2	TP-2-3	TP-2-4	TP-2-5	TP-2-6	TP-2-7	TP-2-8
DEPTH (INCHES) 0 8 24 148	DEPTH (INCHES) 0 12 26 142	DEPTH (INCHES) 0 8 22 132	DEPTH (INCHES) 0 10 24 140	DEPTH (INCHES) 0 16 30 122	DEPTH (INCHES) 0 16 32 130	DEPTH (INCHES) 0 16 30 116	DEPTH (INCHES) 0 12 26 114
ELEV. (FEET) 145.6 144.9 143.6 133.3	ELEV. (FEET) 144.8 143.8 142.6 133.0	ELEV. (FEET) 145.1 144.4 143.3 134.1	ELEV. (FEET) 145.6 144.8 143.6 133.9	ELEV. (FEET) 146.1 144.8 143.6 135.9	ELEV. (FEET) 146.4 145.1 143.7 135.6	ELEV. (FEET) 146.1 144.8 143.6 136.4	ELEV. (FEET) 146.4 145.4 144.4 136.9
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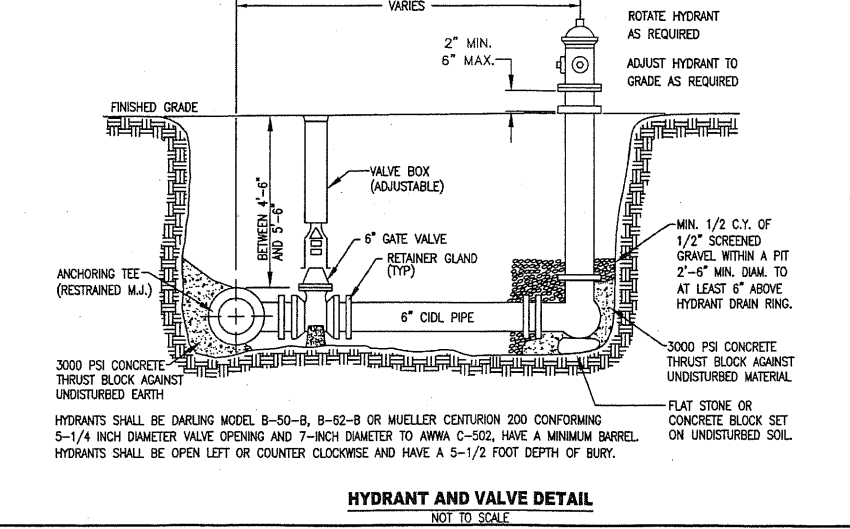
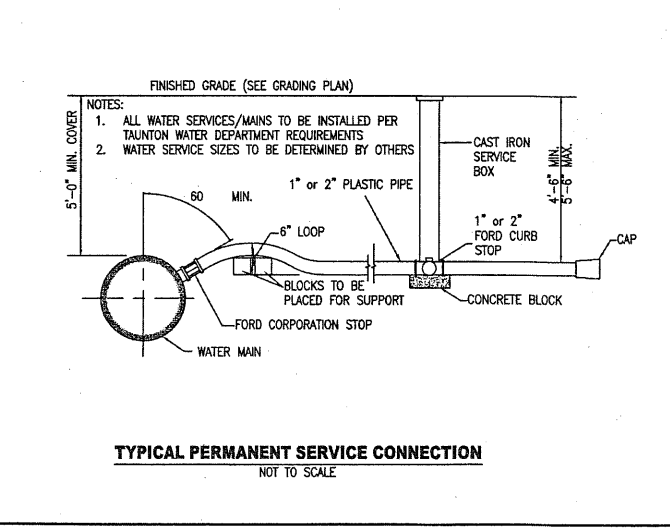
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**SOIL LOGS:**

DATE: 2-6-23  
 PERFORMED BY: TOM MORRIS, ZENITH CONSULTING ENGINEERS, LLC.

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

**DEFINITIVE SUBDIVISION SITE DETAILS**  
 STOWE ESTATES  
 LAKEVILLE, MASSACHUSETTS  
 JIJ PROPERTIES, INC.  
 6 SAND TRAP LANE  
 LAKEVILLE, MASSACHUSETTS

REV.	DATE	DESCRIPTION	BY	APP.
2-13-23	09-22-01-01	N.T.S.		

DATE: 2-13-23  
 PROJECT NUMBER: 09-22-01-01  
 DRAWING SCALE: N.T.S.  
 SHEET ID: D

DRAWN BY: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_

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ID	Comment	From PB Meeting (February 2023)	From Lakeville Revision 1 (March 2023)	From Lakeville Revision 2 (April 2023)	Page	Change Made?	Notes
1	Revisions to introduction to include more historical context.		X	X	4	To be incorporated	We will incorporate more contextual information about Lakeville in our introductory section.
2	Removal of "Barriers to Development" section.		X		5	Not present in newest Lakeville version	
3	Remove "hire part-time staff member" from strategy #5.	X			7	Incorporated in SRPEDD's initial revision	
4	"Talking About Housing" section is too negative. Later revisions include a section about the benefits of homeownership.	X	X	X	7	To be incorporated	We cannot include a section about the benefits of homeownership in the introduction to a Housing Production Plan, as it falls too far outside of the scope of relevance for this type of plan (the production of subsidized affordable housing). We have already broadened the scope of the HPPs we produce to include a discussion on market-rate housing and homeownership, which is not typical or necessary in a standard HPP that follows DHCD's regulations. In light of this, we will remove both our and Lakeville's version of the "Talking About [Planning For] Housing" section from the Plan.
5	Include more detail about the SHI and expiring units.		X	X	10	To be incorporated	This addition is much appreciated and we are happy to include it. We will have to review some of the listed figures, including the 2020 year-round housing units and required housing production plan targets for accuracy. Please note that the Census has not yet released 2020 year-round housing units, only total housing unit counts. Consequently, we can provide a projection of Lakeville's future SHI, but cannot say for certain that this will be the exact percentage until DHCD receives updated year-round housing unit counts from the Census.
6	Remove section addressing the Housing Choice Initiative.		X	X	11	No	Given that an HPP is a community's plan to produce affordable housing using state and other tools, it is important to address the state goals for expanded housing production and opportunities.
7	Include more context about Lakeville's growth.	X	X	X	13	To be incorporated	We can incorporate more contextual information about Lakeville's growth in this section.
8	Replace Middleborough with another town that more closely resembles Lakeville.		X	X	14	To be incorporated	We will not remove Middleborough from the analysis as it is a standard practice to compare neighboring communities. However, we will include an additional town of similar scale to Lakeville.
9	Include historic school enrollment data.	X			16	Incorporated in SRPEDD's initial revision	We will show a longer range of school enrollment.
10	Inferences about Lakeville's school enrollment.		X		17	Not present in newest Lakeville version	
11	Double check percentage for under \$50k annually.	X			18	Incorporated in SRPEDD's initial revision	
12	Inferences about Lakeville's household income and housing stock diversity.		X	X	19	To be incorporated	We do not feel there is enough information based on income demographics alone to draw the conclusion that Lakeville has a diverse housing stock. We can, however, examine Lakeville's housing stock breakdown to our comparison communities to further explore this concept.
13	Provide more context about vacancy rates with employment data.	X			22	Incorporated in SRPEDD's initial revision	

14	Removal of "Low Density Zoning Regulations" section with the Barriers chapter.		X		30	Not present in newest Lakeville version	
15	Restrictive Zoning Regulations section should include information about the high water table in Lakeville.	X			30	Incorporated in SRPEDD's initial revision	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.
16	Lack of Public Utilities section should say "Limited."	X			31	Incorporated in SRPEDD's initial revision	SRPEDD has made several language and word choice changes throughout (e.g., "low-density" or "inadvertently limiting" instead of "restrictive").
17	Include more context about new Title V regulations regarding Nitrogen Sensitive Areas.			X	32	To be incorporated	We can incorporate more contextual information about MassDEP's proposed amendments to Title V within the Barriers and Implementation Strategies sections. We will also show the areas in town that may be affected by these proposed amendments on the Action Map.
18	Remove portions of "Negative Community Perceptions" section addressing Fair Housing Laws.		X	X	33	No	It is important to address both state and federal laws regarding Fair Housing opportunities and every community's responsibilities under these laws.
19	Remove sections addressing Section 3A.	X			34	Incorporated in SRPEDD's initial revision	
20	Include exploring the expansion of the existing 40R on the Action Map.		X	X	38	To be incorporated	We are happy to include this on the Action Map.
21	Include Inclusionary Zoning Bylaw.	X			38	Incorporated in SRPEDD's initial revision	
22	Remove lot size reductions from the "Implement Key Zoning Amendments" strategy.		X	X	39	To be incorporated	We will spend more time here discussing similar strategies from the Town's 2017 HPP, which include OSRD, 40R expansion, and allowing a broader mix of uses in key areas throughout Lakeville. We will still include some context about how neighboring communities, such as Middleborough, have incorporated districts with smaller minimum lot size requirements in key appropriate areas.
23	Include that Lakeville is part of Taunton's HOME Consortium.	X			40	Incorporated in SRPEDD's initial revision	
24	Include "40B/40R."	X			44	Incorporated in SRPEDD's initial revision	
25	Remove "hire part-time staff member" from strategy #5.	X			45	Incorporated in SRPEDD's initial revision	

Final Draft  
Lakeville Housing Production Plan  
Text

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DRAFT

## Introduction

### The Town of Lakeville

The Town of Lakeville is a small, rural community of just over 11,500 residents, first settled in 1717 as part of the Town of Middleborough, but later split from Middleborough and was incorporated as a separate town in 1853. Lakeville is located on the southwestern edge of Plymouth County in southeastern Massachusetts and is bordered by Middleborough on the north and east, Rochester and Freetown on the south, and Berkley and Taunton on the west. Lakeville is approximately thirty-eight (38) miles south of Boston and two hundred and six (206) miles from New York City. The town's 36.1 square miles contain many lakes (or ponds), as its namesake suggests, as well as wetlands, habitat areas, aquifers and a mix of rural and suburban neighborhoods. The many ponds, rivers and streams in Lakeville also serve as a source of drinking water. Lakeville is connected to the larger southeastern Massachusetts region via its many state routes including north-south Routes 18, 105 and 140, and the east-west Route 79. U.S. Route 44 passes through the northern end of town and Interstate 495 runs along its northern edge with an interchange located just over the town line in Middleborough.

In 2022, Lakeville partnered with the Southeastern Regional Planning and Economic Development District (SRPEDD) to update their Housing Production Plan, last updated in 2018. A Housing Production Plan (HPP), as defined by 760 CMR 56, is a document that shall contain at a minimum the following elements, covering a period of five years:

1. Comprehensive housing needs assessment;
2. Affordable housing goals; and
3. Implementation strategies.

We'll go into more detail about the corresponding sections, but in a nutshell, it is a community's proactive strategy for planning and developing affordable housing. It's developed with opportunities for residents and stakeholders to learn about the planning process, become informed of the plan, and to provide input. HPPs assist communities in planning for low-, moderate-, and middle-income residents by outlining a path to producing a variety of affordable housing options, including both subsidized and market-rate housing.

### About the Plan

A Housing Production Plan consists of a comprehensive housing needs assessment, a set of affordable housing goals, and accompanying implementation strategies. The comprehensive housing

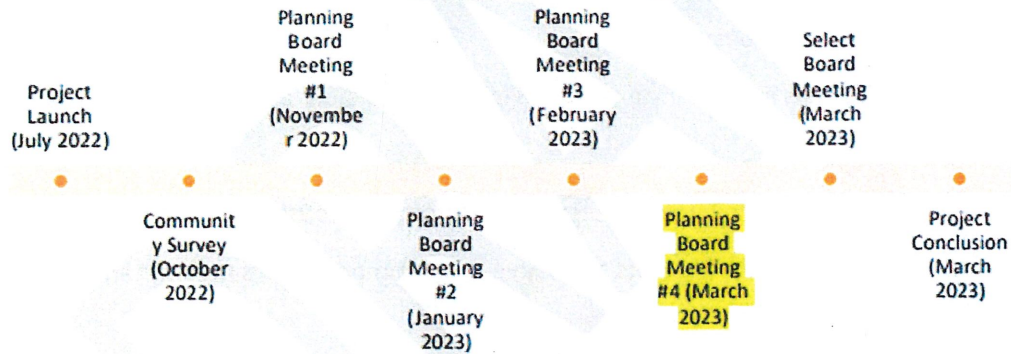
needs assessment is an analysis of the community’s demographics and housing stock, the community’s future population and housing needs, as well as identification of development constraints (barriers) and limitations that may hinder the development of affordable housing. This analysis, in conjunction with community conversation and guidance, informs the creation of a set of **affordable housing goals**.

Affordable housing goals address the housing needs of the community and provide for a range of housing types, including rental and homeownership for families, individuals, persons with special needs, and seniors.

Lastly, a set of **implementation strategies** describe how the community will achieve its housing production goals, as well as provide a timeframe/schedule for achieving the goals identified.

**Engagement and Timeline**

(Figure X: HPP Timeline & Steps)



The project team met with Town staff and the Planning and Select Boards on numerous occasions. In addition to these meetings, the project team conducted a community survey to gauge local preferences and needs. The survey was open for one month and received 150 responses. We would like to thank those who took the time to engage with the project for their invaluable input, which has helped us shape this plan into an authentic and actionable list of goals and strategies for the Town of Lakeville.

**Plan Structure**

This Plan is separated into five (5) main sections, titled:

- **Planning for Housing**, which describes the importance of planning for housing

- **Comprehensive Housing Needs Assessment**, which describes the most current market and demographic data in Lakeville;
- **Barriers to Development**, which describes what factors may be hindering development opportunities in Lakeville;
- **Affordable Housing Goals**, which describes the goals Lakeville should actively pursue over the next five years; and
- **Implementation Strategies**, which describes the pathway Lakeville should take to achieve its housing goals, including priorities and timelines.

## Affordable Housing Goals and Strategies

There are **four (4) main housing goals** for the Town of Lakeville, which are to:

- Conduct public outreach to determine local housing needs, preferences, and to educate the community on housing options;
- Create housing options and modify existing units to support older adults who wish to age in place or downsize;
- Implement key zoning amendments to create new affordable housing options; and
- Continue to produce SHI-eligible units to achieve the Commonwealth's required amount and support communities in need.

The **seven (7) accompanying** implementation strategies are to:

- Implement key zoning amendments to create new housing opportunities for first-time homebuyers, older adults wishing to downsize, and those with moderate or fixed incomes;
- Pursue professional support to assist in conducting community outreach to better determine local needs and housing preferences;
- Pursue partnerships and funding resources to provide direct assistance to help preserve housing for vulnerable communities, including senior residents;
- Pursue partnerships leading to development that is affordable to those with low, moderate, and fixed incomes;
- Consider hiring a consultant to assist in implementing the strategies within the Housing

Production Plan;

- Investigate opportunities for adaptive reuse to redevelop underutilized municipally owned land and buildings; and
- Review the availability of town-owned and tax-title properties to work in tandem with adaptive reuse goals.

We will explain these goals and strategies in greater detail later in the report. To begin, we will give some important contextual information, explain key terms, and define any barriers Lakeville may have that could hinder thoughtful and impactful development. This information will set the stage for the goals and strategies outlined above.

## Planning For Housing

### Benefits of Homeownership

Housing is one of the most important aspects of an individual's life and livelihood. A residence is more than a physical shelter or consumer choice – it's a home – a place where children grow up, where individuals care for their family, where friends gather, where meals are cooked, where education takes root, where careers begin and are maintained, where pets play, where passions are pursued, and where we store some of our most important possessions. It is also often an individual's primary financial responsibility. The quality, safety, and stability of an individual's home has a significant impact on their life and happiness.

### Benefits to Families and Individuals

Some of the financial and long-term benefits of homeownership for families and individuals include the following:

**<sup>1</sup>Building Equity:** Equity refers to the amount of value you have in a given asset. As you pay off your mortgage each month, you will be building equity in your home. This differs from paying rent because you will be contributing to a physical asset rather than making monthly payments to a landlord. This is why purchasing a home is often thought to be a financially savvy move.

**Long-Term Savings:** By building equity in your home, you are also setting aside money for your future. That's because there are several ways to tap into your home's equity down the road. Studies show that homeownership rates peak at or near retirement ages, suggesting that home equity contributes to

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<sup>1</sup> [15 Little-Know Benefits Of Homeownership | FortuneBuilders](#)

retirement savings for many Americans. Therefore, by buying a home, you are promoting financial stability.

**Building Wealth:** As your property increases in value, so does your equity, allowing you to sell for a profit. You could use that extra money to reinvest in a new home as well as an investment property. Additionally, you could use your home to build wealth right away by using it as a rental property or house hacking.

**Control Over Expenses:** When you own a home, you can be certain of the monthly payment you will need to make while living in the house. On the other hand, when you rent a home, you are faced with the uncertainty of an increase in rent if your landlord decides to change it. Unless you decide to change your mortgage terms, your monthly payment will remain the same throughout the duration of your home's mortgage.

**Strong Credit History:** Buying a home can help you strengthen your credit over time, as long as you are consistently making your monthly mortgage payment. As you build your credit, it will become easier to secure other forms of financing, for example, if you decide to purchase a new car or finance an investment property. Sylvie Coleman from Family Destinations Guide believes that "owning can build your credit. Paying your mortgage on time will make your fico score start going up. Payment history near debt makes up the larger portion of your fico score and that is about 35%. That is also what lenders look at when they're trying to decide how much money to loan you, at what interest rate and on what terms. So, it's very important to keep a good record and pay on time. And as your mortgage balance goes down, your fico score will continue to increase. That is, in essence, a great way to build your credit".

## Benefits to the Community

The benefits to homeownership are community-wide. Since a home is typically someone's greatest asset, they become invested not only in their own home, but in their community as well, knowing that choices made by the community will impact their greatest investment.

<sup>2</sup>**Civic Participation:** When compared to renters, homeowners will often remain in one area for longer periods of time, adding a certain degree of stability to the neighborhood. Homeowners are also more likely to contribute to the maintenance of their properties and surrounding areas. This then translates to increased incentives to participate in local politics and community organizations, potentially leading to increased civic participation.

**Financial Education:** One little-known perk of homeownership is that, oftentimes, the financial knowledge that comes with buying a home will be passed onto future generations. By demonstrating the financial skills required to handle mortgage payments, parents can help prepare their children for several financial decisions.

**Health Benefits:** A study from the NAR homeowners have higher self-rated health when compared to non-homeowners. This study also showed homeowners have higher perceived control over their lives and higher self-esteem and happiness rates than renters.

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<sup>2</sup> [15 Little-Know Benefits Of Homeownership | FortuneBuilders](#)

**Lower Crime Rates:** Homeowners often have more incentives to deter neighborhood crime when compared to renters because of their ties to a given area. Areas with a high percentage of homeowners are therefore more likely to have voluntary crime prevention programs and lower rates of property crime when compared to markets dominated by rental properties.

**Privacy:** It's true that buying a house becomes public record. However, living in a home compared to an apartment often affords people more privacy overall. In most cases, you will not share any walls or spaces with other tenants. As a homeowner you can decide who comes over and when, rather than receiving notices from your landlord to enter. Many first-time homebuyers enjoy this new level of privacy after buying a property.

**Property Improvements:** One of the biggest benefits of homeownership is that it offers the freedom of customization. Homeowners can complete renovations to make the house exactly as they want, which could boost the property's value in the process. Additionally, as a whole, owner-occupant housing is often better maintained than rental properties—creating yet another benefit of homeownership.

### Why Complete a Housing Production Plan?

There are numerous reasons to complete a Housing Production Plan; most importantly, HPPs assist in ensuring housing equity and planning for a future where all community members have safe, healthy, stable, and livable homes to return to. The Stanford Social Review elaborates on some of these reasons, saying, "High-quality, stable housing is central to the health and wellbeing of all families. It helps foster relationships and opportunities in communities, limits chronic stress, and allows families to support positive child development."

### Create More Local Control over Chapter 40B Proposals

Having a certified Housing Production Plan gives a community more control over Comprehensive Permits under Chapter 40B. A plan may be certified by DHCD if, within a 12-month period, a community permits SHI-eligible affordable housing units equal to at least 0.5% to 1.0% of its year-round housing stock. Certification means that the community's Housing Production Plan has met its regional need for affordable housing for one year (by meeting at least the 0.5% threshold) of 19 units, or two years (by meeting the 1% threshold) of 39 units. During its certification period, a community's Zoning Board of Appeals has the right to deny a Comprehensive Permit – otherwise known as reaching "Safe Harbor". All requirements for HPPs are described in state regulations 760 CMR 56.00: Comprehensive permit; low- or moderate-income housing.



As of 2020, the Town of Lakeville has 270 housing units which does not meet the affordability requirements set forth in M.G.L. Chapter 40B §§ 20 thru 23 and 760 CMR 56.00. This represents 5.83% of their 4,624 year-round housing units. To reach 10% affordability, Lakeville would need to produce:

- 1.) 192 rental units (40B or 40R); or
- 2.) 768 for sale units (40B 25% SHI units); or
- 3.) 960 for sale units (40R 20% SHI units)

to meet the Housing Unit Minimum of the Statutory Minima (as defined in 760 CMR 56.03(3)(a)).

Achieving the Housing Unit Minimum threshold would mean that the Town of Lakeville Zoning Board of Appeals would have the ability to deny a Comprehensive Permit or approve it with conditions and that the aforementioned decision would be upheld if appealed by the applicant pursuant to 760 CMR 56.03. Assuming future housing growth, this 10% figure is a *moving target* and ultimately the required minimum number of year-round units will increase over time as new year-round housing units are built. The number of year-round housing units in a community from which the required number of affordable units is calculated by DHCD (10% of year-round housing units) is based on the number of year-round housing units reported in the decennial census, the latest being 2020. Therefore, as additional year-round housing units are constructed through a decade, the subsequent number of year-round housing units reported in the next decennial census increases, as does the corresponding required number of affordable housing units.

In addition, loss of current affordable properties from the Subsidized Housing Inventory through expiration of their deed restrictions can accelerate this situation. For example, affordability restrictions on two smaller rental properties in Lakeville are set to expire in 3 to 4 years. The ARC of Greater Fall River (DHCD ID #1507) and Long Point Road (DHCD ID #1508) together have 8 rental housing units with affordability restrictions set to expire in 2026 and 2027, respectively. These two properties changing to market-rate units coupled with typical housing growth and a slow growth in the production of affordable housing units would be detrimental to Lakeville meeting the required 10% affordable housing threshold. As such, Lakeville needs to continue to produce affordable housing units to meet the needs of its residents and to achieve the required 10% affordable housing threshold. This HPP outlines how Lakeville can do so while meeting other important affordable housing production goals, by way of an assortment of strategies and actions to be undertaken in the next five (5) years.

**Support the Commonwealth's Commitment to Housing**

~~The Housing Choice Initiative (HCI) provides incentives, technical assistance, and targeted legislative~~

~~reform to encourage municipalities to plan and build diverse housing stock. Importantly, it supports the administration's commitment to produce 135,000 new housing units statewide by 2025. Benefits of participation in the HCI include:~~

~~1. The Housing Choice Community Grant Program, which funds infrastructure improvements in those communities that have shown commitment to advancing sustainable housing production.~~

~~2. Other Technical Assistance programs offered by regional and state agencies to assist with planning for housing such as the District Local Technical Assistance (DLTA) Program the Community Compact Cabinet.~~

## Comprehensive Housing Needs Assessment

The Comprehensive Housing Needs Assessment is an analysis of community demographics and market conditions. When conducting this analysis, we ask the questions:

1. Who lives in the community and what are their needs?
2. How diverse is the housing stock and does it match the community's needs?
3. Is it affordable to live within the community for both existing and future residents?

## Data Sources and Definitions

The Needs Assessment pulls from a variety of sources to help tell Lakeville's housing story. Below we've described some of the sources you'll see referenced most often throughout the report.

### American Community Survey (ACS)

The American Community Survey, or ACS, gathers data on a sample of the population through monthly surveys the US Census Bureau produces on topics including housing, jobs, education, and more. The Five-Year ACS, used in this HPP, shows data that has been collected and aggregated over a five-year period from 2017 to 2021.

### The Decennial Census

The Decennial Census is a count of the entire population conducted and released every 10 years. These data sources have some overlap, but also gather information on separate topics. As of February 2023, much of the 2020 Decennial Census has yet to be released. In lieu of those data points, we have opted to use the 2021 ACS Five-Year estimates where applicable. As a result, there

may be small discrepancies between numbers quoted from the 2020 Decennial Census and 2021 ACS estimates, most notably population and housing unit counts. These discrepancies are minor and are not a cause for concern.

### **Department of Housing and Urban Development (HUD)**

The Department of Housing and Urban Development (HUD) maintains data on a variety of topics related to housing nationally. Two of the topics described in this presentation are Area Median Income (AMI or HAMFI) and Cost Burden.

#### ***The Different Types of Median Incomes***

There are two important income figures we will cite frequently throughout this plan. The first is the Area Median Income, which is also called 100% AMI. Area Median Income describes the midpoint of a specific region's set of household incomes. It is used to determine the income eligibility requirements for State and Federal housing programs. These "Income Limits," ranging from roughly 30% to roughly 80% of a town's AMI, are defined by HUD as eligible for subsidized housing. For Lakeville, these income limits (for a family of four) are:

- 100% AMI: \$111,400;
- 80% AMI: \$89,350. This is approximately 80% of \$117,700 and is the income limit at which a family of four becomes eligible for subsidized affordable housing.
- 50% AMI: \$55,850; and
- 30% AMI: \$33,500.

The **Town Median Household Income**, which is different from AMI and only represents Lakeville (and not its region), is \$112,240. This figure comes from the 2021 ACS (described above) and represents the median income of all households within Lakeville.

We will use these income figures depending on the context. For example, we will cite the town median income when talking about market-rate housing affordability in Lakeville. Conversely, we will use the area median income and corresponding income limits when discussing eligibility for subsidized affordable housing.

#### ***Comprehensive Housing Affordability Strategy (CHAS)***

Created by the U.S. Census Bureau and released by HUD, CHAS data is a set of custom tabulations of American Community Survey data that describe the extent of housing problems and needs in a

municipality. These tabulations include data on how many households fall into each AMI bracket (for example, how many families fall within 50-80% of the area median income given their household size) and how many households are cost-burdened (as well as to what extent).

### **Cost Burden**

**Cost Burden** describes how much a household pays for housing relative to their income. Individuals and families can be cost-burdened regardless of their income. An individual or household is considered “cost burdened” if they are paying 30% or more of their income on housing costs.

### **The Warren Group**

**The Warren Group** is a real estate entity that provides data and information on real estate trends, property transactions, and mortgages. In this HPP it is used to determine housing market trends.

### **ESRI Business Analyst**

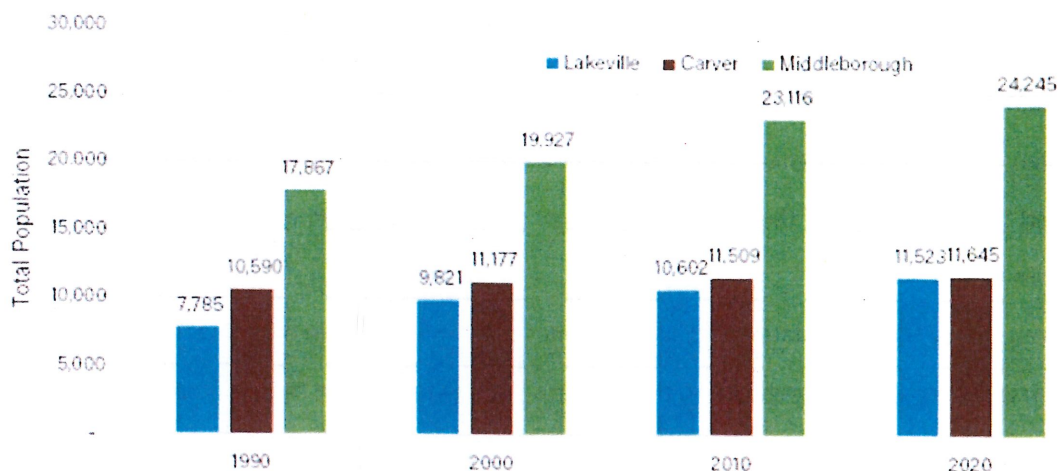
Geographic Information Systems (GIS) software provider ESRI offers an online mapping service called **Business Analyst** that allows users to run market analyses on specific geographies. Here, it is used to retrieve population and housing unit projections out to 2027.

## **Population and Demographics**

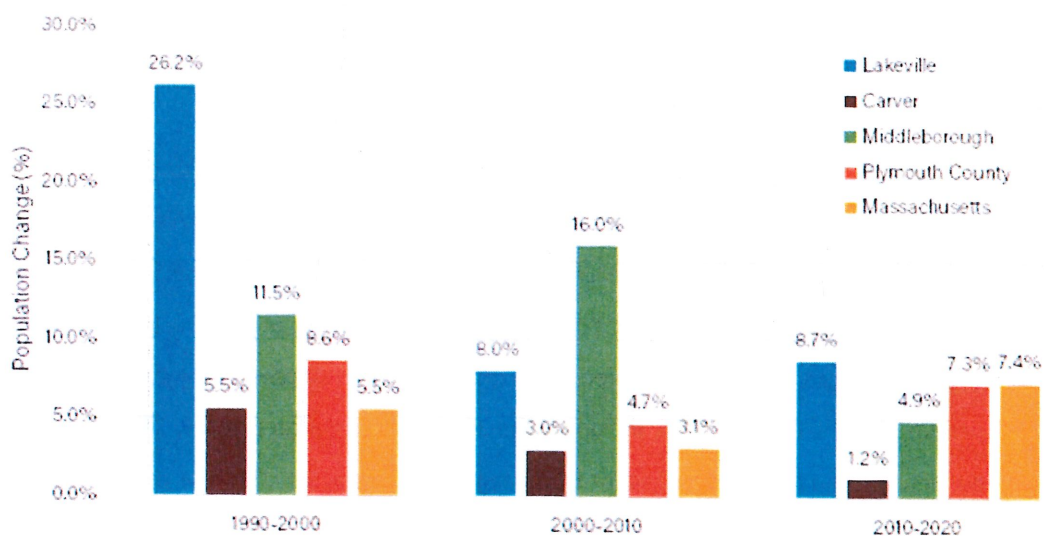
The Town of Lakeville is a rural community home to 11,523 residents as of 2020. For decades Lakeville has consistently been among the fastest growing towns in the region. Between 1970 and 2000, Lakeville’s population increased by 124%, compared to Plymouth County’s 90%, the Southeast Regional Planning and Economic Development District’s regional community average of 25%, and the state’s 12%. This population increase has been accompanied by an increase in development: over 400 acres of land were developed between 1999 and 2005, including the 200+ acre Le Baron Estates, 100+ acre Woodland Ridge, and new apartment complexes adjacent to the town’s train station. The rate of development has since slowed within the Town of Lakeville since the 2004 regional hazard mitigation plan, and from 2012 to 2017, 90 acres of land were developed, a rate of 2.5 acres per square mile. (APC & Nemasket watershed Management and Climate Action Plan, 2021). Despite this, Lakeville grew at a rate of 8.7% between 2010-2020, above both County and State levels, with 772 additional housing units added during that time.

(Figure X: Total Population, Lakeville and Neighboring Communities)

**\*\*Middleboro has 69 square miles of land and 3 miles of water – replace with another town that more closely resembles Lakeville size land (36 sq miles) and water (6 sq miles)**

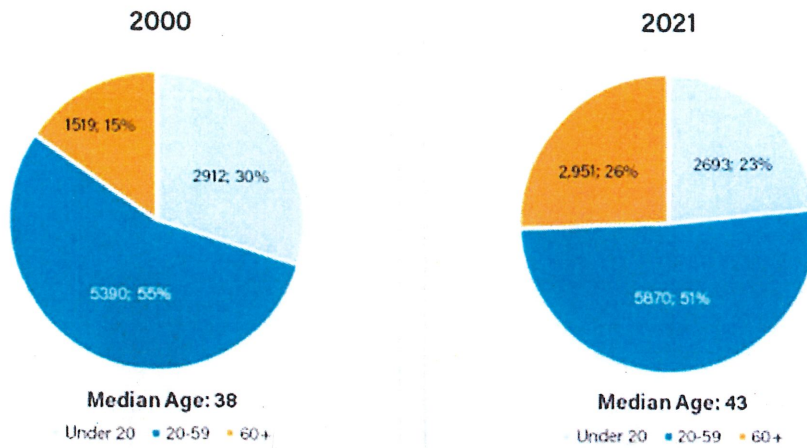


(Figure X: Population Change by Decade)



Like many communities in Southeastern Massachusetts and throughout the nation, Lakeville’s population is aging. The median age in town increased from 38 to 43 between 2000 and 2021. The town’s population of residents aged 65 and over increased by 11% in that span of time, from 15% to 26%. As of 2021, 5% of Lakeville’s population is over the age of 75.

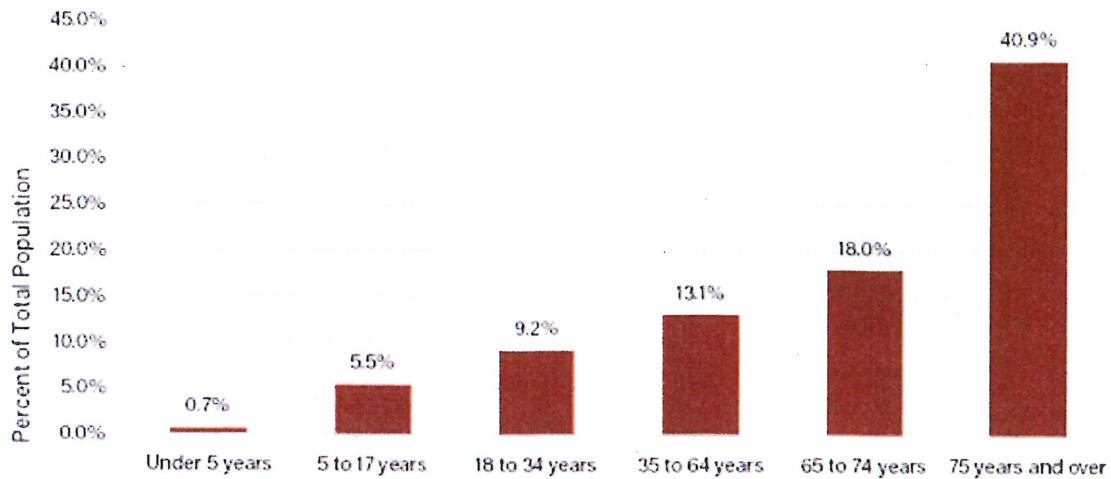
(Figure X: Changes in Age; Census 2000 and ACS 2020 5yr Estimates, Total Population)



An individual's housing needs are likely to change as they get older, due to changes in their income, mobility, household structure, etc. Given its aging community, the Town may wish to find ways to assist residents who wish to “age in place,” either by finding avenues to provide new senior housing options or offering mechanisms and resources to support retrofitting existing homes so that they are “Aging-ready.” As a note, some of the features necessary to make a home “aging-ready,” according to the U.S. Census Bureau's report on the housing needs of older adults, are:

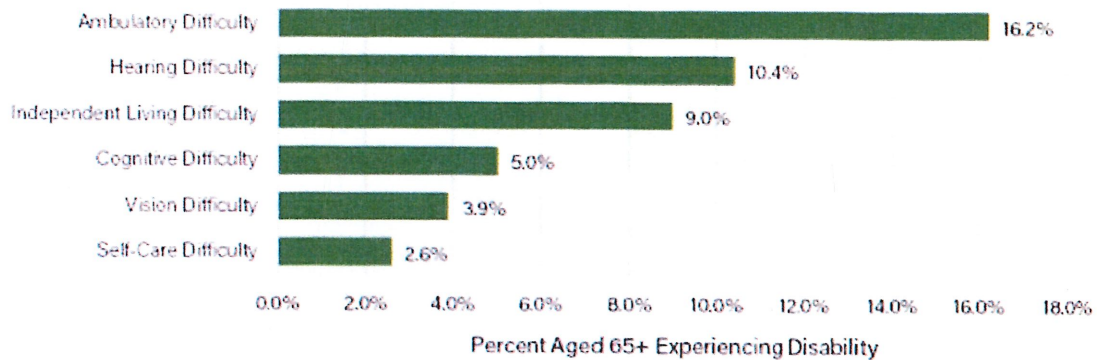
- A step-free entryway
- A bedroom and full bathroom on the first floor
- At least one bathroom accessibility feature
- Additional aging-accessible elements that may be useful include:
  - o Sink handles or levers instead of knobs
  - o Handrails or grab bars in the bathroom
  - o Built-in shower seats
  - o Housing features (such as thermostats, countertops, electrical outlets, etc.) that are at wheelchair accessible heights

(Figure X: Percent with a Disability by Age Bracket)



As expected, older adults in Lakeville have more disabilities than their younger counterparts, with about 25% of those aged 65 or over having at least one type of disability.

(Figure X: Disability Type for those Aged 65+)

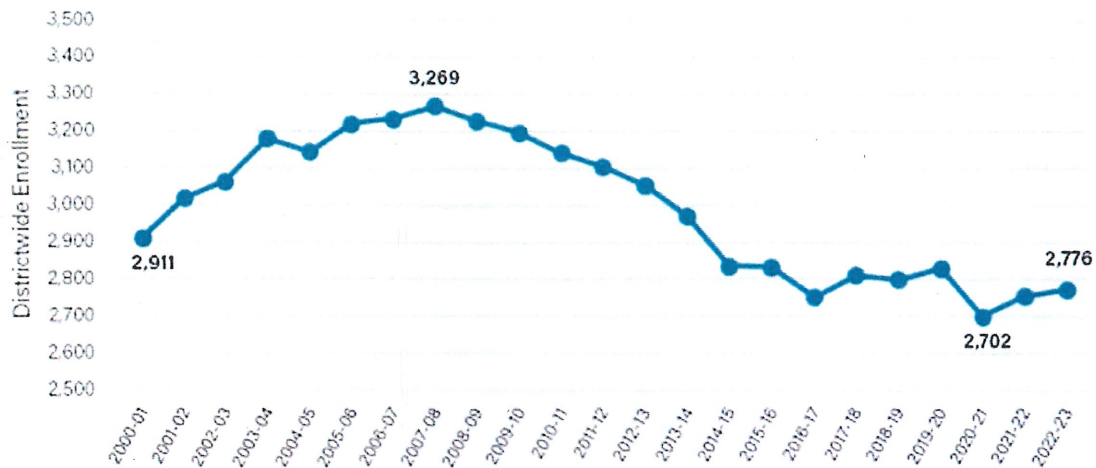


Ambulatory difficulties (having serious difficulty walking or climbing stairs) is the most common disability those over the age of 65 are experiencing in Lakeville (16%), followed by hearing difficulties (10%) and independent living difficulties (having difficulty doing errands alone; 9%). The Town may wish to survey its older residents to determine their current living conditions and any needs for accessibility or housing modifications.

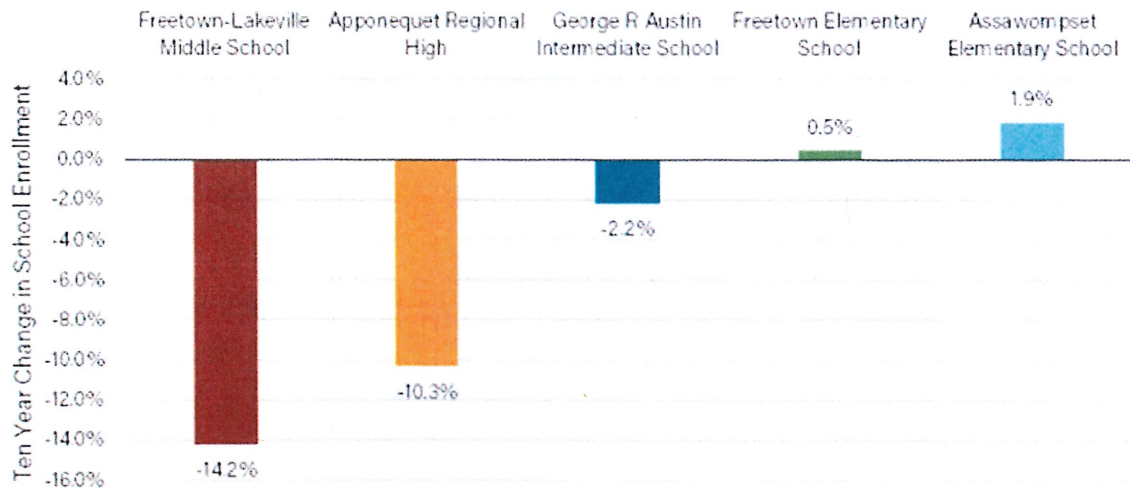
Furthermore, Lakeville's total proportion of those under 20 has declined in the past two decades, down from 30% to 23%. School enrollment has also declined over the past two decades, down from a peak of 3,269 in the 2007-2008 school year to 2,76 in the 2022-2023 school year. This change is slightly

less pronounced when looking at historic enrollment, with a net decrease of 135 students from 2000 to 2023.

(Figure X: Districtwide Enrollment)



(Figure X: Ten Year Change in Enrollment by School)



Freetown-Lakeville Middle School and Apponequet Regional High School saw the most notable decreases in enrollment over the past ten years, while Freetown and Assawompset Elementary Schools saw modest increases.

Lakeville’s population is predicted to grow over the next five years according to ESRI Business



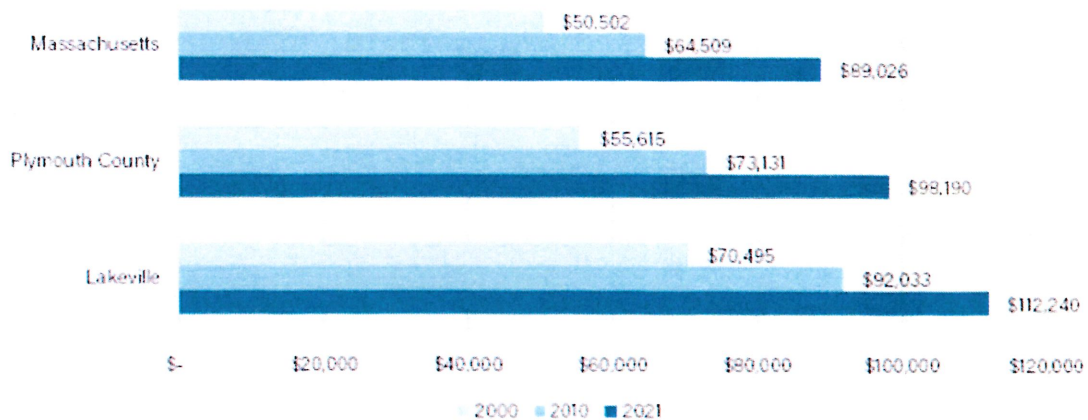
Analyst, which projects population and housing unit changes in five-year increments.

By 2027, Lakeville is projected to have a total population of 12,406 residents (4,613 households), an increase of 883 individuals (373 households). This increase of 7.7% is relatively on par with the growth the Town has experienced over the past two decades.

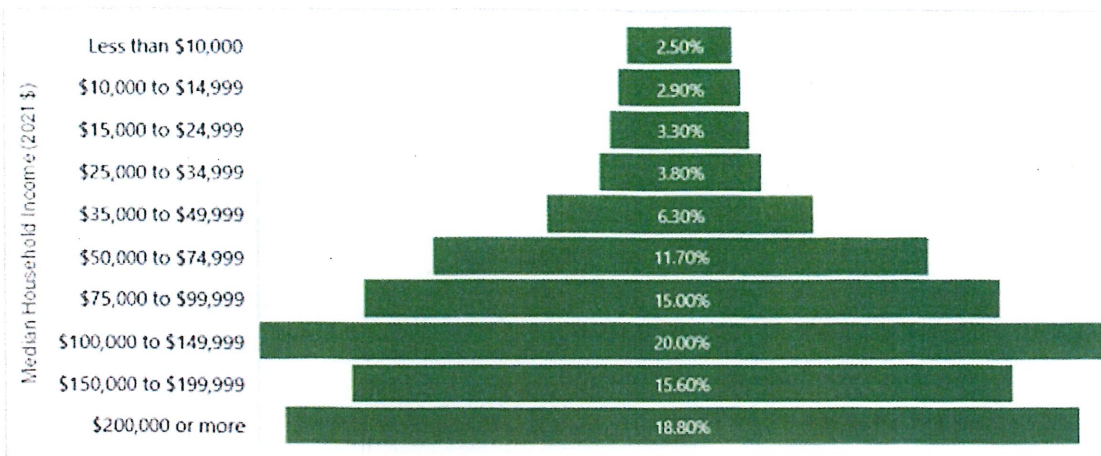
(Figure X: Population Projections; ESRI Business Analyst, 2022)



(Figure X: Change in Median Household Income; ACS 5yr Estimates, 2010, 2015, and 2021; Total Households)



(Figure X: Income Breakdown)



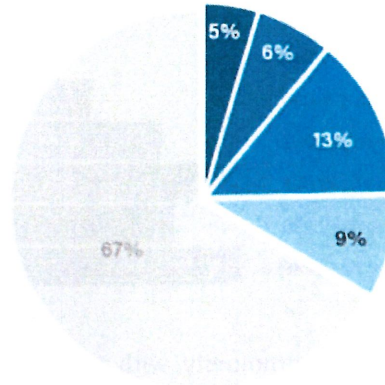
Lakeville is an affluent community, with a median household income of \$112,240, higher than both the State and County. This figure is projected to increase 24% to \$138,732 by 2027. Despite these high incomes, 19% of households in Lakeville make under \$50,000 annually, which illustrates the diverse nature of Lakeville’s housing stock. Furthermore, one third (33%) of owners and two thirds (65%) of renters qualify for some form of subsidized or deed restricted affordable housing programs. This means that, given the number of individuals in each household, their total household income falls at or below 100% of the area median income (\$111,400 for a household of 4, and so forth). Given the presence of lower-to-moderate income households in town, Lakeville should continue to examine varying state and local housing programs aimed at creating new affordable housing options and maintaining existing units.

(Figure X: Owner HAMFI Breakdown and Renter HAMFI Breakdown; HUD CHAS, 2015-2019)

Households eligible for varying forms of subsidized affordable housing

- Household Income <= 30% HAMFI
- Household Income >30% to <=50% HAMFI
- Household Income >50% to <=80% HAMFI
- Household Income >80% to <=100% HAMFI
- Household Income >100% HAMFI

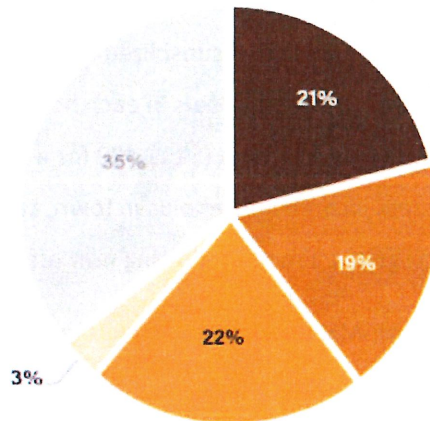
### Owners



Households eligible for varying forms of subsidized affordable housing.

- Household Income <= 30% HAMFI
- Household Income >30% to <=50% HAMFI
- Household Income >50% to <=80% HAMFI
- Household Income >80% to <=100% HAMFI
- Household Income >100% HAMFI

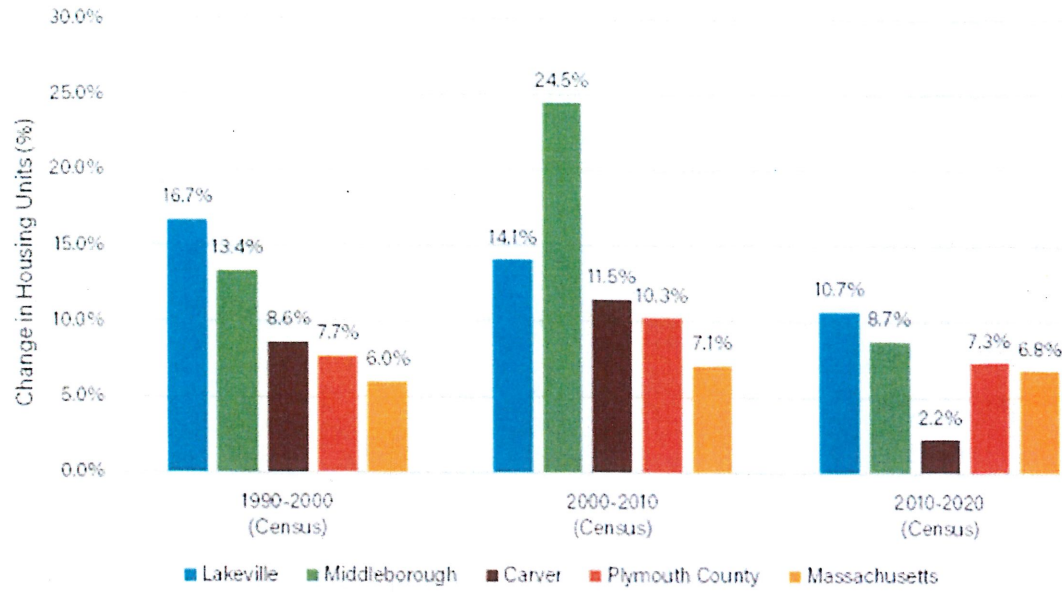
### Renters



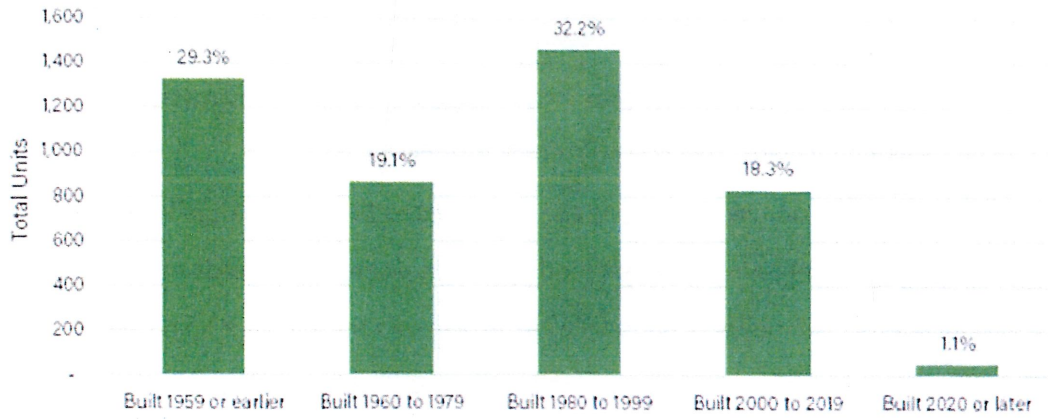
## Housing Stock Characteristics

Lakeville is home to 4,624 housing units as of 2020, an increase of 8.7% since 2010. Lakeville’s rate of housing production per decade has slowed (as it has in most neighboring communities); however, the town’s 2020 rate continues to outpace both Plymouth County and the State as it has in prior decades.

(Figure X: Change in Housing Units, Lakeville and Neighboring Communities)



(Figure X: Housing Age; Occupied Housing Units, ACS 5yr Estimates 2021)



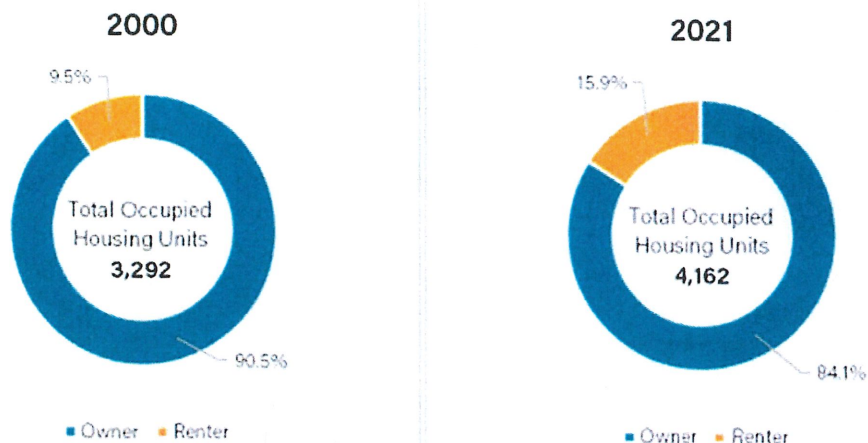
(Figure X: Units in Structure; All Housing Units; 2021)



Lakeville has a relatively older housing stock, consisting of majority single-family homes. Just under 30% of the existing housing stock having been built in 1959 or earlier. Older homes can require more upkeep than newer homes, and likely require some form of accessibility modifications to allow comfortable aging in place. According to the Joint Center for Housing Studies of Harvard University, 44% of the 25 million households aged 65 and over “require some need for home accessibility features due to disability or difficulty using components of their home.”<sup>11</sup>

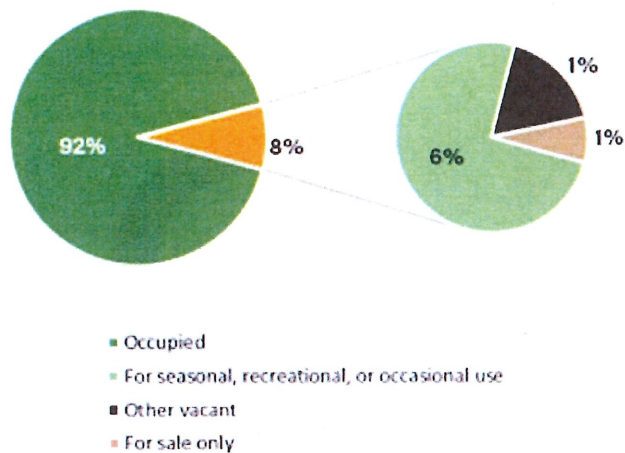
As described earlier, Lakeville’s population is aging and an estimated 16% of those aged 65 or over have an ambulatory difficulty. It will be important for the Town to examine the needs of older adults living in Lakeville to determine if they are choosing to age in place, if they feel their home needs accessibility modifications or other safety-related renovations, and if they feel they can afford the necessary modifications. At that point, the Town can outline the most appropriate avenue forward, which can include providing direct funding resources or connecting residents to existing organizations who can offer assistance.

(Figure X: Occupancy Status)



While the tactics outlined above will be straightforward for homeowners, renters in Lakeville (16% of residents) may not have as much agency over their living situations. Lakeville should examine its existing rental housing stock to identify its age, condition, and any potential accessibility concerns. Furthermore, the Town should determine who is living in rental housing (i.e., age, family status, income) to better understand the renter population’s needs, particularly if they are older adults. As with homeowners, the Town can then use this information to identify the necessary actions to allow their renters to safely live and age in place in Lakeville. Should the Town deem it appropriate, they can pursue encouraging new, age-appropriate housing development, creating adult retirement community zoning, or finding mechanisms to provide low-interest loans to landlords for accessibility and safety modifications within rental units.

(Figure X: Vacancies)



Eight percent of Lakeville’s existing housing stock is currently vacant. According to the ACS, 75% of these vacancies were listed as units that are used seasonally, recreationally, or on occasion. Additionally, there were no reported vacancies for rental units. The current, on-the-ground conditions in town could vary in reality, as vacancy rates can shift for many reasons between ACS data-gathering periods. The Town may wish to explore these vacancies in greater detail, particularly for rentals, to better understand the demand for different types of housing.

(Table X: Detailed Vacancies, ACS 5yr Estimates, 2021)

Type of Vacancy	ACS Estimate (# of Units)	Percent of Total Vacancies
Seasonal, recreational, or occasional use	279	75%
Other vacant	65	17%
For sale only	28	8%
For rent	0	0%
Rented, not occupied	0	0%
Sold, not occupied	0	0%
For migrant workers	0	0%

In summary, Lakeville has an older, largely single-family housing stock consisting primarily of homeowners. Despite this, Lakeville’s renter population is growing and there appears to be a demand for more rental housing. Major priorities for the Town will include determining the current

living conditions of older homeowners and their capability to safely age in place, as well as determining the demographics of the renter population, the demand for rental housing, and any potential interventions Lakeville may wish to pursue to create additional rental opportunities.

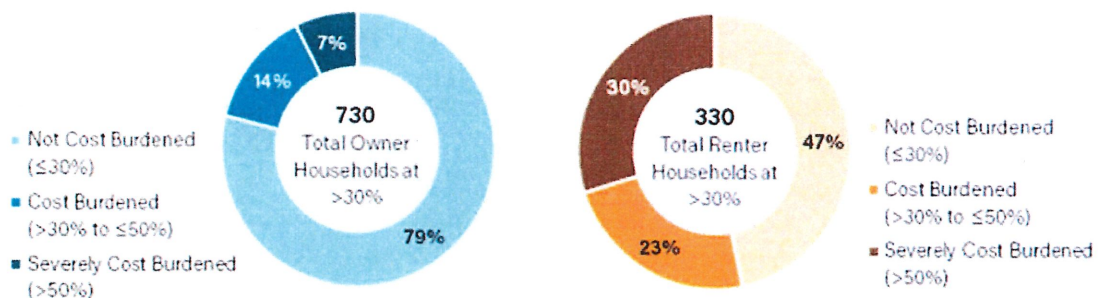
## Market Conditions and Affordability

We will discuss two types of “affordable” housing through this plan. The first is “naturally occurring” affordable housing and the second is subsidized affordable housing. We’ve opted to separate these types of housing due to the nature of their creation and targeted demographics. We do so to address a variety of housing options suitable for different individuals with different income levels and family structures.

### "Naturally Occurring" Affordable Housing

"Naturally occurring" affordable housing is available without subsidies and at lower price points when the right regulatory and market conditions exist for its development. In this case, the word "affordable" doesn't mean "subsidized." Instead, it builds on the idea of not being cost-burdened, as described in the “Data Sources and Definitions” section. When we are discussing naturally occurring affordable housing, we are talking about homes that are affordable enough that they will not cause a young family, older couple, or household with limited/fixed income to become cost burdened. These types of housing options include, but are not limited to, starter homes, homes for downsizing, and apartments for recent graduates.

(Figure X: Cost Burden; HUD CHAS, 2015-2019)



In Lakeville, 620 households are cost-burdened (paying >30% but <50% of their income on housing)



and 440 households are severely cost-burdened (paying more than 50% of their income on housing).

### **An Example of Cost Burden**

Let's dive a little deeper into the concept of cost burden with a rough example. In 2020, the median household income in Lakeville was \$112,240. We will round down to \$110,00 for simplicity.

If you are a household of 4 making \$110,000, 30% of your annual income would be \$33,000. Now, imagine all that money is going towards a mortgage payment or rent. What would that payment look like? Split \$33,000 across 12 months and you get roughly \$2,750. That means any household with an annual household income of \$110,000 would be considered cost-burdened if they were paying \$2,750 or more per month in basic living costs (mortgage payments or rent plus utilities).

Want to try this exercise for yourself? Take the sum of everyone in your household's gross annual income, multiply it by 0.3 (30% minimum to be considered cost-burdened), and divide the result by 12 (12 monthly payments). What did you get? Are you paying more or less than that per month in basic living costs?

Ex.,  $(\$100,000 \text{ annual HH income} * 0.3) / 12 = \$2,500/\text{per month or more}$


$$\begin{array}{l} \text{Household Income} \\ \$110,000 \end{array} \times 30\% = \$33\text{k}$$

Percent at which a household becomes cost-burdened

Yearly amount paid in housing costs

$$\$33\text{k} \div 12 = \$2,750+$$

Total months in a year

Monthly amount paid in housing costs

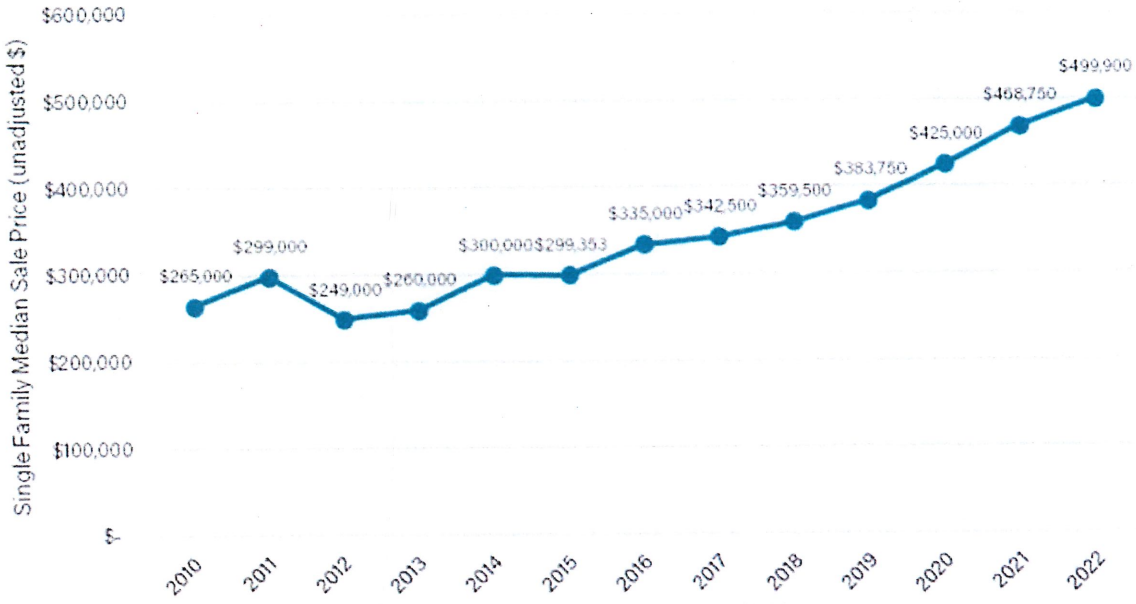
A household making **\$110,000 annually** will be considered "cost-burdened" if they are paying **\$2,750+ per month** on housing costs (mortgage/rent and utilities).

### **Current Market Conditions in Lakeville**

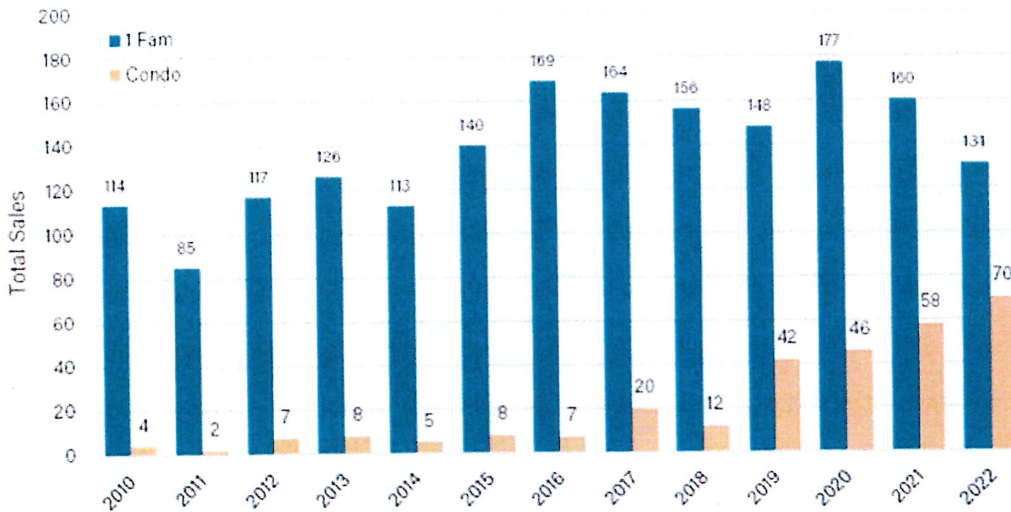
A total of 233 home sales occurred in Lakeville in 2022, about half of which were single-family homes

(56%). The median sale price for a single-family home was \$499,900, up roughly 7% from the prior year. While prices are increasing, the overall volume of home sales has decreased in recent years from a recent peak in 2020.

(Figure X: Home Sale Price Trends; The Warren Group, 2023)



(Figure X: Home Sale Volume; The Warren Group, 2023)



(Figure X: Regional Sale Prices; The Warren Group, 2023)



Despite increasing costs, Lakeville’s housing prices remain lower than both Plymouth County and the state. Even so, the home sale prices observed in town remain lower than what many survey respondents quoted as being a reasonable price for a starter home in town, which was most often cited as \$300,000 or \$350,000.

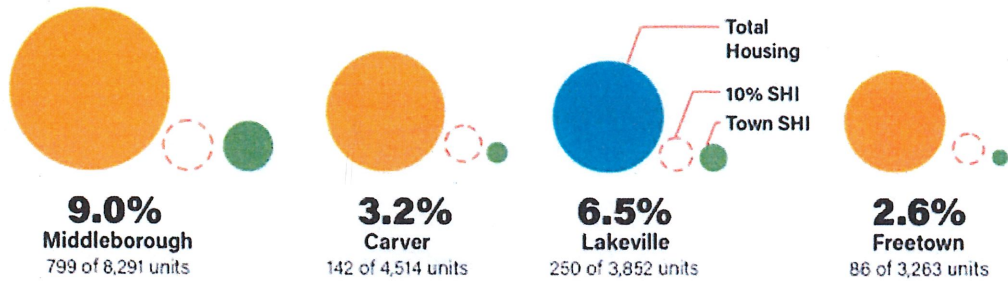
### Subsidized Affordable Housing

The term “subsidized affordable housing” refers to housing that is subsidized by a public agency, non-profit, or limited dividend company. Subsidized affordable housing units have deed restrictions, meaning their availability remains restricted to certain populations (e.g., 55+ housing) and/or to incomes at or below 80% of the area median income (AMI) This means that any household of four in Lakeville making \$89,350 or less is qualified to apply for subsidized affordable housing. Per M.G.L. c. 40B, the Commonwealth of Massachusetts requires at least 10% of a city or town's housing stock to be subsidized affordable housing.

As of 2021, Lakeville’s Subsidized Housing Inventory consisted of 250 units of 3,852 total year-round housing units, or 6.49% of the housing stock. To reach 10%, Lakeville will need to produce an additional 108 housing units.

Additionally, Lakeville should plan for an increase in the total number of year-round housing units as the forthcoming 2020 Decennial Census is processed. Should this number increase from 3,852 units, as reported on the 2010 Decennial Census, so will the required number of affordable units to reach 10%.

(Figure X: Lakeville and Neighboring Communities' SHI; DHCD, 2021)



***What qualifies on the Subsidized Housing Inventory?***

For a unit to officially contribute to a community’s Subsidized Housing Inventory count, several criteria must be met:

- It must be part of a “subsidized” development subject to a regulatory agreement where a Subsidizing Agency and monitoring agent have been identified.
- For units not produced under the Local Initiative Program, at least 25% of the units in the development must be income-restricted to households with incomes at or below 80% of the area median income, corresponding to their household size, and have rents or sale prices restricted to affordable levels.
  - o Restrictions must run at least 15 years for rehabilitation, 30 years for new rental construction, and in perpetuity for new homeownership construction.
- Resident selection for the Affordable Units must comply with the requirements of a lottery or other fair and equitable procedure, including an Affirmative Fair Housing Marketing and Resident Selection Plan, approved by the Subsidizing Agency and without regard to the amount of their assets.

(Table X: AMI Breakdown, FY2022)

Persons in Family	Extremely Low (30%) Income Limits	Very Low (50%) Income Limits	Low (80%) Income Limits
1	\$23,450	\$39,100	\$62,550
2	\$26,800	\$44,700	\$71,500
3	\$30,150	\$50,300	\$80,450
4	\$33,500	\$55,850	\$89,350
5	\$36,200	\$60,350	\$96,500
6	\$38,900	\$64,800	\$103,650
7	\$41,910	\$69,300	\$110,800
8	\$46,630	\$73,750	\$117,950

Area Median Family Income: \$111,400 (4 Persons in Family)

## Barriers to Development

In every community, there exist challenging market conditions, laws and policies, land characteristics, historic development patterns, and other factors that can contribute to limited development opportunities or a lack of affordable housing options. It is important to inventory and consider these challenges so that planning officials and municipal staff can craft a set of goals and strategies that are tailored to the community's needs. In Lakeville, there are a few of these "barriers to development" to consider:

### Environmental Constraints

Communities with important natural resources, protected conservation lands, and large recreational open spaces may be limited in terms of their ability to locate appropriate sites for affordable housing development that will have limited impact on the environment around it. Carefully planned zoning changes and redevelopment initiatives in areas deemed appropriate can help alleviate this issue and create affordable housing developments that have minimal impact on these important natural features.

Lakeville's namesake, the Assawompset Pond Complex, along with the Town's many other important areas of conservation land, habitats, and recreational sites, pose notable limitations when siting new housing. As cited in the 2020 Master Plan, the creation of new housing will need to be balanced with thoughtful zoning changes to ensure harmony between land conservation efforts and smart growth initiatives.

## Low-Density Zoning Regulations

Zoning regulations, intentionally or unintentionally, are one of the most common limiting factors when it comes to the production of affordable housing. Zoning that prohibits higher density uses, favors medium (1-1.5 acre) minimum lot sizes, is unclear to developers, and maintains high parking requirements can prohibit the production of moderately priced homes. This often leads to unsustainable and unaffordable development outcomes.

(Figure X: Zoning and Overlays – To be inserted upon review with the Town Planner)

Lakeville's zoning contains 4 distinct districts (Residential, Industrial, Industrial-B, and Business) along with 3 overlay districts (Mixed Use Development, Planned Special Purpose Overlay, and 40R Smart Growth Overlay). The following section will outline the permitted residential uses for each zone in Lakeville:

### Residential

Of these Lakeville's zoning districts, the Residential Zoning District comprises over 86% of Lakeville's buildable land and is the largest zoning district in town. This district requires a minimum lot size of 1.6 acres (70,000 sqft).

### 40R Smart Growth Overlay District

The Town's 40R Smart Growth Overlay District, located at the Lakeville/Middleborough border and near both the current and future MBTA Commuter Rail stations comprises roughly 33 acres across two sub-districts: The Residences at Lakeville Station Sub-District and The Nemasket River Sub-District, both of which allow single-family at 8 units per acre; two/three-family at 12 units per acre; and multi-family construction at 20 units (for Lakeville Station) and 25 units (for Nemasket), respectively. Minimum lot sizes in both sub-districts are substantially smaller than the requirements for the Residential district at 5,000 sqft for a single family; 7,000 sqft for a two/three-family; and 40,000 sqft for a multi-family or mixed-use multi-family building.

### Mixed Use Development District

The Mixed Use Development District comprises roughly 73 acres on the site of the former Lakeville State Hospital. This district allows for the inclusion of age-qualified housing, which requires at least one occupant to be fifty-five years of age to live in an age-qualified unit. Building heights in this district can be up to 45 feet.

## Business District

Lastly, the Business District allows facilities for residential care, senior homes, and nursing homes.

Lakeville's zoning presents several opportunities to expand the variety and amount of housing in Town. The Residential zoning district represents the most significant opportunity, due to its size and restrictiveness, which limits the number of units that can be built on an acre of land, ultimately leading to a smaller housing inventory, less housing diversity, and higher prices. This happens, typically, by embedding more land and infrastructure costs into the price of development while allowing for fewer units per acre of land. These increased expenses lead to the construction of larger houses (that are necessary to ensure that the internal finances of the development project are profitable). These costs can severely limit the diversity of housing types and hinder the ability of the market to produce homes that cater to different family sizes, price points, ages, and lifestyles in Lakeville. However, other factors prohibit the creation of smaller lots throughout town, for ex

## Limited Access to Public Utilities

The absence of public sewer and water can limit the types of development options available and add costs to development (e.g., wells and septic systems). Lakeville currently has no sewer service, except for within the Town's 40R District, which receives sewer service from neighboring Middleborough. There is also minimal water service outside of major routes within town, of which are serviced by Middleborough and Taunton. This lack of infrastructure limits opportunities for compact development, as the need for septic systems increase both the cost and space required for new development, limiting options to downsize or purchase an affordable market-rate home.

## Nitrogen Sensitive Areas

<sup>3</sup>Massachusetts Department of Environmental Protection (MassDEP) has taken bold steps towards addressing nitrogen pollution. Nitrogen contributes to devastation in ocean ecosystems by causing algal blooms, depleting oxygen from water, and killing marine life. Runoff from septic systems and chemical lawn and garden treatments close to watershed areas contribute to this issue. MassDEP has been proposing revisions to Title 5 regulations which may affect Lakeville homeowners with septic systems.

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<sup>3</sup> [download \(mass.gov\), What's up with DEP's proposed Septic System Rule regarding Nitrogen Pollution? - Buzzards Bay Coalition \(savebuzzardsbay.org\)](#)

This should be kept in mind when planning for future housing in Lakeville since there are already areas of high nitrogen loading within residential areas of Lakeville.

### Negative Community Perceptions

Whether we are conscious of it or not, the phrase “affordable housing” summons up images of potential neglect, loss of property value, and increased crime. Residents and elected/appointed officials often cite associated costs (e.g., more students in schools, emergency services, and added infrastructure) as another reason housing should be created at a more absorbable rate.

Educational campaigns and maintaining an active conversation with community members may help to dispel these myths and create authentic, enthusiastic local support for new housing initiatives that will support young professionals, families, and older adults who are not in the position to afford high homeownership costs.

### Limited Staff Capacity and Experience

Often, municipal staff have multiple day-to-day responsibilities and limited time to gain or deploy the specialized housing expertise necessary to accomplish their goals. This can hinder implementation efforts and lead to plans, such as HPPs, “sitting on the shelf.” Lakeville currently does not have an existing staff member or committee whose day-to-day responsibility is focused primarily on housing. While the members of the Lakeville Planning and Select Boards, Town Planner, Town Administrator, Appeals Clerk, and other staff dedicate invaluable time to provide significant and continued effort towards advancing the Town’s housing goals, much of this occurs after work hours and competes with other work and personal obligations.

By providing additional resources, Lakeville can continue to leverage the Town’s ongoing efforts towards producing affordable and subsidized housing, while continuing to develop new initiatives.

### Affordable Housing Goals

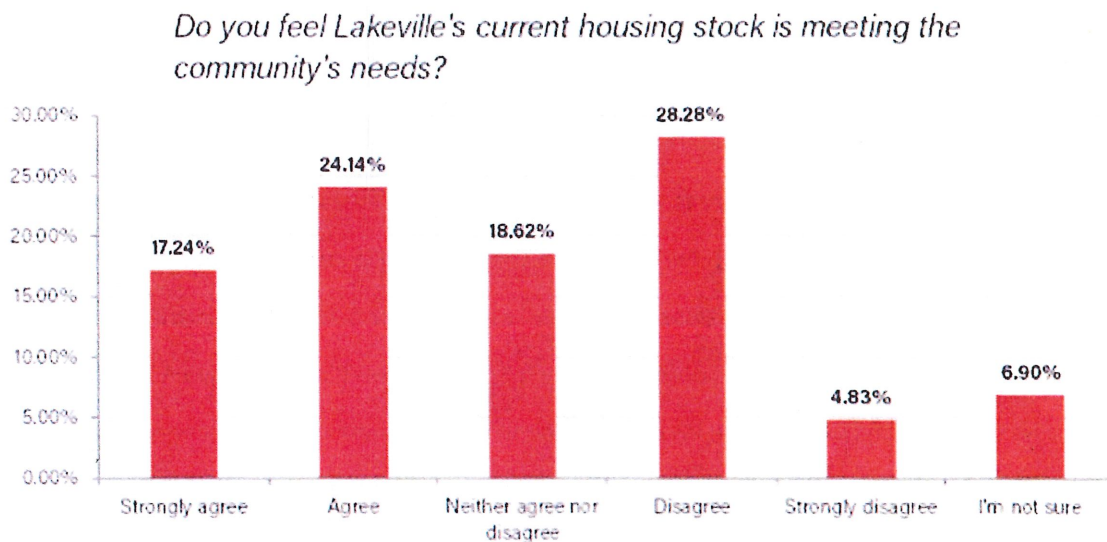
There are four (4) main goals identified in this Housing Production Plan. These goals describe the vision for housing in Lakeville and build from the discussion in the Needs Assessment, as well as feedback gathered through public outreach for this HPP. The four goals are as follows:

**Goal A: Conduct public outreach to determine local housing needs, preferences, and to educate the community on housing options.**



Lakeville residents have mixed perceptions on housing in town, particularly regarding whether the community's housing stock is meeting current residents' needs. The Town should expand upon the groundwork laid within this HPP to explore current residents' housing needs and concerns, especially those related to aging in place and affordability. Furthermore, many residents have negative preconceptions about housing development. This lack of buy-in can make it difficult to pass future zoning changes and initiate new housing efforts. Encouraging further community outreach and conversations around housing will allow the Town to better navigate the process of implementing items described within this Plan.

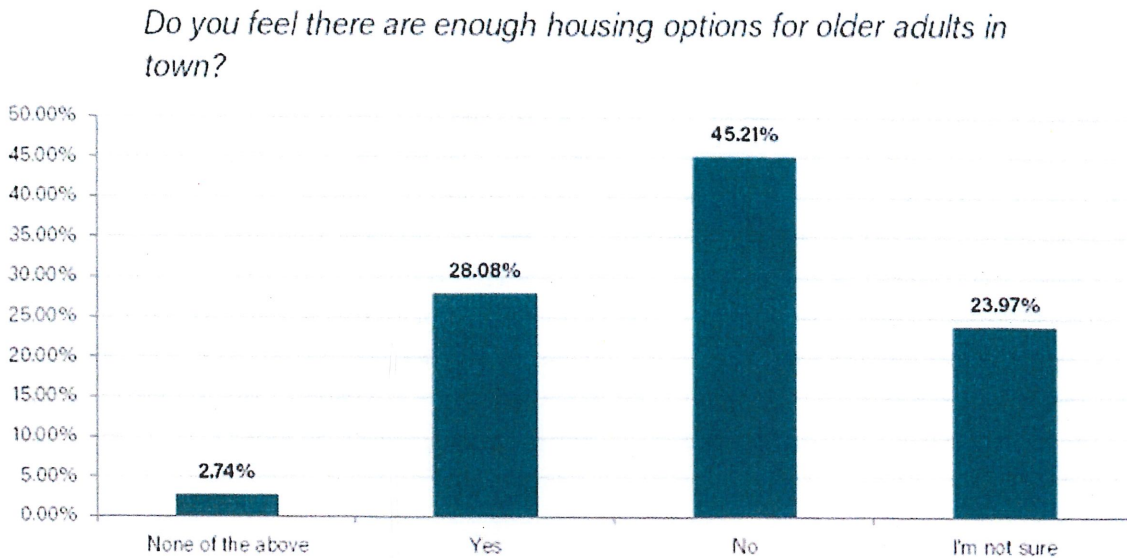
(Figure X: Survey Responses to "Do you feel Lakeville's current housing stock is meeting the community's needs?")



**Goal B: Create housing options and modify existing units to support older adults who wish to age in place or downsize.**

An individual's or family's housing and support needs will vary depending on circumstances and stage of one's life. Folks with chronic illnesses, those with disabilities, and older adults tend to have different needs than young couples or those with children. Lakeville's housing should be able to support those needs wherever possible. Producing housing options and providing for modifications to existing housing for those with differing needs can help prevent displacement due to an inability to receive the care needed or live comfortably in one's home.

(Figure X: Survey Responses to “Do you feel there are enough housing options for older adults in town?”)



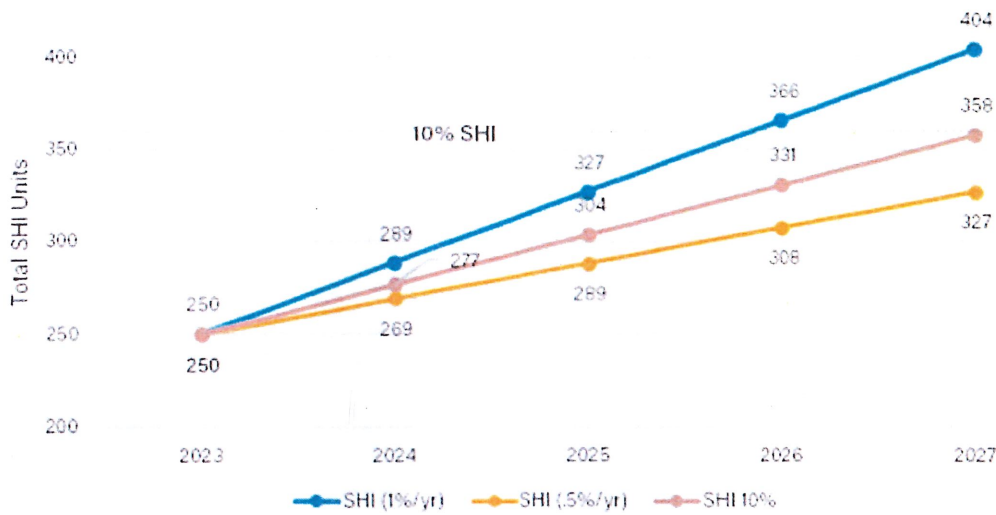
**Goal C: Implement key zoning amendments to create new affordable housing options.**

One of the main avenues Lakeville may pursue to create new housing options will be through strategic zoning amendments. The Town should continue to build off staff’s ongoing efforts to draft and implement key zoning changes, such as the development of an Open Space Residential Design Bylaw, Inclusionary Zoning Bylaw, and other bylaws encouraging thoughtfully placed density.

**Goal D: Continue to produce SHI-eligible units to achieve the Commonwealth's required amount and support communities in need.**

As described previously, Lakeville’s current SHI is 6.49%, or 250 of the Town’s required 358 units (to reach 10%). There are a variety of ways Lakeville can pursue the creation of new SHI-eligible units, including guiding appropriate Comprehensive Permits and producing housing under the Local Initiative Program. For this Housing Production Plan to be certified, Lakeville will need to permit at least 0.5% of their total year-round housing units (19 units) for one year of certification, or 1% (39 units) for two years of certification within a given 12-month period.

(Figure X: Hypothetical production scenarios for SHI units in Lakeville)



## Implementation Strategies

There are seven (7) housing strategies that complement Lakeville’s housing goals. These strategies provide a road map to accomplishing the Town’s housing goals and outline both how much attention they will require and the timeline within which they should be completed. It is important to note that HPPs often include numerous strategies that, when applied together, will contribute to improved housing production and outcomes. There are very rarely one or two “silver bullets” that achieve a community’s goals.

### How to Read the Implementation Strategies

Each Implementation Strategy has a set of associated goals, timeframe, and level of impact. Some strategies will also list local success stories, additional reading items that may provide more information, and resources for staff to consume.

#### Implementation Timeframes

Each strategy has a listed timeframe within which it should be pursued and subsequently implemented. The timeframes are approximate and based on the level of effort and procedural steps required for each strategy. Those timeframes are:

- Short: Less than 2 years to explore and implement;
- Medium: Between 2 and 5 years to explore and implement; and

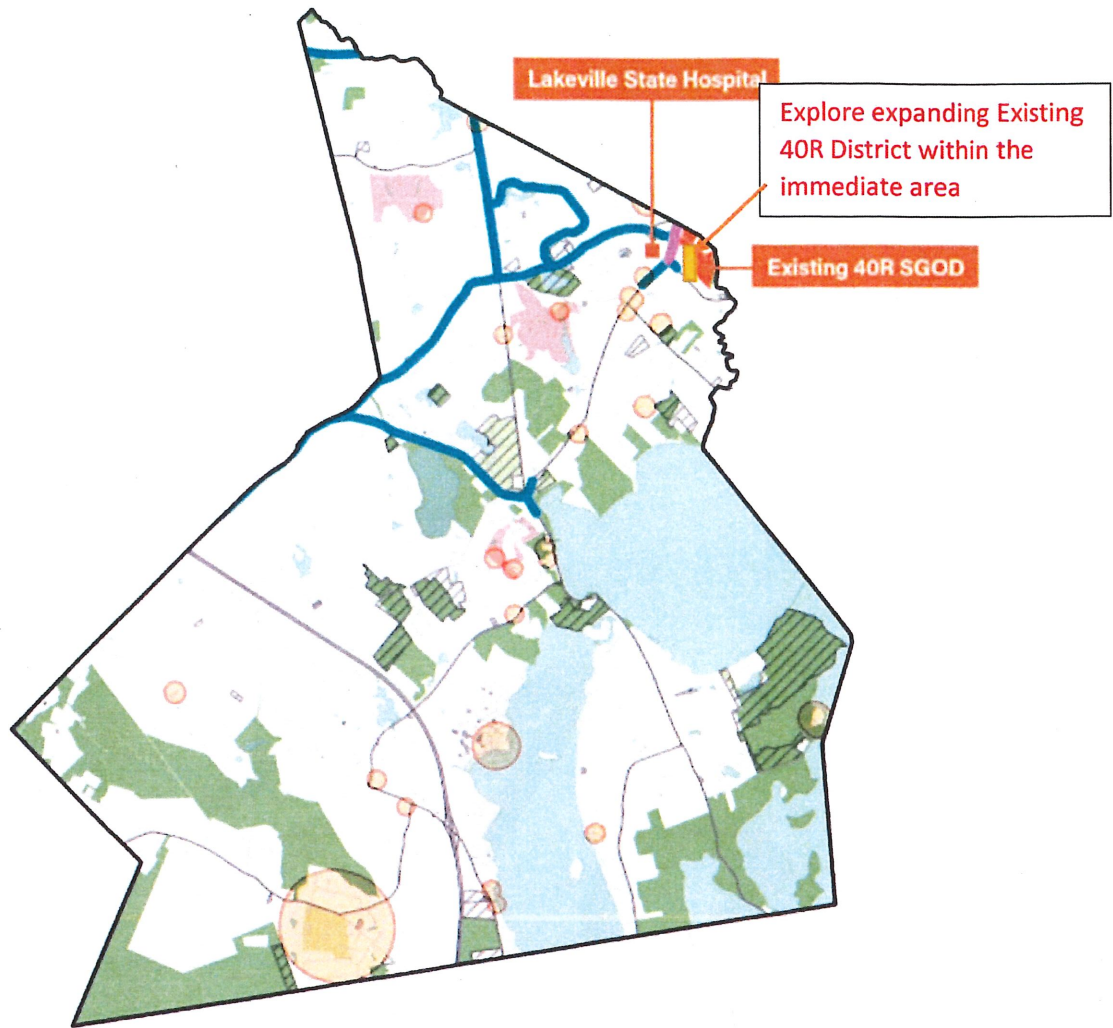
- Long: Greater than 5 years to explore and implement.

### Impact

Each strategy has a listed impact level, either “direct” or “enabling.” These impact levels describe the types of housing outcomes and pathways a given strategy creates when implemented. Direct strategies financially fund, remove restrictions, or create new housing opportunities. Enabling strategies provide training, form partnerships, or pursue other initiatives that create new or additional capacity to produce housing.

(Figure X: DRAFT Action Map)

DRAFT



**Open Space (Level of Protection)**

- In Perpetuity
- Limited
- None
- Term Limited
- Unknown

- Sewer Line
- Water Line
- Interim Wellhead Protection Area (IWPA)
- Town-Owned Land

## Implement key zoning amendments to create new housing opportunities for first-time homebuyers, older adults wishing to downsize, and those with moderate or fixed incomes.

Associated Goals: B, C

Priority: High

Implementation Timeframe: Medium (2-5yrs)

Impact: Direct

Zoning changes are one of the main tools available for increasing affordable housing production.

Lakeville can implement a variety of zoning changes, designed to suit their residents' needs,

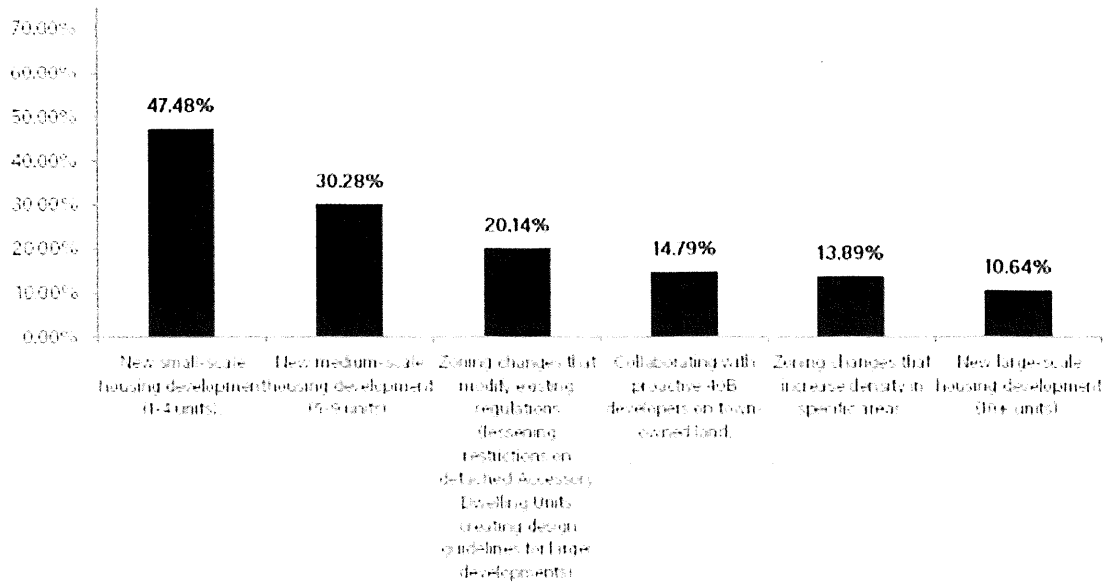
by incorporating mechanisms to produce affordable units under the

Local Initiative Program. This encourages smart growth, reduces barriers for accessory or multi-family units, and actively pursue development for populations whose housing options may be limited (e.g., retirement-age residents, first-time homebuyers, low-income residents).

Survey respondents were receptive to small-scale housing development (1-4) units, though support remained under 50%.

(Figure X: Survey Responses to "What housing-related interventions would you support?")

*What housing-related interventions would you support?*



With enough outreach and subsequent buy-in, the Town could implement new zoning that allows for smaller-scale housing development. Lakeville could modify their existing base zoning district to create a new residential zone with reduced lot sizes (between 20,000-40,000sqft, as deemed appropriate by the Town). Previous planning documents (including the prior Housing Production Plan and 2020 Master Plan) also suggest the development of an OSRD bylaw and/or a Transfer of Development Rights (TDR) bylaw, both of which would promote more compact development in key areas throughout town while shifting growth away from important open spaces and natural resources. These bylaws can be written to include an affordability/inclusionary component as to produce new SHI-eligible housing. Currently, the Town is exploring the creation of OSRD and Inclusionary Zoning Bylaws.

Lakeville could also examine the feasibility of creating a Chapter 40R Starter Home Zoning District (SHZD), which promotes the development of small (not to exceed 1,850sqft) single family homes or accessory dwelling units (not exceeding 600sqft) on the same lot. SHZDs must be at least 3 contiguous acres in size and allow development at a density of at least 4 units per acre (approximately 10,000sqft in size).<sup>15</sup> In these districts, a minimum of 20% of the starter homes must be deed-restricted affordable at or below 100% of the Area Median Income; a feature which is highly suitable for Lakeville, considering the prevalence of moderate- and high-income households in Town.

Siting of a 40R SHZD would likely have to be paired with an assessment of infrastructure capacity, including the need for septic versus sewer (which is not currently serviced in town).

Finally, thanks to recent amendments to the M.G.L. c. 40A (commonly known as the Zoning Act), the process for amending or adopting certain kinds of zoning that produces more housing has been simplified – primarily by reducing the required Town Meeting vote from a two-thirds supermajority to a simple majority.<sup>16</sup> These important changes can contribute to the town’s implementation of many of the above zoning-related strategies.

**Success Story:** The Town of Middleborough recently adopted a new 40R zoning overlay district consisting of two sub-districts within their downtown. Through thoughtful planning and the creation of design guidelines, the new zoning will directly contribute to Middleborough’s SHI while producing housing and commercial development that is consistent with its traditional Downtown.

### **Pursue professional support to assist in conducting community outreach to better determine local needs and housing preferences.**

Associated Goals: A

Priority: High

Implementation Timeframe: Short (<2yrs)

Impact: Enabling

Community buy-in is an essential part of passing meaningful housing reform that is tailored to Lakeville’s needs while meeting state requirements. The Town can work with local organizations and community outreach groups such as the Citizens’ Housing and Planning Association (CHAPA) to host educational conversations with residents while gathering information on their needs and preferences.

Assistance with an educational campaign will help to dispel myths associated with affordable housing and those who live there, its impact on local real estate values, and its impact on a community’s character. A successful education campaign will also help build the local support that is necessary to implement the goals and strategies associated with a Housing Production Plan. Local champions for affordable housing are critical to long-term, sustained implementation.

The Town should consider engaging residents in a straightforward and transparent manner as it pursues local zoning changes and future development initiatives, such as the amendment of existing



zoning districts or the creation of a Chapter 40R Starter Home Zoning District.

**Pursue partnerships and funding resources to provide direct assistance to help preserve housing for vulnerable communities, including senior residents.**

Associated Goals: B, C

Priority: High

Implementation Timeframe: Long (>5yrs)

Impact: Direct

In addition to the creation of new housing options, direct assistance and preservation tactics help to keep affordable units available and allow residents to remain in their homes. These strategies are important when considering displacement concerns and aging populations like Lakeville's. They are also critical for maintaining safe and livable homes for all residents. Lakeville may consider pursuing federal funding, through the formation of a regional consortium, as towns such as Malden have done, or through programs like the Commonwealth's Community Development Block Grant (CDBG) Program, which allocates federal CDBG funding to cities and towns for a variety of CDBG eligible activities such as home rehab, home development, and accessibility modifications. Lakeville could pursue CDBG funding either on its own or through the Greater Attleboro/Taunton Home Consortium (of which Lakeville is a member community), depending on the scale and nature of the projects the Town wishes to pursue. CPA funds may be used as a match for these applications.

Additionally, many towns have used CPA funds to support the creation of new housing options and rehabilitation of existing units for low- and moderate-income residents. As Lakeville continues to establish its Community Preservation Committee and their associated tasks, the Town may wish to explore the use of CPA funds to support small-scale affordable housing development and rehabilitation. Town staff can find example projects through the Community Preservation Coalition's CPA Project Database, which can be filtered by category (open spaces, housing, historic, and recreation).

**Case Study**

The City of New Bedford operates several home rehabilitation and accessibility assistance programs

that aim to improve low- and moderate-income residents' housing. These programs offer direct funding and/or low-to-no-interest loans to make necessary accessibility, safety, or home rehabilitation repairs in owner-occupied or investor-owned homes. The programs are funded through HUD's HOME Investment Partnership Program and Community Development Block Grant. The City also administers state programs on behalf of Massachusetts Housing Partnership (MHP), DHCD, and MassHousing.

### Potential Funding Resources

HUD HOME Program, CDBG, MassHousing

**Pursue partnerships leading to development that is affordable to those with low, moderate, and fixed incomes.**

Associated Goals: B, D

Priority: Medium

Implementation Timeframe: Medium (2-5yrs)

Impact: Direct

Developing a clearly outlined process to review comprehensive permits will help Lakeville foster successful working relationships with 40B/40R developers. Lakeville should pursue relationships with developers to encourage projects that create new subsidized affordable housing and allow room to negotiate development outcomes that positively impact the built environment and align with the desires (ex. visual preferences, low-impact development design, or parking requirements) of the Town.

Lakeville could guide this relationship by working with its Zoning Board of Appeals (ZBA) to review and update the Rules and Regulations for Comprehensive Permits. These guidance documents establish procedures for an application to the ZBA for permits granted Chapter 40B. Moreover, they are required by Chapter 40B and by 760 CMR 56.00 to facilitate the development of affordable housing.<sup>17</sup> These Rules and Regulations can also serve as a starting point for fostering collaborative municipal/developer relations.

### Case Study

The Town of Plainville's SHI is currently 16.7%, totaling 577 of the town's 3,459 housing units. By

fostering strong working relationships with developers, the Town has successfully negotiated site design and engineering modifications, including landscaping and sidewalk additions, for several developments in the past few years, including the Oasis at Plainville.

### **Consider hiring a consultant to assist in implementing the strategies within the Housing Production Plan.**

Associated Goals: A, B, C, D

Priority: Low

Implementation Timeframe: Medium (2-5yrs)

Impact: Enabling

Lakeville would benefit from acquiring additional assistance in implementing their housing goals and strategies given current staff's existing time commitments and responsibilities. This can include contracting with a local housing consultant. Through CPA allocations, Community Compact Cabinet funds, District Local Technical Assistance (DLTA) funds, and other opportunities, the Town could take action to obtain external assistance to aid in implementation of the Plan.

#### **Case Study**

Through CPA funding, the Town of Wellfleet allocated \$4,626,611 to community housing efforts from 2006-2021, totaling 47% of their CPA spending over that timeframe. In 2016, the town used \$50,000 of their housing-designated CPA funding to hire a part-time consultant to assist with various housing projects and the development of a new Housing Production Plan.

### **Investigate opportunities for adaptive reuse to redevelop underutilized municipally owned land and buildings.**

Associated Goals: B, D

Priority: Low

Implementation Timeframe: Short (<2yrs)

Impact: Enabling

This strategy entails identifying municipal structures that have become abandoned, underutilized, or functionally obsolete and determining if they have potential to be reused for affordable housing. Reusing these properties as housing enables a community to accommodate growth in established locations instead of on green space and at the same time preserve or restore the architectural fabric

of the community.

**Success Story:** The City of Springfield redeveloped its former Fire Station at 145 Pine Street. The site was sold to the Mental Health Association, which converted the property into 15 studio and one bedroom apartments. The project contributes to the town's goals of providing affordable housing while also bringing an underutilized municipal building back into an active use.

## Review the availability of town-owned and tax-title properties to work in tandem with adaptive reuse goals.

Associated Goals: B, D

Priority: Low

Implementation Timeframe: Short (<2yrs)

Impact: Enabling

A municipality can inventory and examine parcels they own, as well as tax-title properties, in order to determine if they are suitable for affordable housing development. These parcels are more readily available for affordable housing development than their privately-owned counterparts. Communities can declare these properties "excess property" (typically at Town meeting); then, through an RFP process, can partner with affordable housing developers or agencies, such as Habitat for Humanity, to produce housing.

The Town of Lakeville owns 104 parcels. Some of these parcels are protected open space, however, there are several parcels that may be eligible for smaller housing development, such as starter homes on lots that may be non-conforming due to their size or on currently underutilized parcels.

**Success Story:** The Town of Wellfleet put out an RFP for a municipally-owned property at 95 Lawrence Road and received three bids, one of which was recently selected and unanimously approved by the Select Board to proceed. The project, which would produce 46 apartments, is currently undergoing review to determine if it is eligible to apply for a Comprehensive Permit. These apartments will be designed considering net zero energy goals, and will feature rooftop solar, all electric building systems, and low flow plumbing fixtures.

## Conclusion

Housing is one of the most important aspects of an individual's life and livelihood. And just as a

residence is more than a physical shelter – it’s a home – neighborhoods are one of the main building blocks of a healthy, balanced community. This Housing Production Plan seeks to provide the Town of Lakeville with a clear picture of the trends and pressures that can make it difficult to build more homes and create neighborhoods that serve all types of households. We’ve shown how a combination of efforts, if pursued proactively and in a coordinated way, can address these barriers, contribute to Lakeville’s housing stock, improve the lives of existing and future residents, and complement the town’s built and natural landscapes.

For those readers looking for more information, please explore the HPP’s footnotes, links, and Appendices.

