



TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp
received & posted:

K. De Gizio

LAKEVILLE TOWN CLERK
RCUD 2022 APR 26 PM3:06

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 28, 2022 at 7:00 p.m.
Location of Meeting:	Lakeville Public Library, 4 Precinct St. 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 (7:05) – To amend the Zoning By-Law Section 6.7 Site Plan Review by deleting the existing section and replacing it with a new Section 6.7... Appeals. This public hearing has been rescheduled to May 12, 2022, at 7:05.
2. Public Hearing (7:15) – To amend the Zoning By-Law Section 2.0 Definitions by adding additional definitions related to signs and deleting the existing Section 6.6 Sign Regulations and replacing it with a new Section 6.6 Sign Regulations. . .Appeals. This public hearing has been rescheduled to May 12, 2022, at 7:15.
3. Public Hearing (7:25) – To amend the Zoning By-Law by adding a new Section 7.10 Open Space Residential Development which would allow by Special Permit the approval of a subdivision plan that allows. . .Approved Special Permits. This public hearing has been rescheduled to May 12, 2022, at 7:25.
4. Public Hearing (7:35) – To amend the Zoning By-Law Section 7.4.6 Specific Uses by Special Permit, Auto or Boat sales, rentals or service by deleting Industrial Districts and replacing it with Business District. This public hearing has been rescheduled to May 12, 2022, at 7:35.
5. Site Plan Review – 2 Bedford Street, continued - Thomas J. Parenteau of PBT Real Estate-applicant – Request to continue
6. Site Plan Review – 156 Rhode Island Road – T. Sikorski Realty, LLC – applicant
7. Review the following Zoning Board of Appeals petition:
 - a. Solana – 29 Pilgrim Road
8. Discuss and appoint a Planning Board member to the Community Preservation Committee
9. Approve the March 24, 2022, and April 14, 2022, Meeting Minutes
10. Review correspondence
11. Old Business

12. New Business
13. Next meeting. . . May 12, 2022
14. Any other business that may properly come before the Planning Board.
15. Adjourn

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

From: Jilian Morton <jam@mortonlawllc.com>
Sent: Monday, April 25, 2022 10:48 AM
To: Cathy Murray, Appeals Board Clerk
Cc: mjkn05@gmail.com; Marc Resnick
Subject: Re: 2 Bedford St Site Plan

Hi Cathy,

I wanted to reach out to you that we will need a continuance for this Thursday's meeting- I have Bourne Planning Board and a conflict.

Can you please extend to next meeting?

Thank you!
Jilian A. Morton, Esq.

The Law Offices of Bello & Morton, LLC
184 Main Street
Wareham, Massachusetts 02571
508-295-2522
jam@mortonlawllc.com

CONFIDENTIALITY NOTE

The information contained in this email message is legally privileged and confidential information intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any dissemination, distribution (other than delivery to the addresses) or copy of this email transmission is strictly prohibited. If you have received this email transmission in error, please immediately notify us by telephone and return the original message to us at the address above at our expense.

On Wed, Apr 13, 2022 at 2:55 PM Jilian Morton <jam@mortonlawllc.com> wrote:

We would like to continue until the 4/28 planning board meeting regarding the property on 2 Bedford Street.

This will allow for more time for engineering.

Thank you,
Jilian A. Morton, Esq.

The Law Offices of Bello & Morton, LLC



Town of Lakeville
Board of Health
346 Bedford Street
(Office location 241 Main Street)
Lakeville, MA 02347

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

April 14, 2022

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

Re: 156 Rhode Island Road

Dear Chairman Knox:

We received a copy of the site plan for 156 Rhode Island Road. The plan from River Hawk Environmental dated 3/10/22 shows a proposed industrial building and an area for a subsurface sewage disposal system. The applicant has performed percolation tests and the area is sufficient to support a sewage disposal system, and it is possible to connect to municipal water, so there is no need for a well.

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.

If you should have any further questions feel free to contact this office.

Sincerely yours,
For the Board of Health

Edward Cullen
Health Agent

Cathy Murray, Appeals Board Clerk

From: Bob <rjbouchard@verizon.net>
Sent: Monday, April 25, 2022 11:34 AM
To: Cathy Murray, Appeals Board Clerk
Subject: Re: Site Plan review-156 Rhode Island Road

Hi Cathy,

The Conservation Commission has no concerns relative to this site plan or project.

Bob

-----Original Message-----

From: Cathy Murray, Appeals Board Clerk <cmurray@lakevillema.org>
To: Tracie Craig-McGee <tcraig-mcgee@lakevillema.org>; Nathan Darling, Building Commissioner & Zoning Enforcement Officer <ndarling@lakevillema.org>; Bob <rjbouchard@verizon.net>; Michael P. O'Brien, Fire Chief <mobrien@lakevillema.org>; Franklin Moniz, DPW Director <fmoniz@lakevillema.org>; fredjfroodyma@gmail.com <fredjfroodyma@gmail.com>; Matthew Perkins, Lakeville Chief of Police <mperkins@lakevillema.org>
Cc: Clorinda Dunphy <cdunphy@lakevillema.org>; Lori Canedy <lcandedy@lakevillema.org>; Pamela Garant, Fire Deputy Chief <pgarant@lakevillema.org>; Jennifer Jewell, DPW - Administrative Assistant <jjewell@lakevillema.org>; Kristen Campbell, Administrative Assistant, Lakeville Police Department <kcampbell@lakevillema.org>
Sent: Mon, Apr 25, 2022 11:06 am
Subject: Site Plan review-156 Rhode Island Road

Good morning everyone,

The Planning Board will review the attached Site Plan for 156 Rhode Island Road at their April 28th meeting. If you had any comments concerning this Site Plan, please forward them as soon as you are able.

Thanks

Cathy

From: Cathy Murray, Appeals Board Clerk <>
Sent: Monday, April 4, 2022 12:10 PM
To: Edward Cullen <ecullen@lakevillema.org>; Tracie Craig-McGee <tcraig-mcgee@lakevillema.org>; Nathan Darling, Building Commissioner & Zoning Enforcement Officer <ndarling@lakevillema.org>; rjbouchard@verizon.net; Michael P. O'Brien, Fire Chief <mobrien@lakevillema.org>; Franklin Moniz, DPW Director <fmoniz@lakevillema.org>; fredjfroodyma@gmail.com; Matthew Perkins, Lakeville Chief of Police <mperkins@lakevillema.org>
Cc: Frances Lawrence, Part time Board of Health Clerk <flawrence@lakevillema.org>; Clorinda Dunphy <cdunphy@lakevillema.org>; Lori Canedy <lcandedy@lakevillema.org>; Pamela Garant, Fire Deputy Chief <pgarant@lakevillema.org>; Jennifer Jewell, DPW - Administrative Assistant <jjewell@lakevillema.org>; Kristen Campbell, Administrative Assistant, Lakeville Police Department <kcampbell@lakevillema.org>
Subject: Site Plan review-156 Rhode Island Road

Hi everyone,

Attached please find an electronic file of the application and Site Plan for 156 Rhode Island Road. The hearing for this Site Plan will be on April 28, 2022. Please forward any comments or concerns that you may have regarding this Plan to the Planning Board at your earliest convenience.

Please let me know if you would prefer a hard copy.

Thanks

Cathy



Lakeville Fire Department

346 Bedford Street
Lakeville, Massachusetts 02347

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

MICHAEL O'BRIEN
FIRE CHIEF
mobrien@lakevillema.org

PAMELA GARANT
DEPUTY CHIEF
pgarant@lakevillema.org

To: Planning Board

From: Michael O'Brien *M*

RE: Planning board application – 156 Rhode Island Road

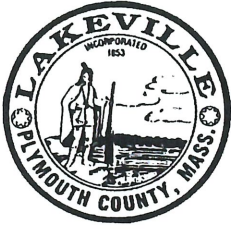
Date: April 6, 2022

This document has been written as comment on the Planning Board application submittal for 156 Rhode Island Road, prepared March 10, 2022.

The proposed 16,800 ft² structure (of unknown occupancy use) would likely be required to have a fire sprinkler system based on the requirements of MGL 148 § 26g.

The plan submittal appears to lack the approximate location of the associated fire department sprinkler connection. The plan also does not identify restricted fire department access to the fire department connection.

The FDC connection and fire department access must be approved by the authority having jurisdiction. Please contact this office for additional information or with questions.



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

Date: April 5, 2022

Memo To: Lakeville Planning Board

Memo From: Marc Resnick, Town Planner

Re: 156 Rhode Island Road

I have reviewed the Site Plan Review submission for 156 Rhode Island Road and have the following comments about the site plan.

The site appears to exceed the 50% maximum Lot Coverage requirement in the chart in Section 5.1. Calculations should be provided indicating the proposed lot coverage. If a density bonus is requested the applicant needs to comply with Section 5.1.4

The boundary line shown on the drawings between the Residential and Industrial Districts is incorrect. (See attached map). The plan needs to comply with Section 5.2.5 for buffer strips between districts.

The plan shows four driveway locations and Section 6.5.1 only allows three access locations.

Parking calculations should be shown that comply with 6.5 of the Zoning By-law.

Driveways and parking areas should be paved as required by Section 6.5.4. Construction details should be provided

Curbing should be shown at the driveway entrances to the property

Section 6.7.2 requires that the following additional information be provided:

Location of abutting structures within 200 feet should be shown on the plan

Building elevations need to be provided.

The location of dumpsters and mechanical equipment should be shown on the plan and should be screened from public view.

Roof drainage should be collected and directed into an infiltration basin

The stormwater report will have to be updated and resubmitted

Sign locations should be shown on the plan and building elevations

A lighting plan shall be submitted that meets the requirements of Lakeville's outdoor lighting by-law. Details should be provided

Exterior Building lighting should be shown, and details provided

#6



TOWN OF LAKEVILLE

SELECT BOARD OFFICE

346 Bedford Street
Lakeville, Massachusetts 02347
Telephone 508-946-8803

TO: Mark Knox, Chairman
Planning Board

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

RE: Site Plan Review
156 Rhode Island Road

DATE: April 26, 2022

At their meeting on April 25, 2022, the Select Board reviewed the Site Plan Application for 156 Rhode Island Road.

After a discussion on the proposed site plan, the Select Board had the following comments:

- There are issues with drainage and flowing water problems coming from that area;
- The Board of Health is aware that the property does not have restroom facilities for employees;
- There is a question on how many businesses are operating there and if they all have business licenses with the Town.

#6

RECEIVED
MAR 24 2022
PLANNING BOARD



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

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant: T. Sikorski Realty, LLC

Street: 50 Turner Street

City/Town: Taunton State: MA Zip: 02718

Telephone: (774)-218-2717 Email: tsikorskient@gmail.com

Property Owner Name: T. Sikorski Realty, LLC

Street: 50 Turner Street

City/Town: Taunton State: MA Zip: 02718

Telephone: (774)-218-2717 Email: tsikorskient@gmail.com

Contact Person's Name: Tyler Sikorski

Telephone: (774)-218-2717 Email: tsikorskient@gmail.com

SITE INFORMATION

Street and number: 156 Rhode Island Road

Zoning District: Industrial Map 026 Block 004 Lot 002

Lot size: 131,368 +/- S.F. Frontage: 677 16

Current use: Industrial

PLAN INFORMATION

Plan Title: Site Plan, Commercial Development, 156 Rhode Island Road

Prepared by: River Hawk Environmental, LLC

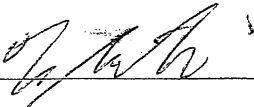
Date prepared: 3/10/2022 Revision date (s): _____

Detailed Description of proposed work: _____

Addition of an 18,800 SF. building, associated driveways, parking areas, and utilities to an existing commercially develop property.

TO THE LAKEVILLE PLANNING BOARD:

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

Applicant's Signature:  Date: _____

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

Will you have a representative other than yourself? Yes No

Name: Bob Rego, P.E.

Telephone: (508)-523-1007 Email: brego@riverhawkLLC.com

To be completed by Planning Board staff:

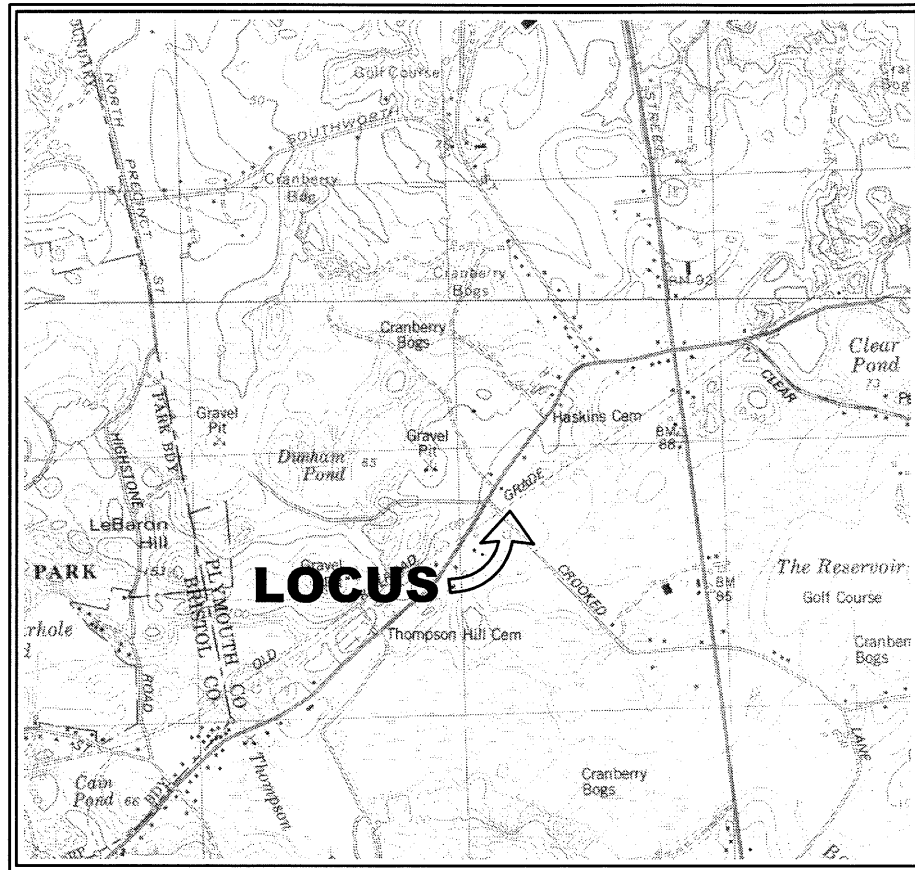
Distributed to: Board of Health, Board of Selectmen, Building Department, Conservation Commission, Fire Chief, Highway Surveyor, Open Space Committee, Police Chief

Date/initials: _____

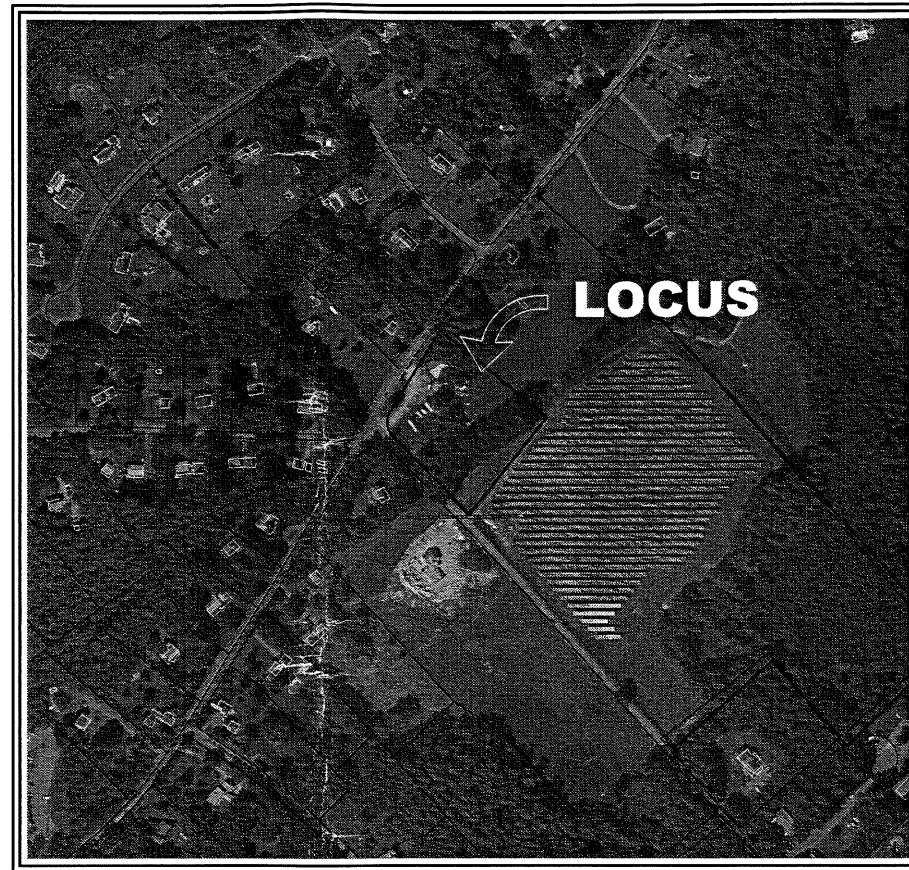
SITE PLAN

COMMERCIAL DEVELOPMENT

156 RHODE ISLAND ROAD, LAKEVILLE, MA



LOCUS MAP
NOT TO SCALE



AERIAL MAP
NOT TO SCALE

TABLE OF CONTENTS

SHEET	PLAN ID
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SP1.2	GRADING & DRAINAGE
EC1.1	EROSION CONTROL PLAN
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D1.2	DETAILS 2
SSD1.1	SEPTIC SYSTEM DETAILS-1
SSD1.2	SEPTIC SYSTEM DETAILS-2

TOWN OF LAKEVILLE PLANNING BOARD:

SITE PLAN APPROVAL

DATE APPROVED: _____

DATE ENFORCED: _____

OWNER(S):

T. SIKORSKI REALTY, LLC

APPLICANT:

T. SIKORSKI REALTY, LLC
50 TURNER ST.,
E. TAUNTON, MA 02718

PREPARED BY:

River Hawk

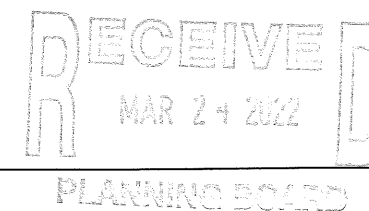
ENVIRONMENTAL

CIVIL ENGINEERING & ENVIRONMENTAL CONSULTING
2183 OCEAN STREET, MARSHFIELD, MA 02050
781-536-4639 www.RiverHawkLLC.com

LEGEND

DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED
CATCH BASINS	⊠	⊞	INTERMEDIATE CONTOUR	---2---	---55---
SEWER MANHOLE	⊙	⊞	INDEX CONTOUR	---5---	---55---
DRAIN MANHOLE	⊙	⊞	SPOT ELEVATIONS	⊙ 63.71	⊙ 63.71
ELECTRIC MANHOLE	⊙	⊞	DRAIN LINE	---	---
SW TREATMENT UNIT	⊙	⊞	SEWER LINE	---	---
GAS GATE	⊙	⊞	WATER LINE	---	---
WATER GATE	⊙	⊞	GAS LINE	---	---
FIRE HYDRANT	⊙	⊞	ELECTRICAL LINE	---	---
POWER POLE	⊙	⊞	200' RIVERFRONT AREA	---200' RA---	---
CHAIN LINK FENCE	⊙	⊞	100' RIVERFRONT AREA	---100' RA---	---
STOCKADE FENCE	⊙	⊞	100' BUFFER ZONE	---	---
OVERHEAD WIRES	⊙	⊞	50' BUFFER ZONE	---	---
LIGHT POLE	⊙	⊞	30' BUFFER ZONE	---	---
			LIMIT OF FLOOD ZONE AE	---	---
			WETLAND FLAG	---	---

PREPARED MARCH 10, 2022



SHEET CS1.1

SITE SUMMARY:

CURRENT OWNERS / APPLICANT

T SIKORSKI REALTY, LLC
50 TURNER ST.
E. TAUNTON, MA, 02718

ASSESSOR'S REFERENCE:

MAP 26, BLOCK 4, LOT 2

DEED REFERENCE:

BOOK 52,511, PAGE 227 (PLYMOUTH COUNTY REGISTRY OF DEEDS)

ZONING:

ZONING DISTRICT(S)
INDUSTRIAL/RESIDENCE

FEMA / WETLANDS:

FLOOD PLAIN - ZONE X

DATUMS:

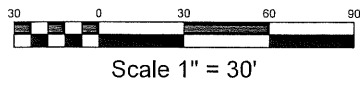
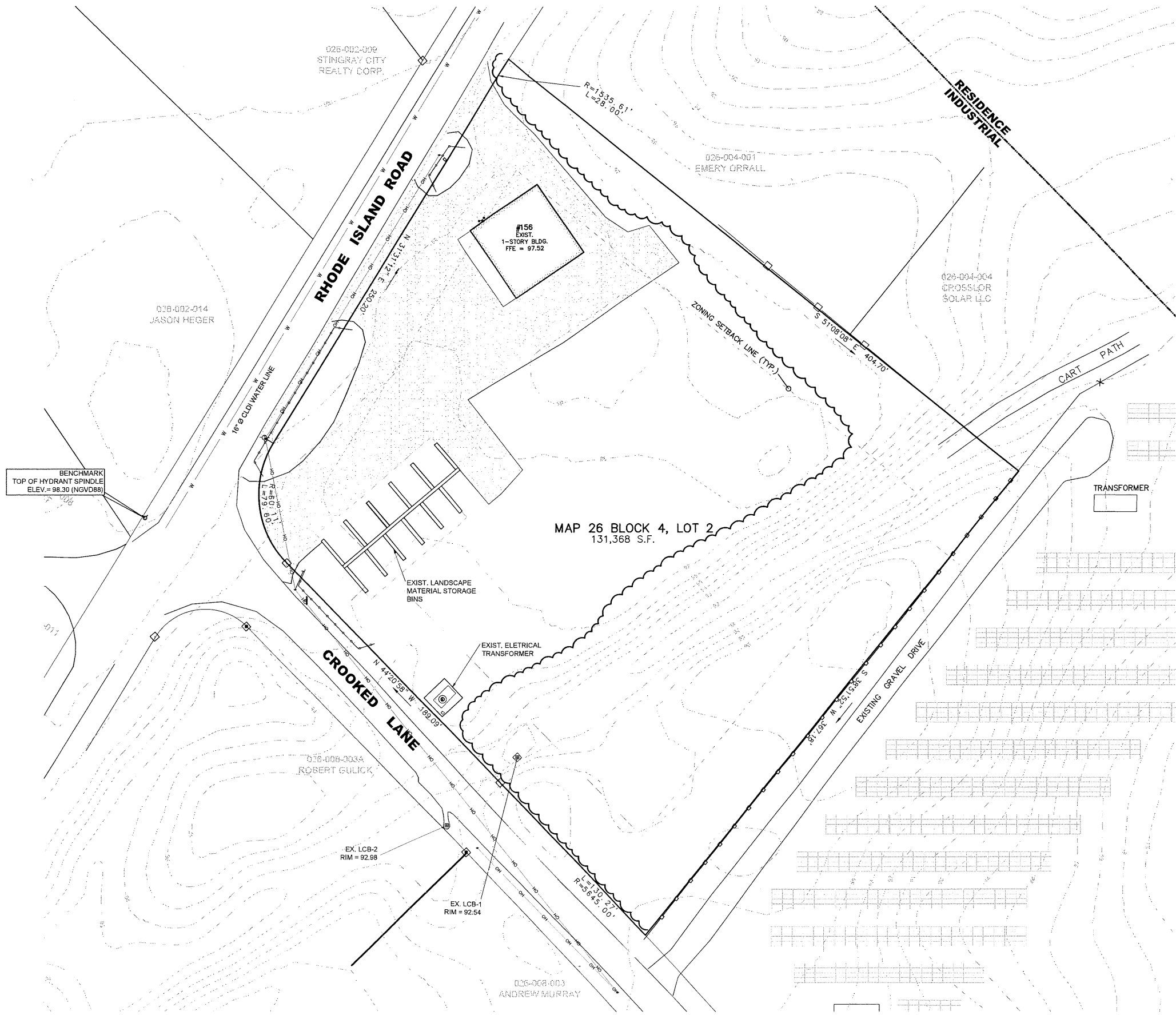
HORIZONTAL DATUM:
NAD83, MA MAINLAND

VERTICAL DATUM:

NAVD88

SITE NOTES:

- EXISTING CONDITIONS PLAN & PROPERTY LINES SHOWN WERE DERIVED FROM PLAN PREPARED BY ZENITH LAND SURVEYORS, LLC. EXISTING TOPOGRAPHY FROM 2011 LIDAR DATA.
- BENCHMARK IS TOP OF HYDRANT SPINDLE AS SHOWN ON PLAN, AT ELEVATION = 98.30 (NGVD88).
- THERE ARE NO KNOWN WETLANDS WITHIN 100 FEET OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF PLYMOUTH COUNTY, MASSACHUSETTS, MAP NUMBER 25023C0427K DATED JULY 16, 2015.
- THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON EITHER RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES, VISUAL INSPECTION OF AVAILABLE ABOVEGROUND STRUCTURES, PHYSICAL SURFACE MARKINGS FOUND, OR DATA PROVIDED BY OTHERS. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.



REV.	DATE	DESCRIPTION	BY	APP.



T SIKORSKI REALTY, LLC
50 TURNER ST.
E. TAUNTON, MA, 02718



RiverHawk
ENVIRONMENTAL
CIVIL ENGINEERING & ENVIRONMENTAL CONSULTING
2183 OCEAN STREET, MARSHFIELD, MA 02050
781-536-4639 www.RiverHawkLLC.com

COMMERCIAL DEVELOPMENT
156 RHODE ISLAND ROAD
LAKEVILLE, MA

EX. CONDITIONS PLAN PRIOR TO 9/22

DATE: MARCH 10, 2022
PROJECT NO. 00488-01-01
SCALE: AS SHOWN

DRAWN BY: HRR
DESIGNED BY: RSR
CHECKED BY: RSR
APPROVED BY: RSR

EX1.1

SITE SUMMARY:

CURRENT OWNERS / APPLICANT

T SIKORSKI REALTY, LLC
50 TURNER ST.
E. TAUNTON, MA, 02718

ASSESSOR'S REFERENCE:

MAP 26, BLOCK 4, LOT 2

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ZONING DISTRICT(S)
INDUSTRIAL/RESIDENCE

FEMA / WETLANDS:

FLOOD PLAIN - ZONE X

DATUMS:

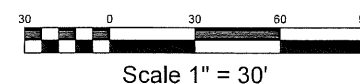
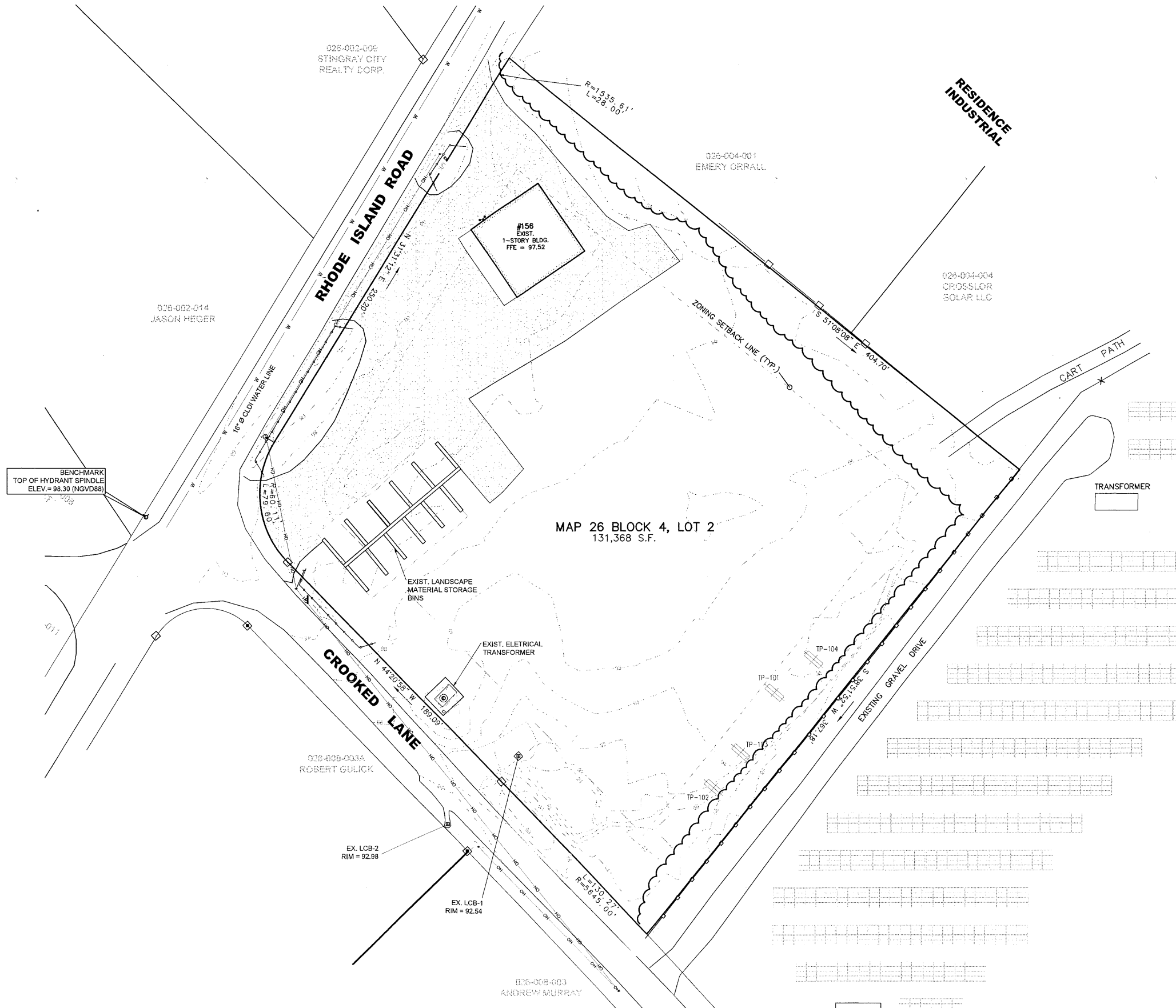
HORIZONTAL DATUM:
NAD83, MA MAINLAND

VERTICAL DATUM:


NAVD88

SITE NOTES:

- EXISTING CONDITIONS PLAN & PROPERTY LINES SHOWN WERE DERIVED FROM PLAN PREPARED BY ZENITH LAND SURVEYORS, LLC. EXISTING TOPOGRAPHY FROM ON THE GROUND SURVEY COMPLETED BY RIVER HAWK LAND SURVEY, LLC IN DECEMBER 2021.
- BENCHMARK IS TOP OF HYDRANT SPINDLE AS SHOWN ON PLAN, AT ELEVATION = 98.30 (NGVD88).
- THERE ARE NO KNOWN WETLANDS WITHIN 100 FEET OF THE SUBJECT PROPERTY.
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REV.	DATE	DESCRIPTION	BY	APP.


T SIKORSKI REALTY, LLC
 50 TURNER ST.
 E. TAUNTON, MA, 02718

03/10/2022


RiverHawk
ENVIRONMENTAL
 CIVIL ENGINEERING & ENVIRONMENTAL CONSULTING
 2183 OCEAN STREET, WARSHFIELD, MA 02050
 781-636-4639 www.RiverHawkLLC.com

COMMERCIAL DEVELOPMENT
 156 RHODE ISLAND ROAD
 LAKEVILLE, MA
 EX. CONDITIONS PLAN AFTER 9/22

EX1.2

SITE SUMMARY:

PARCEL ID: 026/004/002
 TOTAL AREA: 131,368± S.F. (3.02± ACRES)
 ZONING DISTRICT: INDUSTRIAL

ZONING REQUIREMENTS:

ITEM:	REQUIRED	EXISTING	PROPOSED
LOT AREA (SF)	70,000	131,368±	131,368±
FRONTAGE (FT)	175	677.16	677.16
FRONT SETBACK (FT)	40	35.7	35.7 & 40.0
SIDE SETBACK (FT)	40, 50 ¹	49.3	69.0 & 100.0
REAR SETBACK (FT)	40	55.9	69.0 & 100.0
COVERAGE (%)	50 ²	43.0	55

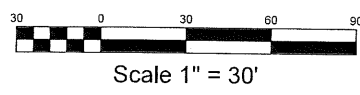
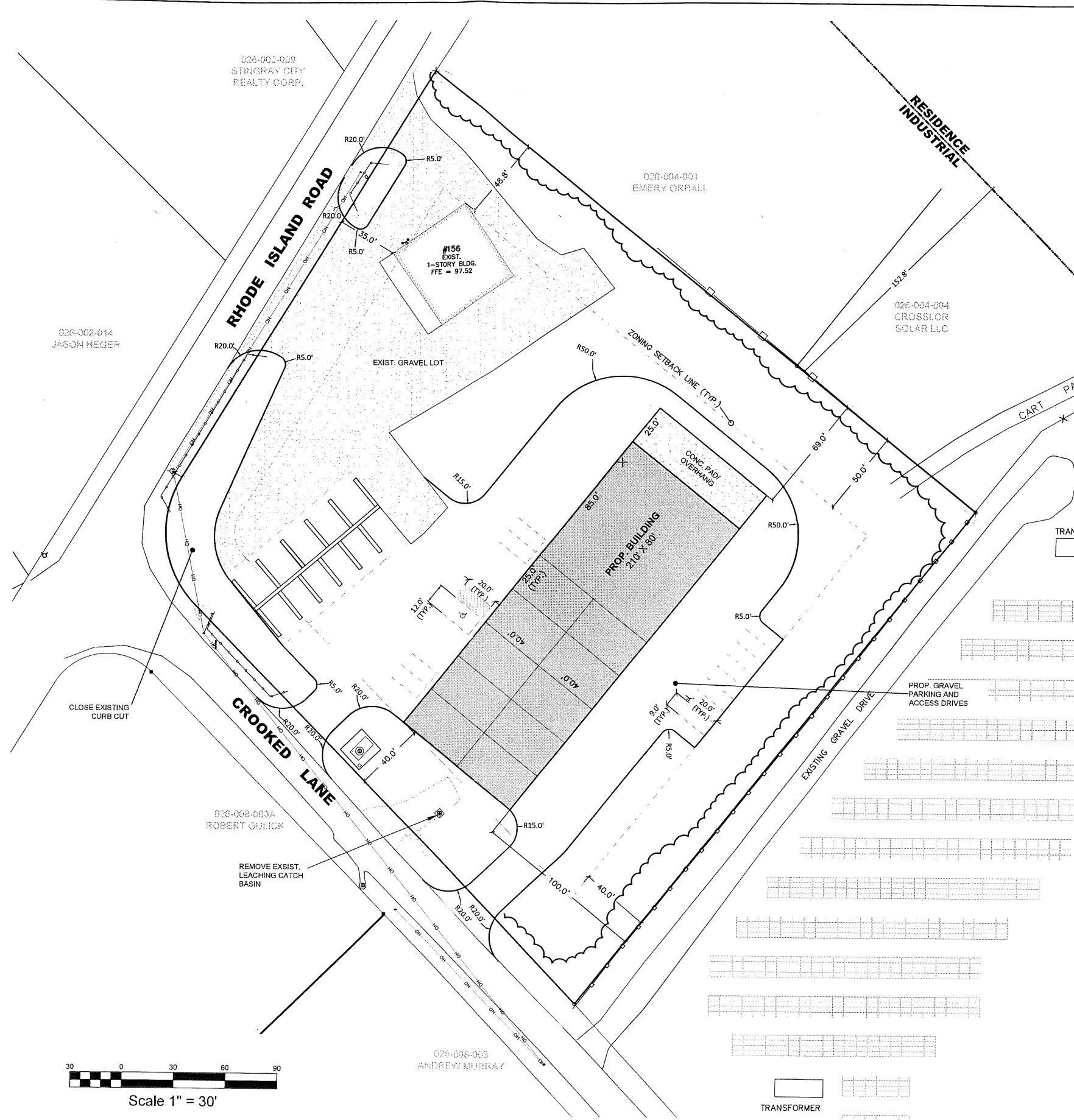
- NOTES:
- NO BUILDINGS ARE ALLOWED WITH 50' OF A RESIDENTIAL ZONE (WITH AN ACOUSTICAL WALL)
 - COVERAGE CAN BE INCREASED TO 60% IF SECTION 7.6.4 SITE DESIGN STANDARDS ARE MET

CAR PARKING REQUIREMENTS:

ITEM:	REQ'D PER UNIT	PROPOSED	MIN. REQ'D
WAREHOUSE/OFFICE	1 PER EMPLOYEE	12	12

SPACES REQUIRED: 12
 SPACES PROVIDED: 14
 ADA SPACES REQUIRED ON-SITE: 1 (VAN ACCESSIBLE)
 ADA SPACES PROVIDED ON-SITE: 1 (VAN ACCESSIBLE)

TYPICAL CAR PARKING SPACE DIMENSION:
 MIN. 9' WIDE X 20' DEEP (STANDARD SPACE)
 MIN. 12' WIDE X 20' DEEP (HANDICAP ACCESSIBLE SPACE)



03/10/2022		APPROVED BY: RSR	
DESIGNED BY: RSR		CHECKED BY: RSR	
DRAWN BY: HRR		APPROVED BY: RSR	
DATE: MARCH 10, 2022		PROJECT NO.: 00488-01-01	
SCALE: AS SHOWN		DATE: MARCH 10, 2022	
<p>COMMERCIAL DEVELOPMENT 156 RHODE ISLAND ROAD LAKEVILLE, MA</p> <p>SITE LAYOUT PLAN</p>			
<p>SP1.1</p>			

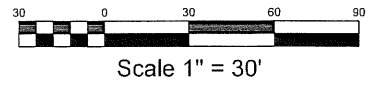
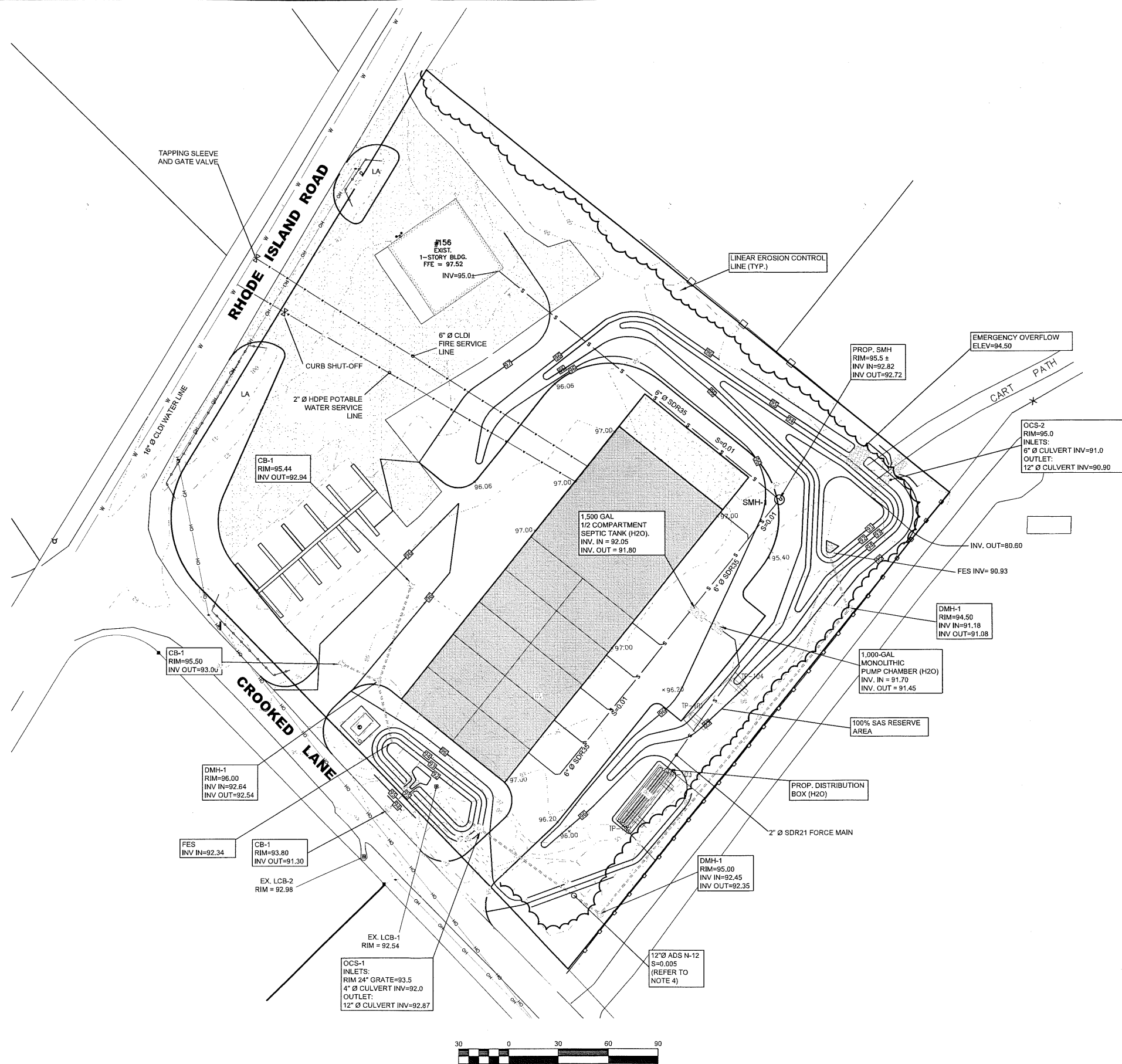
RiverHawk
 ENVIRONMENTAL
 CIVIL ENGINEERING & ENVIRONMENTAL CONSULTING
 2185 OCEAN STREET, MARSHFIELD, MA 02050
 781-556-4659 www.RiverHawkLLC.com

03/10/2022

T SIKORSKI REALTY, LLC
 50 TURNER ST.
 E. TAUNTON, MA, 02718

NOTES:

- ALL SITE WORK SHALL MEET OR EXCEED THE SITE SPECIFICATIONS PREPARED THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE OWNER PRIOR TO ANY SITE WORK WHICH WOULD BE AFFECTED.
- NO CERTIFICATION IS MADE AS TO THE EXISTENCE OR NON EXISTENCE OF ANY SUBSURFACE STRUCTURE/UTILITY NOT VISIBLE AND EVIDENCED FROM THE GROUND SURFACE.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO THE START ANY WORK.
- ALL DRAINAGE PIPE TO BE 12" ADS N-12 SLOPED AT 0.005FT/FT, UNLESS SPECIFIED OTHERWISE.
- UNLESS SPECIFIED, ALL MATERIALS SHALL BE COMPLIANT WITH THE LATEST TOWN OF LAKEVILLE PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
- WATER LINES AND ALL APURTANCES SHALL BE COMPLIANT WITH THE LATEST CITY OF TAUNTON STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S ENGINEER. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK. THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND OWNER'S ENGINEER FOR RESOLUTION.
- CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION.
- EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- ALL UTILITY COVERS, GRATES, ETC. TO REMAIN SHALL BE ADJUSTED TO BE FLUSH WITH THE FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS FOR STRUCTURES AND MANHOLES ARE APPROXIMATE.
- AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
- ALL SEDIMENT IS TO BE KEPT OUT OF THE PROPOSED INFILTRATION AREAS, WHICH SHALL NOT BE USED UNTIL ALL CATCH BASINS AND OTHER DRAINAGE SYSTEM APPURTENANCES ARE INSTALLED AND FUNCTIONAL.
- PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN.
- CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF FINISH SUBGRADE. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
- ALL UTILITY TRENCHES IN THE RIGHT-OF-WAY SHALL BE BACKFILLED WITH CONTROL DENSITY FILL AND THE PAVEMENT SHALL BE PATCH USING INFRARED.



DATE	PROJECT NO.	SCALE	AS SHOWN
MARCH 10, 2022	00885-01-01		
DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:
HRR	RSR	RSR	RSR
<p>RiverHawk ENVIRONMENTAL CIVIL ENGINEERING & ENVIRONMENTAL CONSULTING 2183 OCEAN STREET, MARSHFIELD, MA 02050 781-538-4639 www.RiverHawkLLC.com</p>			
<p>COMMERCIAL DEVELOPMENT 156 RHODE ISLAND ROAD LAKEVILLE, MA</p>			
<p>GRADING & DRAINAGE PLAN</p>			
<p>SP1.2</p>			

03/10/2022

T. SIKORSKI REALTY, LLC
 50 TURNER ST.
 E. TAUNTON, MA. 02718

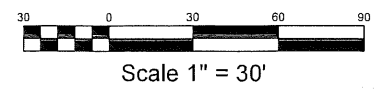
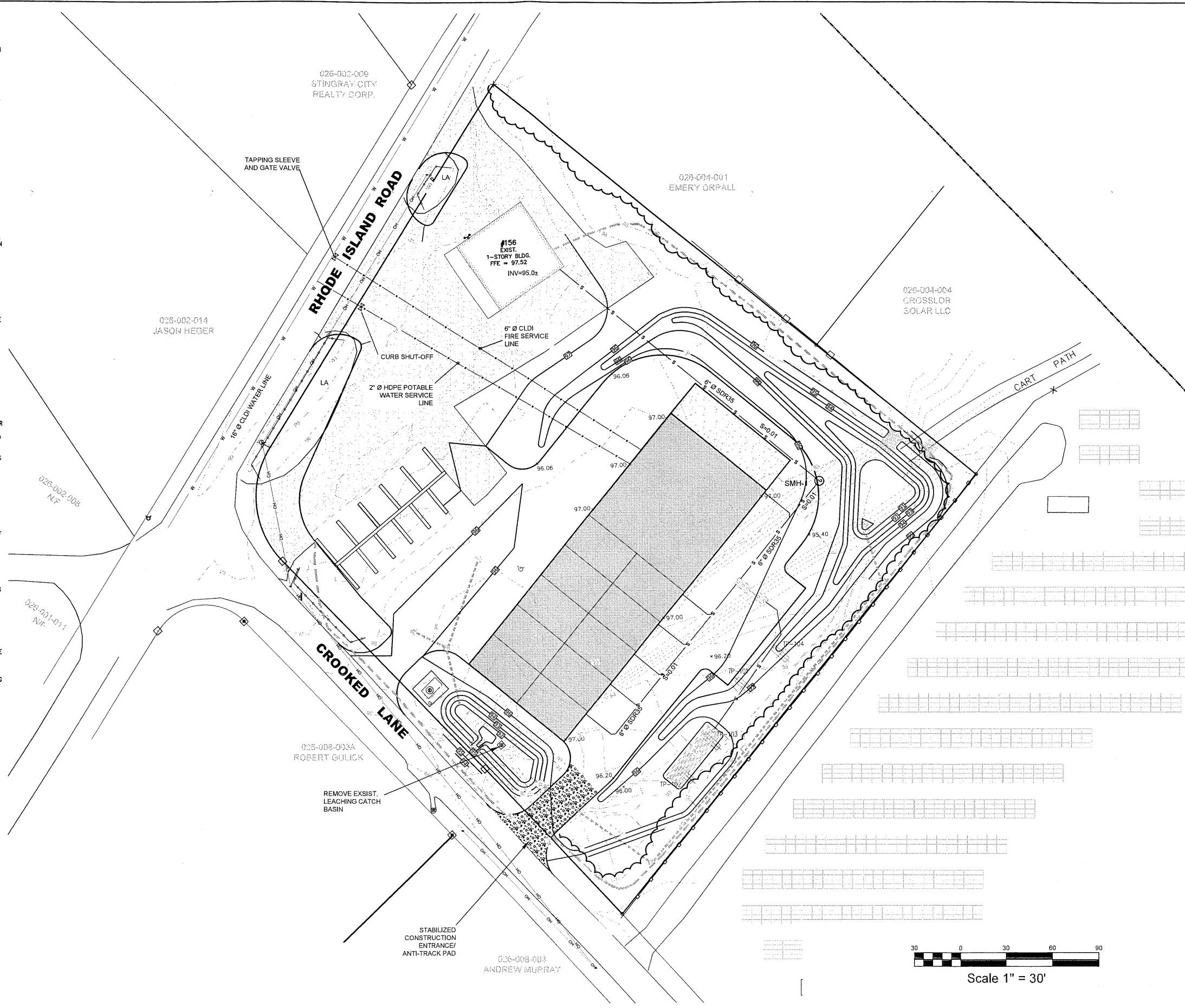
EROSION & SEDIMENT CONTROL NOTES:

THE CONTRACTOR IS RESPONSIBLE TO CONTROL EROSION AND SEDIMENTATION DURING CONSTRUCTION. IT IS INTENDED THAT THE IMPLEMENTATION OF THE FOLLOWING MEASURES WILL MEET THIS GOAL. WHEN IT IS CLEAR TO THE DESIGNER THAT EROSION AND SEDIMENTATION HAVE BEEN ADEQUATELY CONTROLLED WITHOUT THE IMPLEMENTATION OF EVERY MEASURE, ADDITIONAL MEASURES NEED NOT BE IMPLEMENTED. ALTERNATIVELY, IF ALL OF THE FOLLOWING MEASURES HAVE BEEN IMPLEMENTED AND THE CONTROL OF EROSION AND SEDIMENTATION IS INADEQUATE, THE CONTRACTOR MUST EMPLOY SUFFICIENT SUPPLEMENTAL MEASURES BEYOND THE SCOPE OF THIS PLAN.

1. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE INSTALLED PRIOR TO START OF DEMOLITION OR CONSTRUCTION. STABILIZATION OF ALL RE-GRADED 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, THE USEPA 2017 CONSTRUCTION GENERAL PERMIT, AND MASSACHUSETTS 2003 EROSION & SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION. A STAKED HAYBALE 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. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL EROSION CONTROL MATERIALS FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER TO MITIGATE ANY EMERGENCY CONDITION.
4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, APPLICABLE CONTRACTOR PERSONNEL MUST HAVE AN UNDERSTANDING OF THE USEPA CONSTRUCTION GENERAL PERMIT REQUIREMENTS, AND THEIR SPECIFIC RESPONSIBILITIES UNDER THE PERMIT. AT A MINIMUM PERSONNEL MUST BE TRAINED AND UNDERSTAND THE FOLLOWING: LOCATION OF ALL STORMWATER CONTROLS AND HOW TO MAINTAIN THEM; PROCEDURES FOR COMPLYING WITH THE POLLUTION PREVENTION REQUIREMENTS; PROCEDURES FOR CONDUCTING INSPECTIONS, RECORDING FINDINGS, AND TAKING CORRECTIVE ACTION.
5. CATCH BASINS (ON-SITE AND OFF-SITE WITHIN 100') WILL BE PROTECTED WITH HAYBALE FILTERS AND SILT BAG INLET PROTECTION THROUGHOUT THE CONSTRUCTION PERIOD UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SILT BAGS SHOULD BE INSTALLED UNDER GRATE OPENING UNTIL PAVEMENT IS IN PLACE AND GROUND SURFACE IS STABILIZED.
6. AREAS THAT ARE NOT THE LOCATION OF ACTIVE CONSTRUCTION WHICH ARE TO BE LEFT BARE FOR OVER ONE MONTH BEFORE FINISHED GRADING AND SEEDING IS ACHIEVED, SHALL BE MULCHED OR RECEIVE TEMPORARY STABILIZATION SUCH AS AUTO NETTING OR SHALL RECEIVE A TEMPORARY SEEDING OF PERENNIAL HYDRIC GRASS APPLIED TO A RATE OF 2 LBS./1,000 SQ. FT. LIMESTONE (EQUVALENT 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.
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 FOURTEEN (14) 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 LINEAR EROSION CONTROLS RETAINING SEDIMENT OVER 1/2 THEIR HEIGHT SHALL HAVE THE SEDIMENT REMOVED AND ALL DAMAGED EROSION CONTROLS SHALL BE REPAIRED OR REPLACED.
10. THE CONTRACTOR WILL BE ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFYING THE CONSERVATION COMMISSION 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.
11. STOCKPILES OF SOIL SHALL BE SURROUNDED BY A SEDIMENT BARRIER. SOIL STOCKPILES TO BE LEFT BARE FOR MORE THAN FOURTEEN (14) 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 THEIR CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO SPRINKLING OF WATER ON EXPOSED SOILS AND PAVED ROADS. CONTRACTOR SHALL CONTROL DUST TO PREVENT A HAZARD TO TRAFFIC.
13. ADJACENT ROADS SHALL BE PERIODICALLY SWEEPED OR WASHED TO AVOID TRACKING MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA. ALL SEDIMENT TRACKED ONTO ROADWAYS MUST BE REMOVED AT END OF EACH WORK DAY.
13. IF FINAL GRADING IS TO BE DELAYED FOR MORE THAN FOURTEEN (14) DAYS AFTER LAND DISTURBANCES CEASE, TEMPORARY VEGETATION OR MULCH SHALL BE USED TO STABILIZE SOILS.
14. WHERE DE-WATERING 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.
15. ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY INSPECTED BY THE CONTRACTOR, CLEANED AND REPAIRED OR REPLACED AS NECESSARY THROUGHOUT ALL PHASES OF CONSTRUCTION. IN ADDITION, INSPECTIONS SHALL TAKE PLACE WEEKLY AND BEFORE AND AFTER EACH 1/4" RAINFALL EVENT. CONTRACTOR TO MAINTAIN ALL WEEKLY REPORTS IN CONJUNCTION WITH THE EROSION CONTROL / NPDES CONSTRUCTION GENERAL PERMIT REQUIREMENTS. COPIES OF ALL SWPPP INSPECTION REPORTS SHALL BE PROVIDED TO THE TOWN, EPA, DEP, OR ANY OTHER AUTHORITY REQUESTING WITHIN 3 DAYS OF EACH INSPECTION.

LEGEND

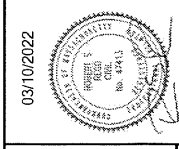
- PROPOSED LINEAR EROSION CONTROL LINE
- ☒ PROPOSED CATCH BASIN INLET PROTECTION



REV.	DATE	DESCRIPTION	BY	APP.



T SIKORSKI REALTY, LLC
50 TURNER ST.
E. TAUNTON, MA, 02718



RiverHawk ENVIRONMENTAL
CIVIL ENGINEERING & ENVIRONMENTAL CONSULTING
2183 OCEAN STREET, MARSHFIELD, MA 02050
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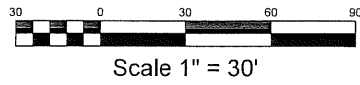
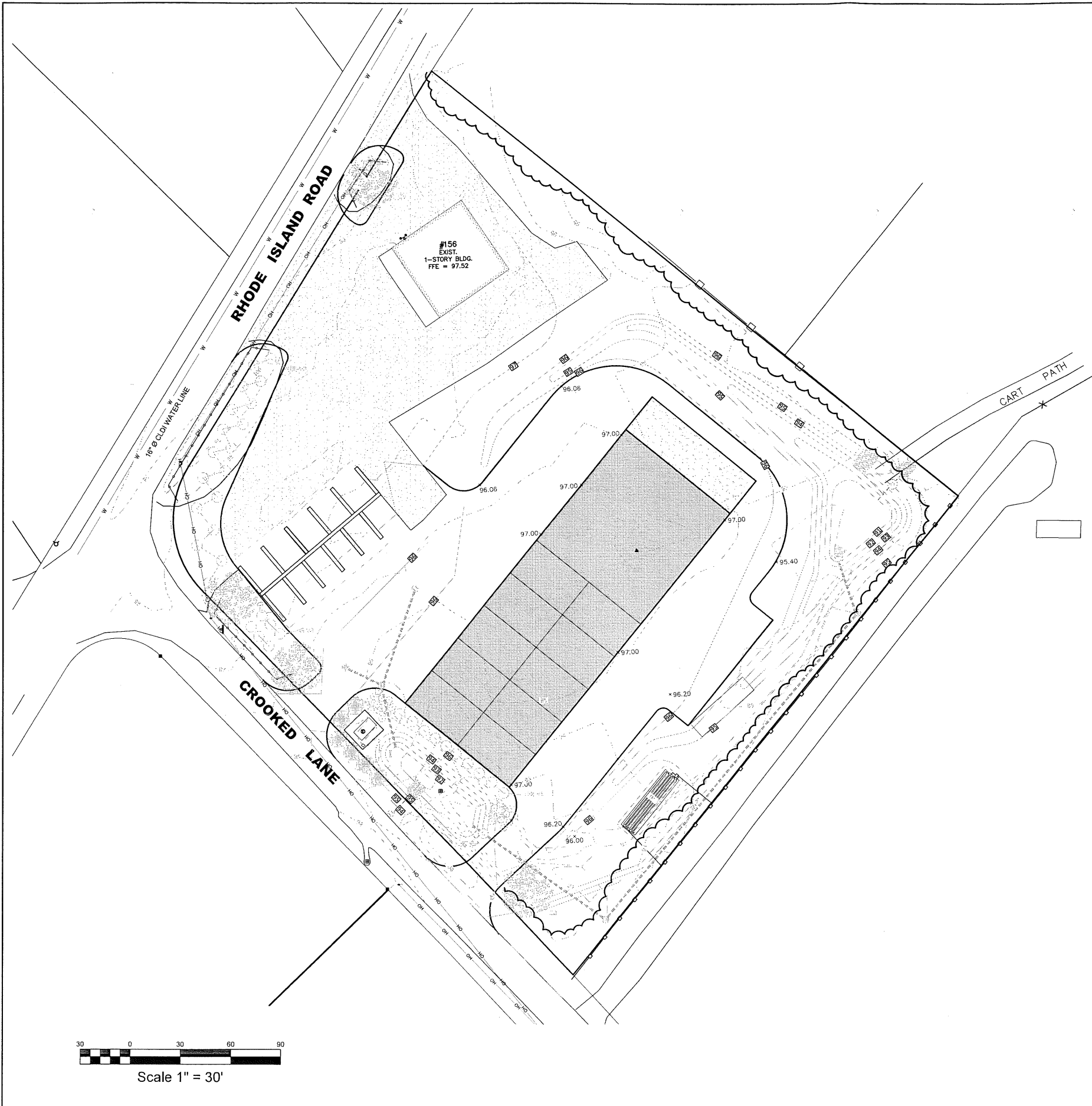
COMMERCIAL DEVELOPMENT
156 RHODE ISLAND ROAD
LAKEVILLE, MA

EROSION CONTROL/DEMOLITION PLAN

DATE: MARCH 10, 2022
PROJECT NO.: 00488-01-01
SCALE: AS SHOWN

APPROVED BY: RSR
DESIGNED BY: RSR
CHECKED BY: RSR
DRAWN BY: HRR


EC1.1

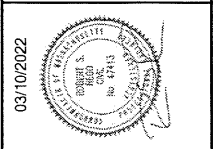


TOWN OF KINGSTON PLANNING BOARD:
 SITE PLAN APPROVAL

 DATE APPROVED: _____
 DATE ENDORSED: _____

REV	DATE	DESCRIPTION	BY	APP.


 T SIKORSKI REALTY, LLC
 50 TURNER ST.
 E. TAUNTON, MA, 02718

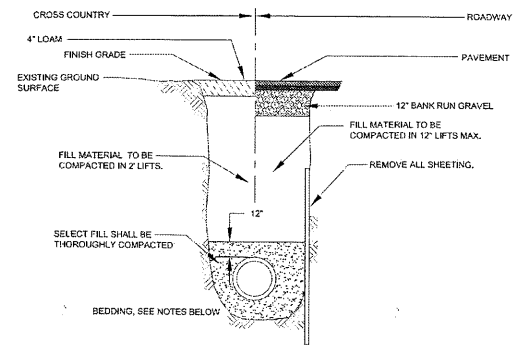


RiverHawk
ENVIRONMENTAL
 CIVIL ENGINEERING & ENVIRONMENTAL CONSULTING
 2183 OCEAN STREET, MARSHFIELD, MA 02050
 781-536-4639 www.RiverHawkLLC.com

COMMERCIAL DEVELOPMENT
 156 RHODE ISLAND ROAD
 LAKEVILLE, MA
 LANDSCAPING & LIGHTING PLAN
 DATE: MARCH 10, 2023
 PROJECT NO.: 00488-01-01
 SCALE: AS SHOWN
 DRAWN BY: HRR
 CHECKED BY: RSR
 DESIGNED BY: RSR
 APPROVED BY: RSR

PLANT KEY				
SYMBOL	ID	BOTANICAL NAME	COMMON NAME	SIZE
	ZS	ZELKOVA SERRATA	JAPANESE ZELKOVs	2" to 2.5" CAL 14" to 16" TALL
	IG	ILEX GLABRA COMPACTA	COMPACT INKBERRY	24"-30"
	VA	VARIOUS SHRUBS	AZALEAS HOSTA WINTER BERRY HYDRANGEA RHODODENDRON	2 GALLON
		VARIOUS PERENNIAL FLOWERS	DAY LILY NEW ENGLAND ASTER BLAZING STAR CARDINAL FLOWER	

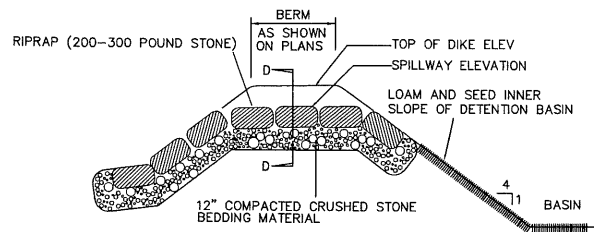
* HEIGHT BASED ON AVERAGE HEIGHT RANGE PRESENTED IN AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004)



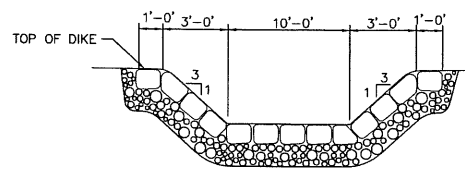
NOTE: 5'-0\"/>

- NOTES:**
1. FLOWABLE FILL SHALL BE USED IN THE STREET LAYOUT.
 2. FOR LOCATIONS WHERE LEDGE IS NOT ENCOUNTERED IN TRENCH, PIPE CAN LAY ON UNDISTURBED EARTH, OR ON SAND BEDDING CONSISTENT WITH AWWA GUIDELINES.
 3. FOR LOCATIONS WHERE LEDGE IS ENCOUNTERED, SAND BEDDING SHALL BE MIN. OF 12\"/>

WATER MAIN TRENCH DETAIL
NOT TO SCALE

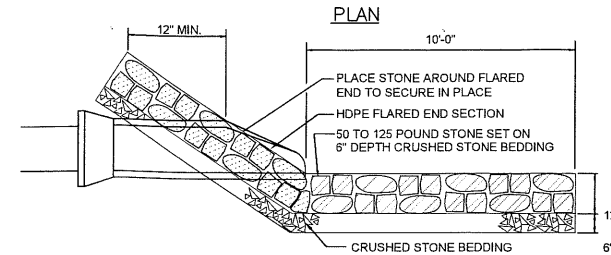
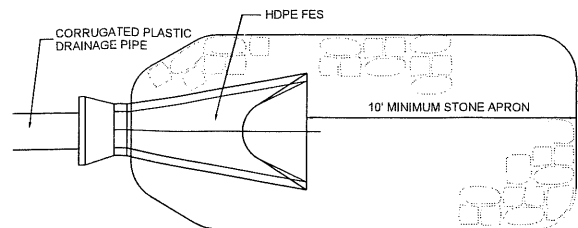


PROFILE OF SPILLWAY



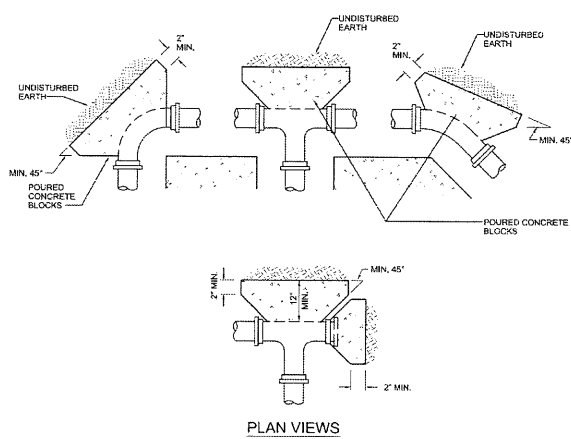
CROSS SECTION D-D

DETENTION BASIN SPILL WAY
NOT TO SCALE



- NOTES:**
1. PROVIDE STONE APRON AT ALL OUTLETS

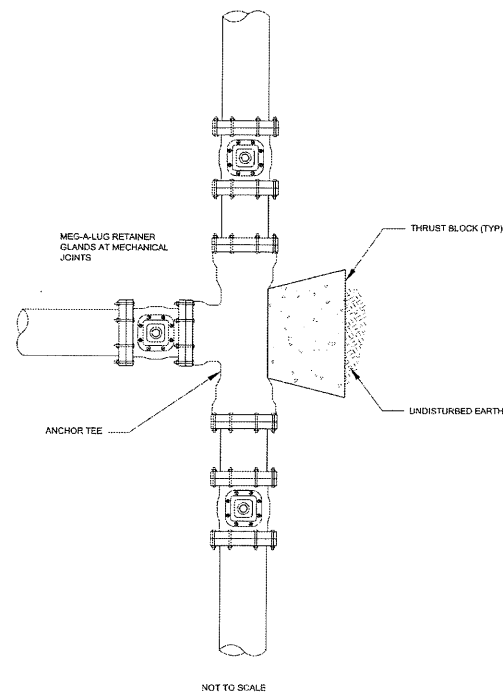
STONE APRON AT PIPE END
NOT TO SCALE



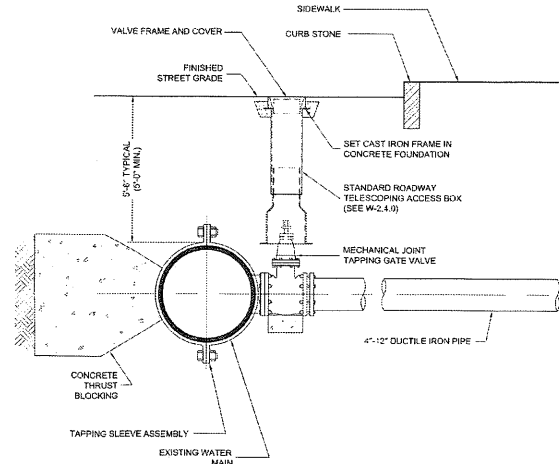
PLAN VIEWS

- NOTES:**
1. SPECIFIC THRUST BLOCK DESIGN SHALL CONFORM TO AWWA GUIDELINES.
 2. PLACE 4 mil. POLYETHYLENE BETWEEN CONCRETE AND FITTING (CONCRETE SHALL NOT INTERFERE WITH JOINT).
 3. MINIMUM CONCRETE THICKNESS SHALL BE 12 INCHES.
 4. THRUST BLOCK ORIENTATION SHALL BE SUCH THAT THE CENTER OF THE FITTING CORRESPONDS WITH THE CENTER OF THE THRUST BLOCK.
 5. THE MINIMUM ALLOWABLE ANGLE (EITHER VERTICAL OR HORIZONTAL) SHALL BE 45 DEGREES.

TYP. THRUST BLOCK DETAIL
NOT TO SCALE

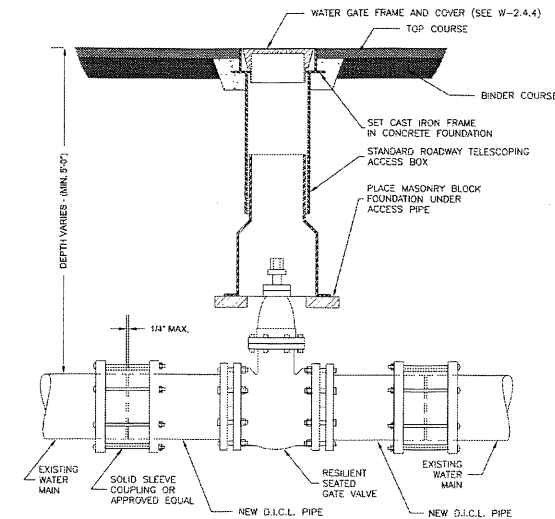


TYP. ANCHOR TEE
NOT TO SCALE



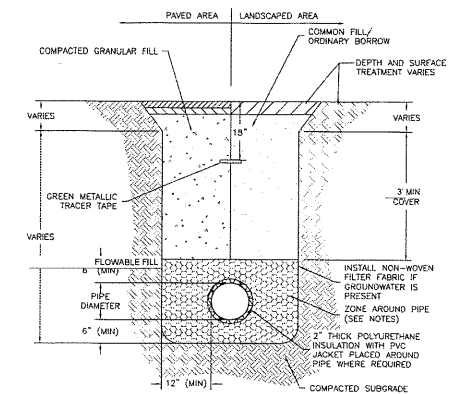
- NOTES:**
1. MAXIMUM TAPPING SLEEVE SHALL NOT BE GREATER THAN 1/3 DIAMETER OF CONNECTING MAIN.
 2. MEGA LUG RESTRAINTS ON ALL MECHANICAL JOINTS.

TYP. CONNECTION (TAPPING SLEEVE)
NOT TO SCALE



NOTE: ALL EXCAVATION, BACKFILLING AND PAVING SHALL BE IN ACCORDANCE WITH THE TOWN OF FRAMINGHAM REQUIREMENTS.

GATE VALVE
NOT TO SCALE



- NOTE:**
1. GRAVITY SEWER AND FORCE MAIN SHALL BE INSULATED WHEN VERTICAL OR HORIZONTAL SOIL COVER IS LESS THAN 4 FEET AND WHERE SHOWN ON PLANS. IN CERTAIN INSTANCES, DI PIPE MAY BE REQUIRED.
 2. BACKFILL IN UTILITY TRENCHES INCLUDING DISTURBED AREAS SURROUNDING UTILITY TRENCHES SHALL BE PLACED AND COMPACTED IN 12\"/>
- | SIEVE SIZE | PERCENT PASSING |
|------------|-----------------|
| NO. 4 | 85-95 |
| NO. 8 | 5-15 |
| NO. 20 | 0-2 |
5. CONTRACTOR SHALL ACHIEVE 95% COMPACTION FOR THE BEDDING. TRENCH BACKFILL UNDER ROADWAYS SHALL BE COMPACTED TO 95%.
 6. ZONE AROUND PIPE, BACKFILL WITH PROCESSED SAND, FINE GRAVEL, OR OTHER MATERIAL APPROVED BY THE WASTEWATER DEPARTMENT.
 7. FOR PVC PIPE 2\"/>

TYP. SEWER TRENCH
NOT TO SCALE

TOWN OF LAKEVILLE PLANNING BOARD:

SITE PLAN APPROVAL

DATE APPROVED: _____
DATE ENDORSED: _____



T SIKORSKI REALTY, LLC
50 TURNERS ST.
E. TAUNTON, MA, 02718

03/10/2022



RiverHawk
ENVIRONMENTAL
CIVIL ENGINEERING & ENVIRONMENTAL ASSESSMENT
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781-536-4639 www.RiverHawkLLC.com

COMMERCIAL DEVELOPMENT
156 RHODE ISLAND ROAD
LAKEVILLE, MA

DETAILS - 2

DATE:	PROJECT NO.:	SCALE:	AS SHOWN	DESIGNED BY:	CHECKED BY:	APPROVED BY:	DESCRIPTION	BY	APP.
MARCH 10, 2022	00488-01-01			HR	RSR	WPK			

#7a

Petition to be filed with Town Clerk

EXHIBIT "A"

TOWN OF LAKEVILLE MASSACHUSETTS

ZONING BOARD OF APPEALS PETITION FOR HEARING

Name of Petitioner: LEONARDO SOLANA

Mailing Address: 18 STAPLES SHORE RD, LAKEVILLE 02347

Name of Property Owner: LEONARDO SOLANA

Location of Property: 29 PILGRIM RD, LAKEVILLE, MA

Property is located in a residential business industrial (zone)

Registry of Deeds: Book No. Page No.

Map Block Lot

Petitioner is: owner tenant licensee prospective purchaser

Nature of Relief Sought:

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

Variance from Section (s) of the Zoning Bylaws.

Appeal from Decision of the Building Inspector/Zoning Enforcement Officer

Date of Denial

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

Add one car garage 20x22 to 29 Pilgrim Rd, Lakeville, Mass 02347. Extension of non conforming structure

I HEREBY REQUEST A HEARING BEFORE THE ZONING BOARD OF APPEALS WITH REFERENCE TO THE ABOVE PETITION OR APPEAL. ALL OF THE INFORMATION ON THIS PETITION, TO THE BEST OF MY KNOWLEDGE, IS COMPLETE AND ACCURATE AND CONFORMS TO THE REQUIREMENTS ON THE BACK OF THIS PETITION FORM.

Petitioner: LEONARDO SOLANA

Date: 4/13/22

Signed: [Signature]

Telephone: 508 962 4752

Owner Signature: (If not petitioner)

Owner Telephone:

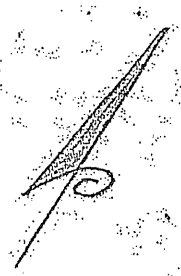
(REFERENCE THE REVERSE SIDE OF THIS APPLICATION FOR FURTHER INSTRUCTIONS IN FILING YOUR PETITION.)

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

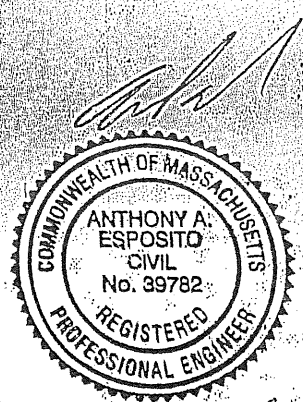
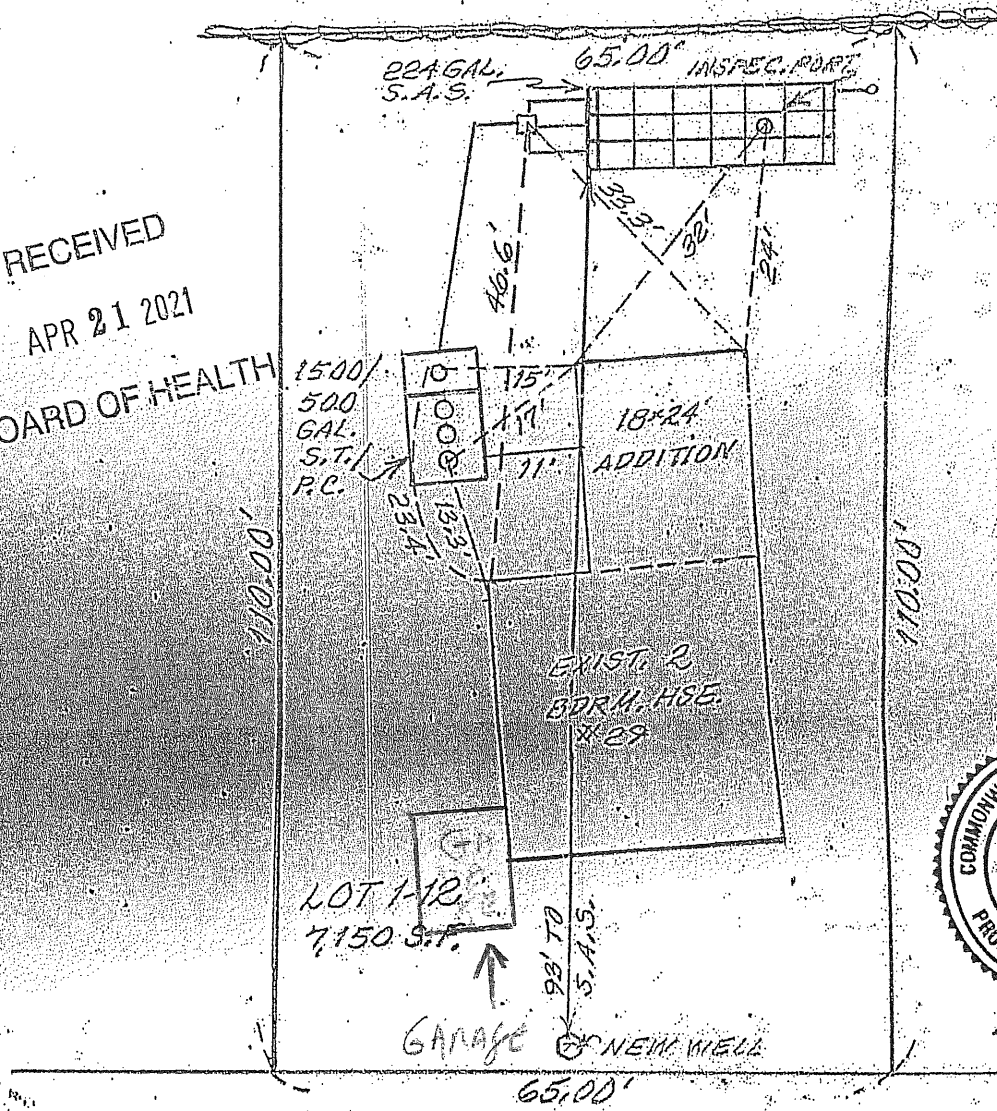
Yes No

(Name and Title)

We do hereby certify that the septic system depicted here was constructed in compliance with 310 CMR 15.00, the approved design plans, local Lakeville requirements & any changes from the design plans have been reflected as built.



RECEIVED
 APR 21 2021
 BOARD OF HEALTH



4-14-2021

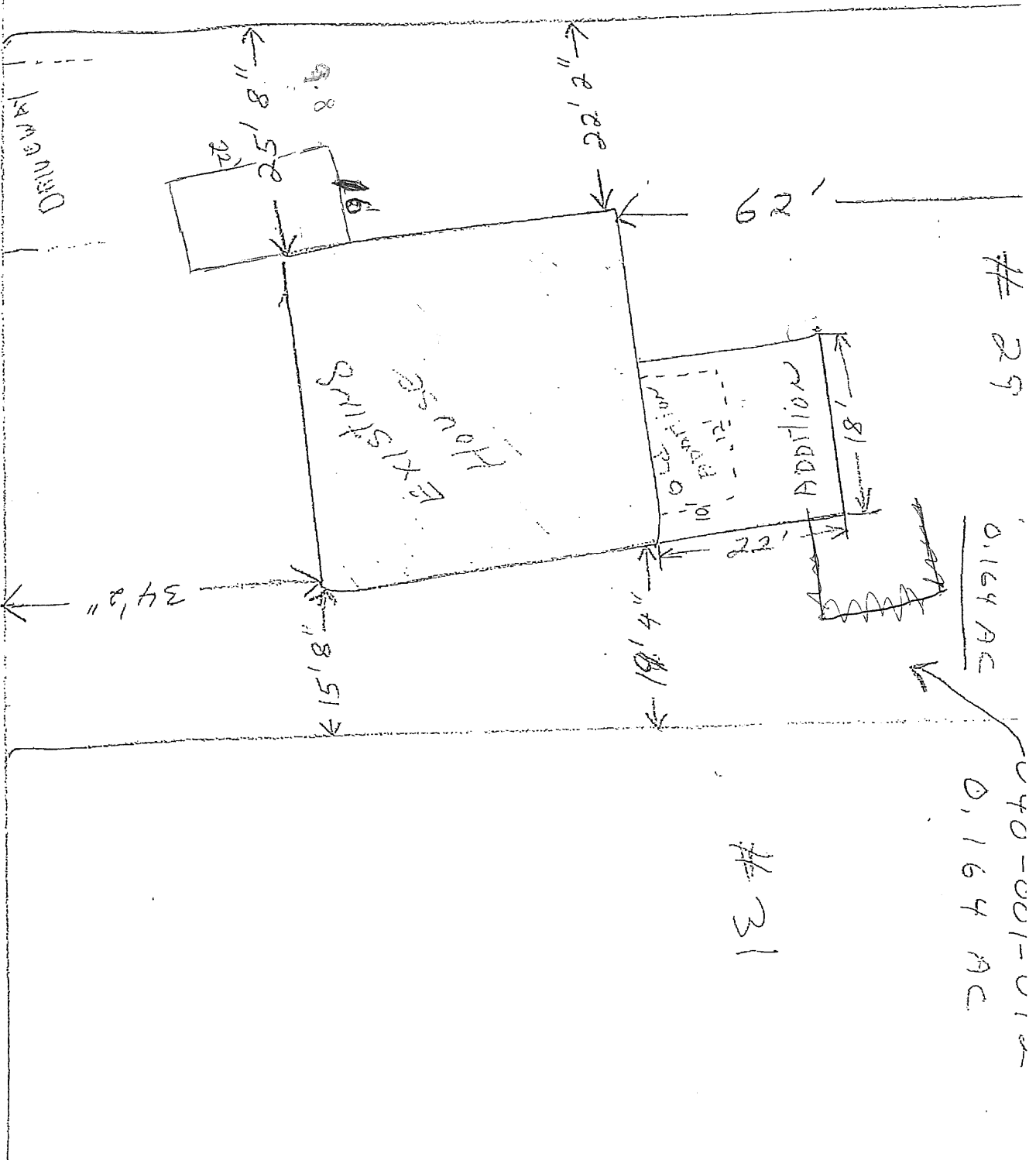
PILGRIM RD

* ALL ELEVATIONS PER PROPOSED/ APPROVED

UPGRADE MAP 40
 LOT 1-012
 * As-Built * *040-001-012

PILGRIM ROAD

27
RECEIVER
BUILDING DEPT



29
0.164 AC
31
0.164 AC
040-001-010

**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
Thursday, March 24, 2022**

On March 24, 2022, the Planning Board held a meeting at the Lakeville Police Station. The meeting was called to order by Chairman Knox at 7:00 p.m. LakeCam was making a video recording of the meeting.

Members present:

Mark Knox, Chair; Peter Conroy, Vice-Chair, Barbara Mancovsky, Michele MacEachern, Jack Lynch

Others attending:

Marc Resnick, Town Planner; Ryan Cook, Executive Vice-President of Operations, George Adams, ownership group, Jushi

Site Plan Review - 310 Kenneth W. Welch Drive – Jeffrey McQuiston-applicant

Mr. Cook advised they had been in front of the Board, remotely, about two months ago when the Board approved their temporary parking plan. They had the ability to put in a ground milled asphalt material which has created a solid parking area. It has been striped, and it is holding up well. They have been taking a comprehensive look at the entire parking area and have also been working with the new landlord of the building. They have engaged a new architecture group and landscaping group that will be handling some of the additional requests that the Board had referenced.

Mr. Cook noted that the three-week time period for them to communicate and to be able to get something done to present to the Board tonight was just not possible. However, they had wanted to come in tonight and see how they can make this work for a period of time. They would be looking to request an extension of the temporary parking area while they continue to work on a layout that is complete. Mr. Knox said they appreciated them coming in, and he believed that Mr. Resnick had presented them with a letter with some recommended changes. The Board would probably want to have a peer review of the stormwater drainage once the plan is updated and completed.

Mr. Knox said one comment that is important is from the Board of Health. He then read their March 22, 2022, letter into the record. The Board of Health requested the applicant confirm the elevation of the existing leaching pipes prior to making any changes to the grade in the area over the leaching field. There was also correspondence from the Fire Chief dated February 16, 2022, which Mr. Knox read into the record. He had no comment on the plan submission, as drawn, but noted that fire access must be maintained at all times during the project and that there are still

outstanding items from previous permit applications. Mr. Knox noted those items seemed to be more Building Permit related, not Planning Board, but it was something they probably would want to address. Mr. Cook said they were addressing those comments and taking them seriously. He would anticipate they were looking at a 45 to 60-day time period to be able to get drawings completed and get them back to the Board. He would then like to understand what the Board would feel comfortable with in regards to an extension of that temporary parking area while they produce these plans.

Mr. Resnick said the temporary parking was approved about a month ago. He would instead recommend they come back and report their progress to the Board at their first meeting in May. They can update the Board as to what has been filed for Zoning, Conservation, etc. He thought that would make sense and then at that time, if they see progress, the Board could vote to extend the parking. Mr. Cook said that seemed reasonable, and they would also be addressing the letter from the Board of Health.

Mr. George Adams, who was representing the ownership group of the building, then spoke. He stated they would be working diligently over the next several months along with Jushi and Northeast Alternatives to address some of the comments the Board has made relative to the application. They look forward to working with the Board and having a long partnership with them.

Ms. Mancovsky then made a motion, seconded by Mr. Lynch, to continue the Site Plan Review for 310 Kenneth W. Welch Drive until May 12, 2022 at 7:00 p.m. The **vote** was **unanimous for**.

Site Plan Review - 2 Bedford Street– Thomas J. Parenteau of PBT Real Estate - applicant

Mr. Knox said they had received a letter from a representative for the applicant for a request to continue until their April 14th meeting. Mr. Resnick advised he had met with the owner and his representatives to review his comment letter, and how the items could be addressed in order to get that building but with some modifications to comply with the zoning. There were a few site design issues but they were mostly zoning issues. He didn't feel there was anything there that could not be adjusted.

Mr. Knox made a motion, seconded by Mr. Conroy, to continue the Site Plan Review for 2 Bedford Street to April 14, 2022 at 7:00 p.m. The **vote** was **unanimous for**.

Master Plan Implementation – Fee Review Project

Mr. Resnick then went through the current and proposed fee schedule:

	<u>Current Fee</u>	<u>Proposed</u>
Form A-ANR	\$100 per lot	\$250 per modified lot \$500 per new lot
Form B-Preliminary Plan	\$100 per plan	\$500 per plan + \$50 per lot

	<u>Current Fee</u>	<u>Proposed</u>
Form C-Definitive Plan	\$700 per plan + \$100 per lot	\$2000 per plan + \$500 per lot
Form C-Definitive Plan (Following the submission of a Form B, 30 days prior)	\$500 per plan + \$100 per lot	\$1000 per plan + \$500 per lot
Changes	\$100 each	\$500 + \$200 per lot modified
Surety	\$15 per linear foot	Mr. Resnick felt this needed to be restructured based on the level of completion of the project. He would work on that.
Site Plan Review	Minor - \$250 Major-\$1,000	

Mr. Resnick noted neither the current nor proposed Site Plan Review bylaws distinguish between a major and a minor. He said usually if someone has to file for Site Plan Review it is something more substantial. Mr. Knox clarified that minor was more of a change or possibly a small addition of a parking area. It would depend on the project and a vote of the Board. Mr. Resnick said he would work on the re-wording of this.

Special Permit DO District	\$1,000 first acre plus \$500 per additional developed acre.
Special Permit Water Development District	\$12,500
Chapter 43D-expedited local permitting	\$1,000 + \$200 per unit
Smart Growth Overlay District (SGOD)	\$1,000 + \$200 per unit

Mr. Knox said that there had been some correspondence with Town Counsel in regards to some of these items. He thought they had been advised that the fees had to be justified by the means or what the applicant was doing. Mr. Resnick said they could make these last four fees the same. Mr. Knox explained with the hospital where it was the DO district and 43D it was justifiable, if they got a planner, the cost would be reasonable. Ultimately, that is where they would want to end up to recover some of the costs incurred by the Town for the Planner's or the Clerk's time rather than have that come from the taxpayer. In regards to the 43D permitting, he questioned the amount per unit. Mr. Resnick replied, for example, if that project doesn't happen and they redesign it, what if they have 500 units of housing on a 10-acre parcel. Mr. Knox asked if the fee could be differentiated between residential and commercial, or by use. He was fine with mirroring the residential for the SCOD.

Waiver

\$100

Members then discussed the fee for a waiver. Ms. MacEachern noted they had discussed instead of having a fee on the waiver, should they see what waivers are consistently being granted and if instead it should be addressed in their rules and regulations. Mr. Knox said that if they feel the cost of a waiver should have a fee and it is \$100; that is fine, but to Ms. MacEachern's point, they did discuss looking at their rules and regs. Mr. Resnick noted that the fee is minor and granting the waiver is more financially advantageous to the developer. However, they do need to go through regs because they are based on old specs, but if Lakeville is not requiring certain items then they do need to figure out what it is that they want. Ms. MacEachern suggested leaving the waiver in with an amount until a future date when those items are addressed.

After discussion, members agreed to eliminate where fees could be reduced for a development which preserves open space.

Ms. Mancovsky made a motion, seconded by Ms. MacEachern. to accept this Planning Board Fee Schedule with the following modifications:

- The Special Permit fee in the Water Development District will be changed to match the fees for the other Special Permits.
- The fees for the 43D permitting will be broken down for business zoning versus residential zoning.
- The note regarding reduced fees for preserving open space will be eliminated.
- The surety section will be re-written based on actual costs.

The **vote** was **unanimous for**.

Review the following Zoning Board of Appeals petition:

- a. Bache – 12 Bristol Street
- b. Batista – 24 Pilgrim Road

Mr. Conroy made a motion, seconded by Ms. MacEachern, to make no comment on either petition for Bache at 12 Bristol Street or Batista at 24 Pilgrim Road. The **vote** was **unanimous for**.

Approve Meeting Minutes

Mr. Knox made a motion, seconded by Ms. Mancovsky, to approve the Minutes from the January 13, 2022, meeting. The **vote** was **unanimous for**.

Ms. Mancovsky made a motion, seconded by Mr. Knox, to approve the Minutes from the February 10, 2022, meeting. Ms. Mancovsky-Aye, Ms. MacEachern-Aye, Mr. Knox-Aye; Mr. Conroy-Abstain, Mr. Lynch-Abstain

Review correspondence

Mr. Resnick advised he had correspondence from the abutting Towns. It was nothing that was impactful to the Town. He noted that Planning and Zoning Boards in other abutting Towns send out their notices to the Board.

Old Business

There was no old business.

New Business

Mr. Resnick advised the Lakeville Country Club is under agreement for \$15 million. There are two parcels of land, with one that is subject to 61A and one that is subject to 61B. They have submitted the Purchase and Sales to the Town. If you submit a bona fide offer, the Town has the right of first refusal at that number. There are two separate Purchase and Sales upon them which have been reviewed by Town Counsel who has determined the offer is a bona fide offer. The Town would have to match the purchase price, and if they were not bona fide offers, the Town would have the option to purchase it at the appraised value.

Next meeting

The next meeting is scheduled for April 14, 2022, at 7:00 p.m.

Adjourn

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

Meeting adjourned at 7:58.

**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
Thursday, April 14, 2022**

On April 14, 2022, the Planning Board held a meeting at the Lakeville Police Station. The meeting was called to order by Chairman Knox at 7:00 p.m. LakeCam was making a video recording of the meeting.

Members present:

Mark Knox, Chair; Michele MacEachern, Jack Lynch, Nora Cline

Others attending:

Marc Resnick, Town Planner; Jamie Bissonnette, Zenith Consulting Engineers, Bo McMahon, 13 Main Street; Susan Spieler, Paul McAllister; residents

Introduce new Board member and reorganization of the Board

Mr. Knox introduced Ms. Nora Cline as their newest Board member. Mr. Knox said they would now reorganize the Planning Board as was their practice after the Town election. Ms. MacEachern made a motion, seconded by Ms. Cline to nominate Mr. Knox as Chairman. The **vote** was **unanimous for**. Mr. Knox made a motion, seconded by Ms. MacEachern to nominate Mr. Conroy as Vice-Chairman. The **vote** was **unanimous for**.

Site Plan Review - 2 Bedford Street– Thomas J. Parenteau of PBT Real Estate - applicant

Mr. Knox said they had an email request from the applicant’s attorney to continue. He stated at the applicant’s request he would make a motion to continue the Site Plan Review for 2 Bedford Street until their April 28, 2022, meeting at 7:00 p.m. The motion was seconded by Ms. MacEachern. The vote was **unanimous for**.

Master Plan Implementation – Fee Review Project final revisions

Mr. Resnick advised the revisions that he had made were primarily to the Special Permit Districts except for the 43D which allowed for mixed use. He also changed the wording for what would be considered a minor change under Site Plan Review. The changes were as follows:

	<u>Current Fee</u>	<u>Proposed</u>
Site Plan Review	Minor - \$250 (No traffic, drainage, or signage issues)	Minor – \$500 (Change of use or other minor site plan changes)

Site Plan Review	Major - \$1,000 (in public view)	Major - \$1,000 first acre plus \$500 per additional developed acre.
Special Permit DO District		\$1,000 first acre plus \$500 per additional developed acre.
Special Permit Water Development District		\$1,000 first acre plus \$500 per additional developed acre.
Chapter 43D-expedited local permitting		\$1,000 + \$200 per residential unit or \$500 per developed acre
Smart Growth Overlay District (SGOD)		\$1,000 + \$200 per unit
Surety	\$15 per lineal foot of road	Surety shall be based on the actual cost of construction. *See Rules and Regulations for complete explanation.

Mr. Resnick advised the surety should be the cost of construction instead of a number amount per foot. There should be a cost estimate. Mr. Knox agreed that the cost per foot had been a bit antiquated. He then made a motion, seconded by Ms. MacEachern, to approve the fee review schedule as drafted and have Mr. Resnick proceed with any other items that need to be done in order to have a public hearing posted. The **vote** was **unanimous for**.

13 Main Street – discuss possible site plan

Mr. Jamie Bissonnette of Zenith Consulting Engineers and Mr. Bo McMahon owner of the property were present. Mr. Bissonnette then displayed a proposed plan. He advised this would be in between the self-storage building being constructed and the CVS. They are looking for direction from the Board as Mr. McMahon is trying to determine the best use for this property. This plan shows 19 residential units for senior housing. There would be some type of a larger building in front to help keep with the frontage on Main Street, the aesthetic business look. He noted the regulations were rather vague and they were unsure if they could have a business with the senior housing behind it or whether it all has to be residential in this Overlay District. They also need to know what setback and lot coverages apply. Tonight they wanted to try to get a feel from the Board and some answers to those questions.

Mr. Bissonnette continued that this plan is something that Mr. McMahon would consider doing. It is in the Master Plan and this area is referenced as being a place that they need senior housing and dense housing. Mr. Knox wanted to clarify that this use is by right in that zone. Mr. Bissonnette said that is correct. In the Overlay District, it is a by right use. He stated that they wanted to move forward in harmony with the Board with something that works. He said there has been some indication they should go denser and have a smaller number of buildings but a larger

density in them with perhaps a condo or apartment style building. Mr. Knox asked if there was a challenge with age restricted having to be on one floor.

Mr. McMahon said this concept was designed with the Lakeville Master Plan 2030 in mind, which calls out high density village style cluster senior housing. This is what they are trying to adopt. Main Street has a variety of looks, and they have a commercial type building in the front that provides screening. It could potentially be designed to the Board's liking but with so many styles on Main Street, it is difficult to pick one that would be harmonious with the rest of the street. Mr. Bissonnette noted because of the elevation change where there is a crest, they would be able to plant along the top of it offering a nice break. They would focus in on a landscaping plan that emphasizes over there and towards the front to help screen things and also toward the back a little bit from Route 79. When asked, he stated that the property does not have an exit onto Route 79.

Mr. Knox said that he would like to see some type of a plan with two or three bigger buildings that maybe emulated the look of the CVS and funeral home with multiple units in them; if that is an option and works for them from a financial standpoint. Mr. McMahon said this idea came straight from the Housing Plan that the Town put out. He has no problem going to a fewer amount of buildings with a higher density. Economically, if he was putting them all in two buildings that ends up instead of 19 units; the equivalent of that once the elevators are factored in turns into between 40 to 50 units. Mr. Resnick asked if that density would comply with the MBTA guidelines. Mr. McMahon replied his understanding is they would need at least 45 units on this site to be able to comply.

Mr. Resnick asked if they could do a site plan with a couple of buildings, and still have a small commercial footprint in the front. Mr. Bissonnette said that would be based on zoning. They would like to sit down with the Building Commissioner and Mr. Resnick and get some definitive answers on that. Mr. McMahon explained the Overlay District description on senior housing omits any other information. Mr. Bissonnette said they have made assumptions for a concept, but it would be cost foolish to try to do that on a definitive design and might waste the Board's time.

Mr. Knox replied they have asked about buildings where the appearance would be similar to CVS and the funeral home. He could find that appealing from a visual standpoint. If they were going to stick with the smaller homes, he would like to see the lay out not as linear. Ms. Cline suggested townhouses. Mr. Bissonnette responded when you go with three units or more, that triggers sprinklers, which changes the cost. The density needs then change because of the expense parameters to make the financial numbers work, but it is something that they can look at.

Ms. MacEachern asked what the purpose of the building on Main Street would be. Mr. Bissonnette replied that they need to find out what they can do so they can come up with a business model that makes sense. For example, if they know 19 units with a rental business out front can make sense financially and work as a model, then maybe that is something they can go with. If it's 19 with a community center that has to be maintained, that might not. Mr. Knox asked members what they thought of the idea. Ms. Cline said that conceptually she liked the idea. Ms. MacEachern agreed and said they needed senior housing, and this was the best place for it to go. Mr. Lynch agreed.

Mr. Resnick added this should be able to help them with the MBTA requirements. However, he would have to look at that because those regulations are still draft, but having that kind of density within half a mile of the district and having something that allows for it helps with compliance. As far as doing an office business in the front, it does allow for multiple principal structures being located on a single lot. If it was designed as a mixed-use building, he thought that was the intent to allow an office building as a principal structure with housing also as a principal structure. They would have to sit down with the Building Commissioner for a final interpretation.

Ms. MacEachern asked if there would be a second egress. Mr. Bissonnette replied to do that appropriately they would have to work with the Town as the Town owns the parcel next to them. Mr. Knox said that he would defer to the Fire Chief in regards to some secondary access lane. He asked if in the big building scenario would there be condos that could be sold or would they be rentals? Mr. McMahan said he would have to look further into that but his intention would be to hold them as rentals but if it works condoizing them, he would be open to that as well.

Mr. Knox then asked if there was any public comment. Ms. Susan Spieler of 10 Valley Road asked how many units would be affordable. Mr. McMahan replied because this would be a by-right use, they would all be at market rate. He added that generally speaking senior housing rentals rent between 15 and 18% less than traditional non-restricted housing. Mr. Knox thanked them for coming and looked forward to seeing what they would come back with.

Discussion concerning recommendation and acquisition of Chapter 61A and 61B land at Lakeville Country Club located at 44 Clear Pond Road

Ms. MacEachern advised when property comes out of Chapter 61A or 61B the Town has the right of first refusal. They could also allow another entity to come in place of the Town and make the purchase as well. She has reached out to State Senator Rodrigues, Mass Audubon, Heidi Rieke, Samuel Anderson, Nick Rossi, Robert Wilbur; Save Buzzards Bay Mark Rasmussen, the CPA Coalition, Stuart Saginor, Chase Mack; SRPEDD, Bill Napolitano; Natural Heritage, Jason Zimmer, Aaron Best, Deborah Chamberlain, Mary Cavalier; Joanne Pierce from Mass Department of Fish and Game. She has also contacted the office of Congressman Jake Auchincloss. Kevin O'Neil is who suggested trying grants through land and water and fish and wildlife grants. Other people contacted include Kurt Gaertner from the Mass Executive Office of Energy and Environmental Affairs; Melanie Cheeseman, Natural Heritage; The Trustees, Olivia Lucca; Mass Wildlife, DCR, Stephen Galinsky. Ms. MacEachern said Wildlands Trust's Scott McFadden was helpful with suggesting PARC which is active now with a \$400,000 max. The LWCF has a \$750,000 max but it closed in January. Both of those programs require a current Open Space and Recreation Plan which the Town does not have right now. She said that she reached out to a lot of places and people but was told that was a large price tag and they would advise her if something comes up.

Ms. MacEachern said she looked into the Community One Stop which is an application portal for all different grants. The submission of applications is now open but determination would not happen until the fall which is past the 120 days right of first refusal. She wanted to note that this location is listed on the Natural Heritage maps as a priority habitat of rare species. Ms.

MacEachern said she also looked into the CPA possibility. You are able to borrow against future funds through bonding which would be a 30-year term, but they don't even have the Community Preservation Committee appointed yet.

Ms. MacEachern noted that one of the things they had discussed in the past was possibly reigning in or doing away with the Development Opportunities District, which is the tool being used to put forth a mega warehouse for this location. She was hopeful the Planning Board would discuss holding a public hearing for that because it had been talked about in the past. She stated there are only a few areas in Town where it should be applied. Mr. Knox asked Mr. Resnick if he had any comments towards the Development Opportunities District and making any alterations to it.

Mr. Resnick replied he thought at this point with Town Meeting coming up, the Planning Board's ability to place an Article on the Warrant has passed. He was unsure if the Selectmen had the ability to place a new Warrant Article on during their meeting next week, as he was not familiar with their authority. From the Planning Board perspective, he did not think there was an opportunity to submit an Article at this point to do away with the Development Opportunities District or to modify it. If they wanted to re-write it, that could be a project they could do over the summer and submit it for the fall town meeting. They could rework on how it is applied and possibly set specific areas rather than having a floating district over the entire Town and adjust some of the rules within it.

Ms. Cline said that it is her understanding that even if it were to be changed this would be governed by what the zoning is today. Mr. Resnick replied only upon making an actual application would they freeze the zoning. Mr. Knox said if the Planning Board moved to hold a public hearing to eliminate the Development Opportunities District once the hearing is held, that would freeze the zoning. Mr. Resnick clarified it would be once the publication of the hearing is published in the newspaper. He would have to look at the statute as there might be some limitations on how long prior to Town Meeting you can do that. Mr. Knox replied it was six months. They had encountered the same thing when they held the hearing for the Marijuana Overlay District. They did not have a fall town meeting and had to hold another public hearing.

Mr. Resnick then went through what the process would be to write the article and submit it for legal publication. Mr. Knox asked what the risk to the Town would be as this parcel is still zoned business. Mr. Resnick replied they don't know what the future use could be. It could be broken up into multiple parcels for 40Bs, multiple office parks, etc. They just didn't know.

Ms. MacEachern then made a motion, seconded by Ms. Cline, to hold a public hearing in regards to doing away with the Development Opportunities District.

Ms. MacEachern, Mr. Lynch, Ms. Cline-**Aye**; Mr. Knox-**Abstain**

Mr. Knox asked Mr. Resnick to draft an Article and post a public hearing. He asked if anyone present would like to speak. Ms. Susan Spieler asked if the Town's right of first refusal would be impacted in any way. Mr. Knox said that zoning would have no impact on that. Mr. Resnick said what is in front of the Select Board is the right of first refusal, and that is an active process that must be followed through. Mr. Paul McAllister of 30 Reservoir Avenue said he had just purchased

a home down the street from the Lakeville Country Club. He asked if there were any plans in regards to egress or access. Mr. Knox said that he had not seen a plan yet or a conceptual. Mr. Resnick added that he has met with the applicants. They have indicated they are acquiring another property to get direct access onto Bedford Street, but this is a concept plan.

Review the following Zoning Board of Appeals petition:

- a. Steinberg/Collins – 7 Carrie Street

Mr. Knox made a motion, seconded by Ms. MacEachern, to make no comment on the petition for Steinberg/Collins at 7 Carrie Street. The **vote** was **unanimous for**.

Approve Meeting Minutes

Mr. Knox made a motion, seconded by Mr. Lynch, to approve the Minutes from the February 24, 2022, meeting. Mr. Knox, Mr. Lynch-**Aye**; Ms. MacEachern, Ms. Cline-**Abstain**

Discussion on recodification project

Mr. Resnick said that he has read through the comments about recodification. It is a project that the Town Clerk is headlining in re-numbering and the reorganization of the entire by-law. There were some recommendations made by the company, and he has skimmed through the draft. He noted that he had not seen anything there that he felt had to be done immediately. He thought over the summer he would send the list around. They would see there were not any significant changes, but they would be correcting a lot of inconsistencies.

Appoint new SRPEDD representative

Mr. Knox stated whereas Ms. Mancovsky had been their SRPEDD representative, they need to appoint a new representative. Ms. Cline said that she would be happy to do it, but she would not be available until June.

Mr. Knox made a motion, seconded by Ms. MacEachern, to appoint Ms. Cline as their SRPEDD representative effective in June. He would be the interim representative until that time. The **vote** was **unanimous for**. Mr. Resnick said that he would also be willing to attend for the next two months. Mr. Knox said that if Mr. Resnick ever felt it would be a benefit for him to go to let the Board know.

Review correspondence

Mr. Resnick advised most of the correspondence he has is from other communities. There was nothing of significance that would impact the Town.

Old Business

There was no old business.

New Business

Mr. Knox said that an engineer had talked to him about small business development. He said that some of the biggest challenges were setbacks, lot coverage, and density. He asked if that was something that they could give relief for or could they be changed. Mr. Resnick said that he could write or modify a bylaw. They had discussed earlier when they were working on adopting Site Plan Review that once they had a better ability to modify Site Plans, look at building designs, and everything that is under Site Plan Review, they could reduce that 50% lot coverage requirement. With the architectural standards, they can modify those sections with density bonuses. They can also look at incorporating and modifying the setback requirements. They could now require screening and buffering if they needed to.

Mr. Resnick noted that they have several large Industrial Districts, and they may want to write something different for these than for their smaller Business Districts which have a limited amount of space. They may want to have different standards for each of them. There is something in the bylaw if it abuts residential, but they can make it a little more specific to that district to protect the residents. Mr. Knox said that was something they could look at in the future months.

Next meeting

The next regularly scheduled meeting is April 28, 2022, at 7:00 p.m. There will be a joint meeting on April 20, 2022, at 6:30 p.m. at the Lakeville Public Library.

Adjourn

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

Meeting adjourned at 8:10.