



TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp
received & posted:

[Signature]
LAKEVILLE TOWN CLERK
RCUD 2023 MAY 5 AM 11:22

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, May 11, 2023 at 7:00 p.m.
Location of Meeting:	Lakeville Police Station 323 Bedford Street, Lakeville, MA 02347
Clerk/Board Member posting notice:	Cathy Murray

Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

A G E N D A

1. **Public Hearing (7:00) Site Plan Review – 156 Rhode Island Road, continued - T. Sikorski Realty, LLC -applicant**
2. **Public Hearing (7:00) 44 Clear Pond Road, continued** – upon the application for Approval of a Definitive Plan submitted by Derek & Madelyn Maksy and Webster Realty Trust for a two (2) lot subdivision.
3. **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.
4. **Housing Production Plan – Review – possible vote**
5. **Discuss Notice of Intent to change land use to residential-6 Barstow Street**
6. **Review the following Zoning Board of Appeals petition:**
 - a. **Thompson – 4 Hollis Avenue**
 - b. **Darling – 13 Dunbar**
 - c. **Bell – 113 Staples Shore Road**
 - d. **Lakeville Nursery – 5 Harding Street**
7. **Planning Board Goals – Review and possible action**
8. **Approve the February 9, 2023 Meeting Minutes**
9. **Review correspondence**
10. **Next meeting. . . May 25, 2023 at the Lakeville Police Station**
11. **Any other business that may properly come before the Planning Board.**
12. **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*

Cathy Murray, Appeals Board Clerk

From: Bob Rego <brego@riverhawkllc.com>
Sent: Monday, May 8, 2023 2:52 PM
To: Cathy Murray, Appeals Board Clerk; tyler sikorski
Subject: Re: 156 Rhode Island Road Site Plan Review

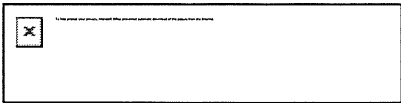
Hi Cathy,

We completed test pits out at the site last week and are just revising the plans for the final time. We will finish today and get the plans and drainage report over to you tomorrow. If we could have one last extension. I would like Environmental Partners to have a chance to look at the revised plans before we present in front of the Planning Board.

If you have any questions please let me know.

Thanks,
Bob

Bob Rego, PE, LSP | Manager/Senior Engineer
River Hawk Environmental, LLC
2183 Ocean Street, Marshfield, MA 02050
office phone [781.536.4639](tel:781.536.4639)
cell phone [508.523.1007](tel:508.523.1007)
email brego@riverhawkllc.com
website www.riverhawkllc.com



On Mon, May 8, 2023 at 1:39 PM Cathy Murray, Appeals Board Clerk <cmurray@lakevillema.org> wrote:

Hi Bob,

Just checking in regarding Thursday's Planning Board meeting. We have not yet received a final plan to distribute to the Board. The latest that we have is a draft from March 8th. Has this plan since been revised, and if so when can we expect it to be submitted. I'm trying to get packets put together this afternoon, so please let me know, as well as if you will be presenting on Thursday.

Thanks!

Cathy

HANCOCK ASSOCIATES

Surveyors | Engineers | Scientists

Lakeville Planning Board
346 Bedford Street
Lakeville, MA 02347

May 4, 2023

Attn.: Mr. Mark Knox, Chair

RE: 44 Clear Pond Road
Revised Definitive Subdivision Submittal

Dear Chairman Knox and Members of the Board:

On behalf of Webster Realty Trust (David A. and Madelyn Maksy), transmitted herewith please find revised Definitive Subdivision Plans and Stormwater Management Report for 44 Clear Pond Road.

Pursuant to the Public Hearing process, the plans have been revised as follows:

1. The country drainage option was preferred by the Board over the conventional drainage option. The revised plans incorporate the country drainage design and extend the cul de sac to the existing parking lot to take advantage of the existing pavement.
2. Hancock Associates along with the Board's peer review consultant Scott Turner, Planner Marc Resnick, and Applicant David Maksy conducted two test pits in the areas identified for stormwater management to establish soil conditions and estimated seasonal high groundwater elevations (ESHGW). Based on the results of these tests the infiltration basin design was modified to maintain the required two feet of separation from the bottom of the basin to ESHGW. The test pit locations and logs are included on Sheet C-1

In addition, a rain garden has been added to the stormwater management design to treat and mitigate some of the roadway runoff associated with the cul de sac. As requested by the Board at the April 18th hearing, a paved waterway has been added to direct cul de sac runoff into the rain garden and prevent erosion.

3. The proposed Definitive Subdivision has been revised to call for four (4) lots compared with the two (2) lots shown in the original filing. One potential single family house lot on either side of the proposed roadway, a third lot encompassing the existing solar array, and the fourth lot encompassing the existing golf course.
4. Per the Board's request street lights have been added to the plans.
5. The requested waivers are revised as follows:
 - a.) Section III C.2.F – Septic and Well on abutting lots have been shown to the extent information is available.

33 Dover Street | Brockton, MA 02301 | V: 508-588-1877 | HancockAssociates.com

Boston, Brockton, Chelmsford, Danvers, Marlborough, Newburyport, Palmer and Princeton, MA | Concord, NH

HANCOCK ASSOCIATES

Surveyors | Engineers | Scientists

- b.) Section IV B.2.D – Property Lines for Curb Radius – 30' pavement radius is provided.
 - c.) Section IV B.6.G – Roadway Construction – country drainage with superelevated road.
 - d.) Section IV B.7 – Curbs and Berms – Curbing on one side only to support the country drainage design.
 - e.) Section IV K – Trees – In consideration of the existing mature trees being retained.
6. The proposed name of the roadway has been revised from Country Club Way to Golfers Way.

Due to the existing topography which slopes from east to west, the country drainage and associated swale are located on the west (down-gradient) side of the roadway and the proposed sidewalk and associated curbing on the east side. We understand that Mr. Resnick's preferred location for the sidewalk is on the west side for better pedestrian access to the existing recreational area on the opposite side of Clear Pond Road, as discussed during the hearing on April 18th, a crosswalk and appropriate signage can be added on Clear Pond Road if the Board so desires.

We trust that the revised plans and stormwater report address the comments provided by the Board during the Public Hearings on this matter and look forward to reviewing these changes at the continued hearing on the 11th of May.

Very Truly Yours,
Hancock Associates



Frederick A. Keylor
Senior Project Manager

Cc: Webster Realty Trust
Marc Resnick, Lakeville Town Planner
Scott Turner, P.E., Environmental Partners
Joseph Peznola, P.E., Hancock Associates

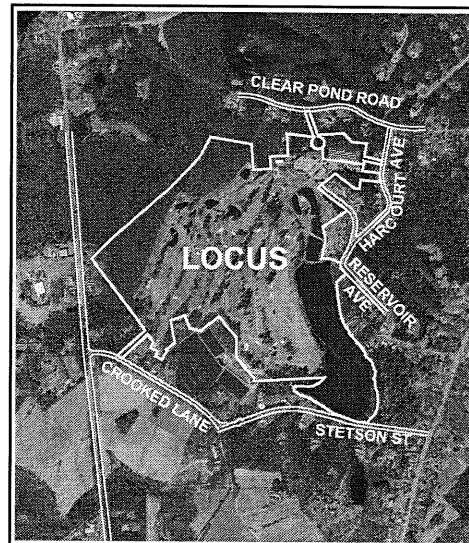
DEFINITIVE SUBDIVISION PLAN

GOLFERS WAY

A SUBDIVISION IN LAKEVILLE, MA

44 Clear Pond Road
Lakeville, Massachusetts 02347

Prepared for
Derek A. Maksy



VICINITY MAP
SCALE: 1"=1000'

OWNER:

DEREK A. MAKSY & MADELYN MAKSY, WEBSTER REALTY TRUST
44 CLEAR POND ROAD
LAKEVILLE, MASSACHUSETTS 02347

APPLICANT:

DEREK A. MAKSY & MADELYN MAKSY, WEBSTER REALTY TRUST
44 CLEAR POND ROAD
LAKEVILLE, MASSACHUSETTS 02347

SHEET INDEX

SHEET 1..... TITLE SHEET
SHEET 2..... EXISTING CONDITIONS PLAN (KEY PLAN)
SHEET 3..... EXISTING CONDITIONS PLAN (2)
SHEET 4..... EXISTING CONDITIONS PLAN (3)
SHEET 5..... EXISTING CONDITIONS PLAN (4)
SHEET 6..... EXISTING CONDITIONS PLAN (5)
SHEET 7..... EXISTING CONDITIONS PLAN (6)
SHEET 8..... LOTTING PLAN (KEY MAP)
SHEET 9..... LOTTING PLAN (2)
SHEET 10..... LOTTING PLAN (3)
SHEET 11..... LOTTING PLAN (4)
SHEET 12..... LOTTING PLAN (5)
SHEET 13..... LOTTING PLAN (6)
SHEET 14..... PLAN AND PROFILE
SHEET 15..... EROSION CONTROL PLAN
SHEET 16..... DETAILS SHEET
SHEET 17..... LOT COMPLIANCE EXHIBIT

WAIVERS REQUESTED

THE FOLLOWING WAIVERS ARE REQUESTED FROM THE TOWN OF LAKEVILLE RULES AND REGULATIONS OF THE PLANNING BOARD GOVERNING THE SUBDIVISION OF LAND:

- SECTION III C.2. F - SEPTIC AND WELL ON ABUTTING LOTS HAVE BEEN TO THE EXTENT AVAILABLE.
- SECTION IV B.2.D - PROPERTY LINES FOR CURB RADIUS - 30' PAVEMENT RADIUS IS PROVIDED.
- SECTION IV B.6.G - ROADWAY CONSTRUCTION - COUNTRY DRAINAGE WITH SUPERELEVATED ROAD
- SECTION IV B.7 - CURBS AND BERMS - CURB ON ONE SIDE ONLY TO SUPPORT COUNTRY DRAINAGE
- SECTION IV K - TREES - IN CONSIDERATION OF EXISTING MATURE TREES BEING RETAINED.

PROJECT TEAM

CIVIL ENGINEERS:

HANCOCK ASSOCIATES
315 ELM STREET
MARLBOROUGH, MASSACHUSETTS 01752

LAND SURVEYORS:

HANCOCK ASSOCIATES
315 ELM STREET
MARLBOROUGH, MASSACHUSETTS 01752

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 _____

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCH MARKS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
- CONTRACTOR SHALL FURNISH CONSTRUCTION LAYOUT OF SITE IMPROVEMENTS. THIS WORK SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR.
- SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE RESPONSIBILITY OF THE CONTRACTOR.
- ALL SITE CONSTRUCTION SHALL COMPLY WITH THE LAKEVILLE DEPARTMENT OF PUBLIC WORKS STANDARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND / OR REMOVAL HEREON. DAMAGED IMPROVEMENTS SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.
- ANY INTENDED REVISION OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO IMPLEMENTATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING HORIZONTAL AND VERTICAL MEASUREMENTS FOR ALL SUBSURFACE STRUCTURES. THIS INFORMATION SHALL BE REPORTED TO THE ENGINEER.
- ELEVATIONS REFER TO NAVD88 DATUM.

REGULATORY NOTES

- CONTRACTOR SHALL CONTACT "DIG-SAFE" FOR AN UNDERGROUND UTILITY MARKING AT 811 AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
- ALL WORK OUTSIDE OF THE BUILDING THAT IS LESS THAN 10 FEET FROM THE INSIDE FACE OF THE BUILDING FOUNDATION SHALL CONFORM WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR 2.00.
- CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).

GOLFERS WAY

(A DEFINITIVE SUBDIVISION IN LAKEVILLE, MA)

44 Clear Pond Road
Lakeville, Massachusetts 02347

ASSESSORS:

MAP 59 BLOCK 1 LOT 50

PREPARED FOR:

Derek A. Maksy

44 Clear Pond Road
Lakeville, Massachusetts 02347

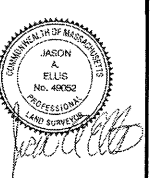
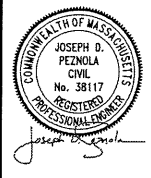
HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 460-1111, FAX (508) 460-1121
WWW.HANCOCKASSOCIATES.COM



1	DTW	JP	5/2/2023	PLANNING BOARD COMMENTS
NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE:	11/15/2022	DRAWN BY:	JML
SCALE:	AS SHOWN	CHECK BY:	JAE

TITLE SHEET

PLOT DATE: May 03, 2023 1:14 pm
PATH: G:\VCM 3D Projects\26623 - Mksy - Lakeville\Eng\Title.dwg

DWG: 26623\Title.dwg
LAYOUT: 751
SHEET: 1 OF 17

1

PROJECT NO.: 26623

#44
CLEAR
POND ROAD

Lakeville, Massachusetts 02347

PREPARED FOR:

DEREK
A.
MAKSY

44 Clear Pond Road
Lakeville, Massachusetts 02347

HANCOCK
ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
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NO.	BY	APP.	DATE	ISSUE/REVISION DESCRIPTION
1.	DTW	JP	5/4/23	PLANNING BOARD COMMENTS

DATE: 11/15/2022 DRAWN BY: JML
SCALE: 1"=80' CHECK BY: JAE

EXISTING CONDITIONS
PLAN OF LAND
IN
LAKEVILLE, MA

PLOT DATE: May 04, 2023 10:11 am
PATH: C:\Users\JP\Documents\2023 - Maksy - Lakeville\Sur\DWG\

DWG: 26623sv2.dwg

LAYOUT: EC (2)

SHEET: 3 OF 17

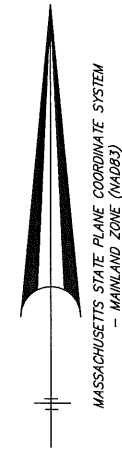
PROJECT NO.:

EC-2

26623

LEGEND

- 102 SURFACE CONTOUR
- STONE WALL
- METAL GUARDRAIL
- EDGE OF PAVEMENT
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE
- 86.75 CURB WITH TOP AND BOTTOM CURB ELEVATION
- 86.25
- EDGE OF WOODED AREA
- SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
- 12" RCP
- DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN
- 6" CI WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
- 10" DI GAS MAIN WITH SIZE & GATE VALVE
- #181 EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE
- E ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
- T TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES
- RETAINING WALL
- STONE RETAINING WALL
- HEDGE LINE
- 79.3 LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER AND ELEVATION
- WFA2
- EDGE OF GRAVEL ROAD
- x 100.7 SPOT ELEVATION
- 93.7 PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES
- 12" M
- 95.2 PROMINENT CONIFEROUS TREE WITH ELEVATION, SIZE AND SPECIES
- 18" P
- * LIGHT POLE
- 104.1 TYPICAL SHRUB
- MONITORING WELL WITH TOP METAL CASING EL.
- RCP REINFORCED CONCRETE PIPE
- DHCB DRILL HOLE IN CONCRETE BOUND
- DHSB DRILL HOLE IN STONE
- I.P.I.P.E. IRON PIPE
- I.ROD IRON ROD
- M.H.B. MASS HIGHWAY BOUND



LAKEVILLE PLANNING BOARD

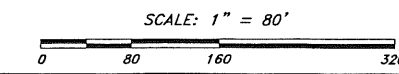
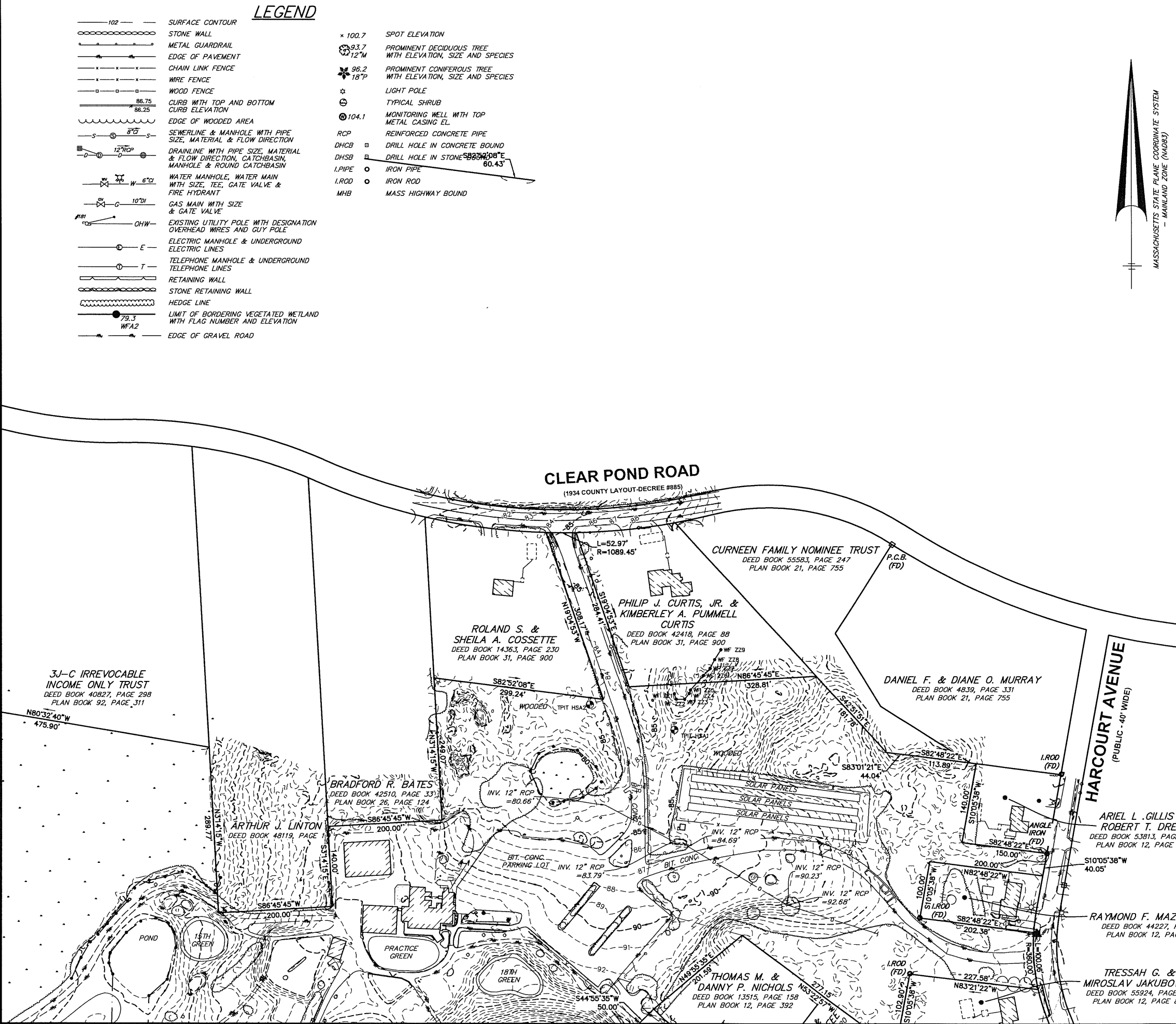
APPROVED UNDER THE SUBDIVISION CONTROL LAW

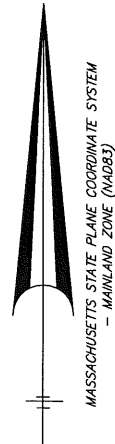
APPROVED:

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





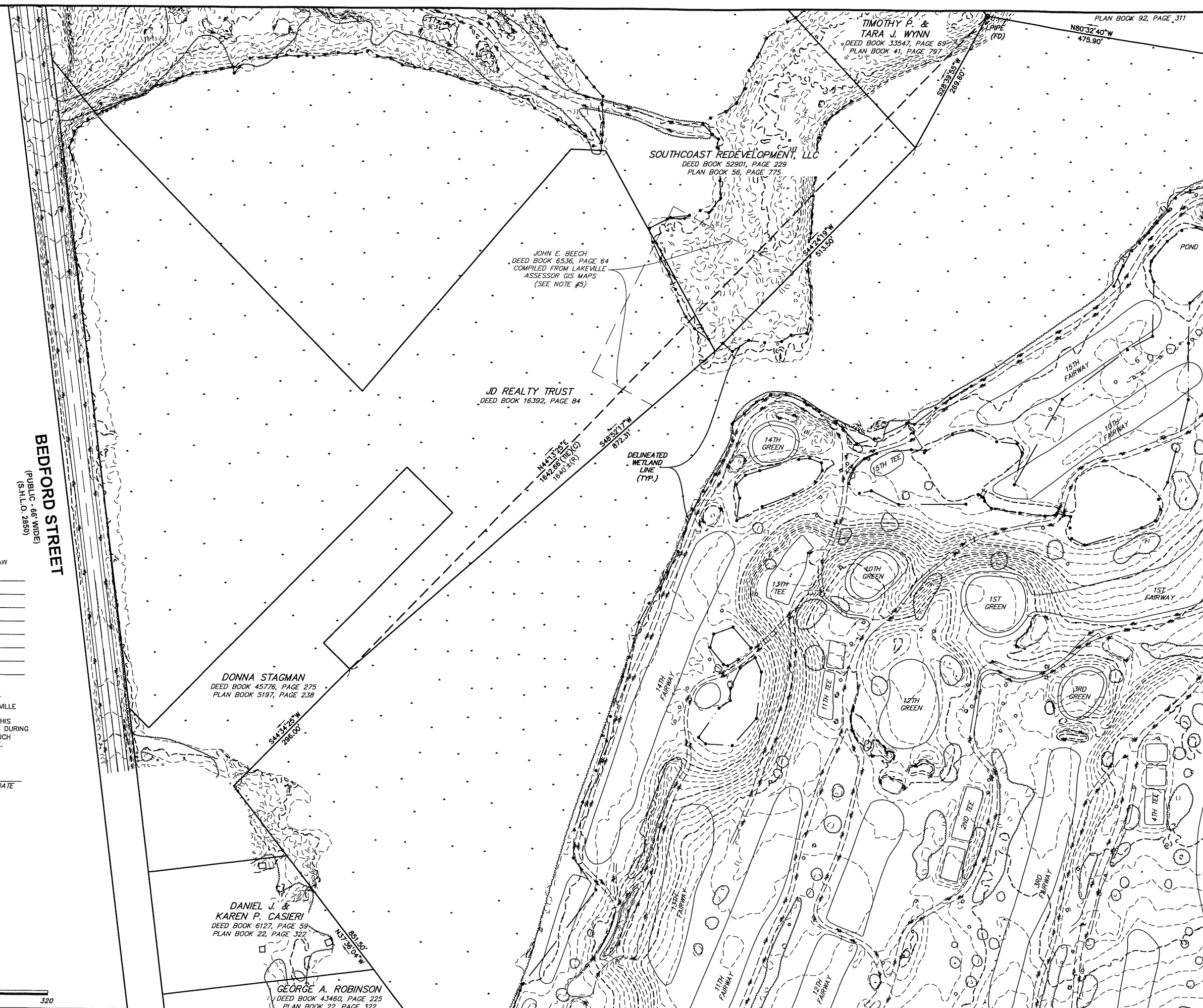
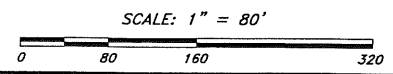
MASSACHUSETTS STATE PLANE COORDINATE SYSTEM
- MAINLAND ZONE (MAB083)

BEDFORD STREET
(PUBLIC - 66' WIDE)
(S.H.L.O. 2660)

LAKEVILLE PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW
APPROVED: _____
ENDORSED _____

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TOWN CLERK, LAKEVILLE, MA _____ DATE _____



**#44
CLEAR
POND ROAD**

Lakeville, Massachusetts 02347

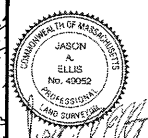
PREPARED FOR:
**DEREK
A.
MAKSY**

44 Clear Pond Road
Lakeville, Massachusetts 02347

**HANCOCK
ASSOCIATES**

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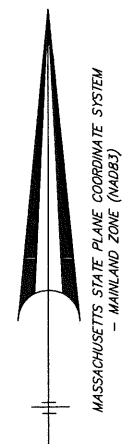
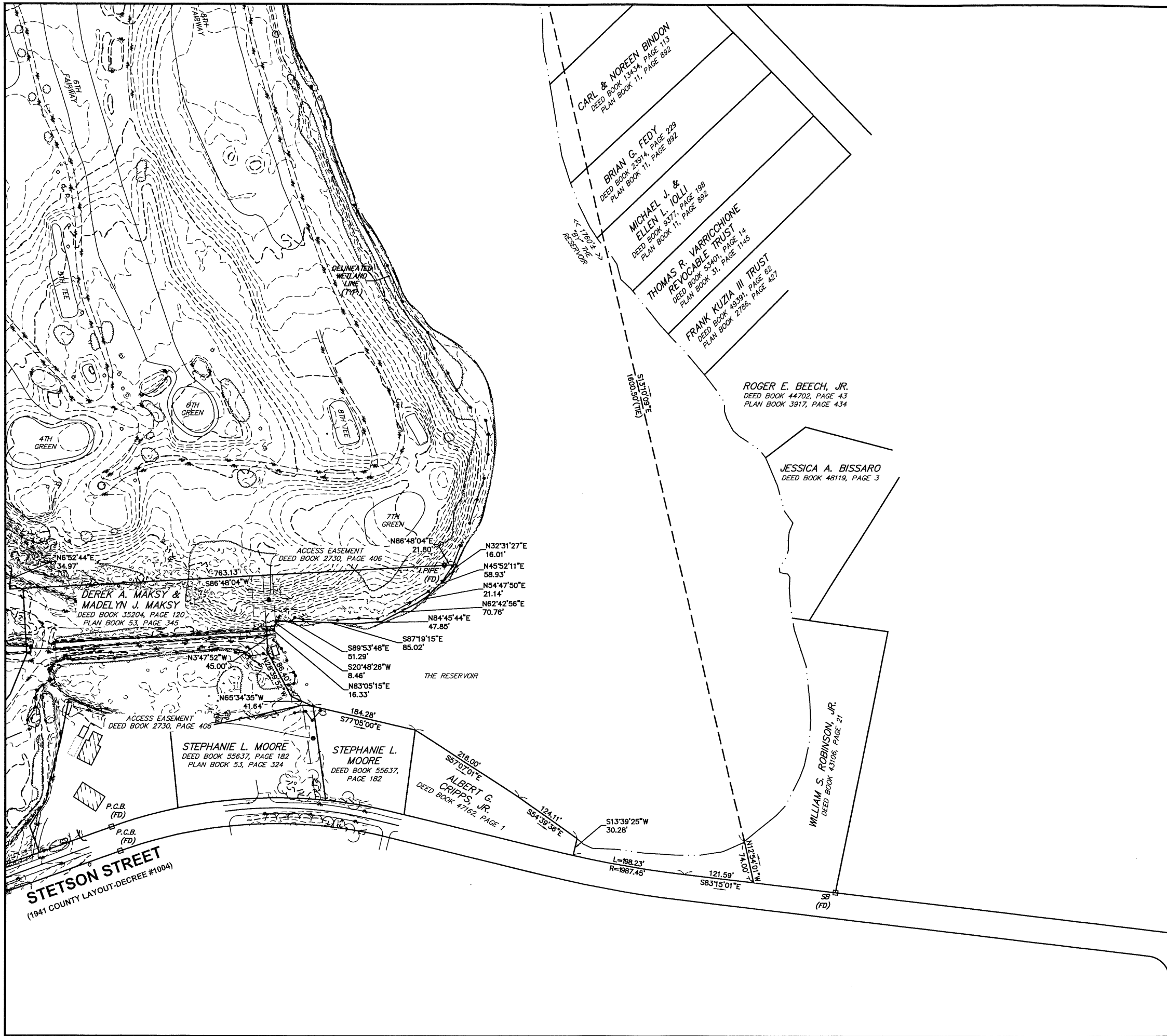
NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
1.	DTW	JP	5/4/23	PLANNING BOARD COMMENTS

DATE: 11/15/2022 DRAWN BY: JML
SCALE: 1"=80' CHECK BY: JAE

**EXISTING CONDITIONS
PLAN OF LAND
IN
LAKEVILLE, MA**

PLOT DATE: May 04, 2023 10:13 am
PATH: Q:\2024_30 Projects\26623 - Maksy - Lakeville\DWG\26623.dwg
DWG: 26623sv2.dwg
LAYOUT: EC (3)
SHEET: 4 OF 17
PROJECT NO.: 26623

EC-3



LAKEVILLE PLANNING BOARD
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 APPROVED: _____
 ENDORSED _____

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TOWN CLERK, LAKEVILLE, MA _____ DATE _____

#44 CLEAR POND ROAD

Lakeville, Massachusetts 02347

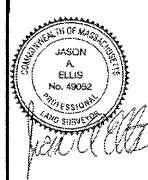
PREPARED FOR:
**DEREK
A.
MAKSY**

44 Clear Pond Road
Lakeville, Massachusetts 02347

HANCOCK ASSOCIATES

Civil Engineers
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Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
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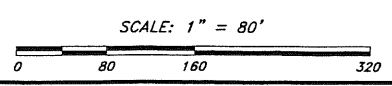


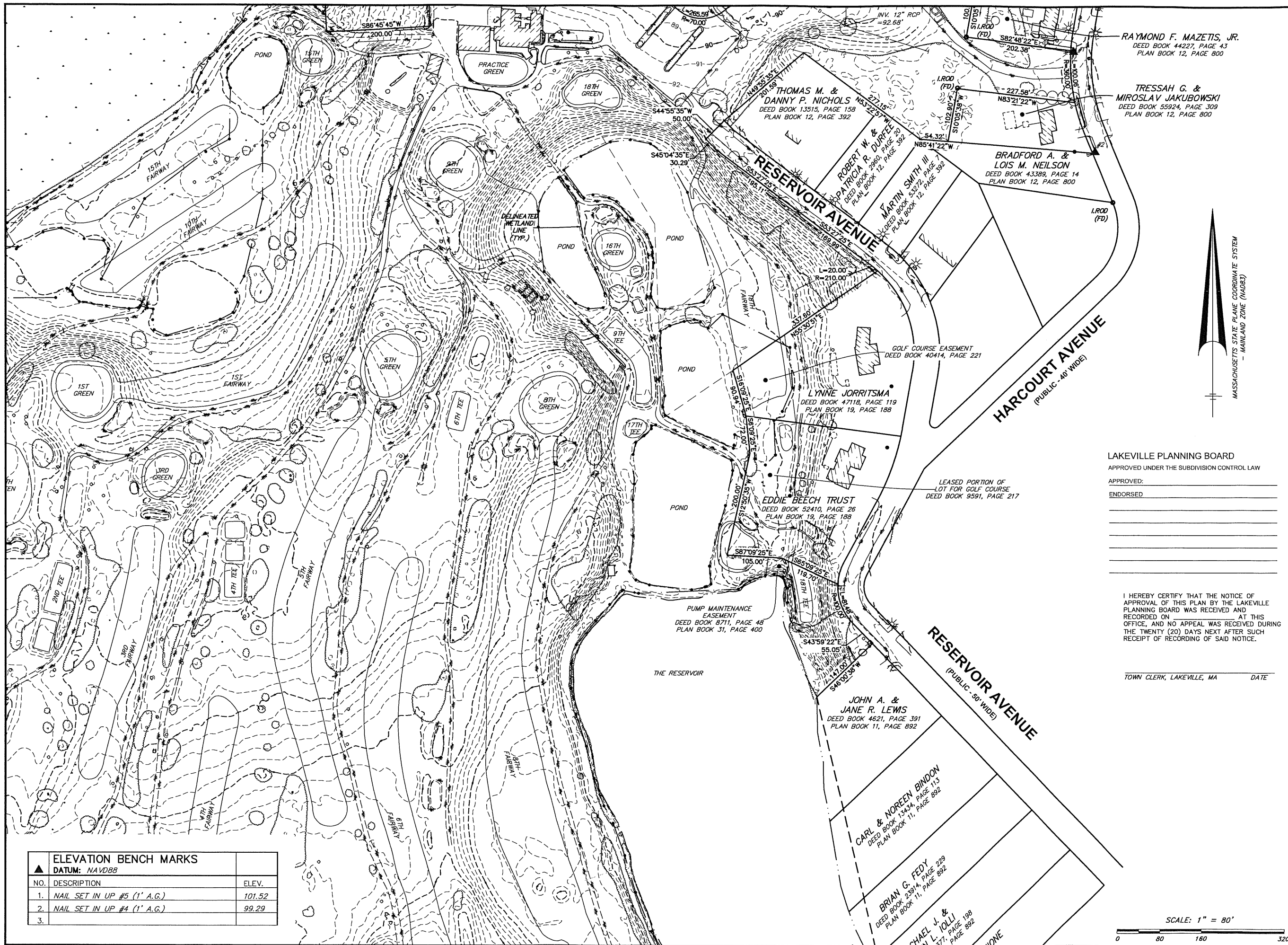
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1.	DTW	JP	5/4/23	PLANNING BOARD COMMENTS

EXISTING CONDITIONS PLAN OF LAND IN LAKEVILLE, MA

DATE: 11/15/2022 DRAWN BY: JML
 SCALE: 1"=80' CHECK BY: JAE

PLLOT DATE: May 04, 2023 10:13 am
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 DWG: 26623sv2.dwg
 LAYOUT: EC (5)
 SHEET: 6 OF 17
 PROJECT NO.: 26623





RAYMOND F. MAZETIS, JR.
DEED BOOK 44227, PAGE 43
PLAN BOOK 12, PAGE 800

TRESSAH G. & MIROSLAV JAKUBOWSKI
DEED BOOK 55924, PAGE 309
PLAN BOOK 12, PAGE 800

BRADFORD A. & LOIS M. NEILSON
DEED BOOK 43389, PAGE 14
PLAN BOOK 12, PAGE 800

ROBERT W. & PATRICIA R. DURFEE
DEED BOOK 2860, PAGE 20
PLAN BOOK 12, PAGE 592

MARTIN SMITH III
DEED BOOK 53772, PAGE 7
PLAN BOOK 12, PAGE 592

LYNNE JORRITSMAN
DEED BOOK 47118, PAGE 119
PLAN BOOK 19, PAGE 188

EDDIE BEECH TRUST
DEED BOOK 52410, PAGE 26
PLAN BOOK 19, PAGE 188

JOHN A. & JANE R. LEWIS
DEED BOOK 4621, PAGE 391
PLAN BOOK 11, PAGE 892

CARL & NOREEN BINDON
DEED BOOK 5434, PAGE 13
PLAN BOOK 11, PAGE 892

BRIAN G. FEDY
DEED BOOK 23914, PAGE 229
PLAN BOOK 11, PAGE 892

CHAE L. JOLLIFF
DEED BOOK 377, PAGE 98

#44 CLEAR POND ROAD

Lakeville, Massachusetts 02347

PREPARED FOR:
**DEREK
A.
MAKSY**

44 Clear Pond Road
Lakeville, Massachusetts 02347

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 460-1111, FAX (508) 460-1121
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LAKEVILLE PLANNING BOARD
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TOWN CLERK, LAKEVILLE, MA DATE _____

ELEVATION BENCH MARKS		
DATUM: NAVD88		
NO.	DESCRIPTION	ELEV.
1.	NAIL SET IN UP #5 (1' A.G.)	101.52
2.	NAIL SET IN UP #4 (1' A.G.)	99.29
3.		

SCALE: 1" = 80'

EXISTING CONDITIONS PLAN OF LAND IN LAKEVILLE, MA

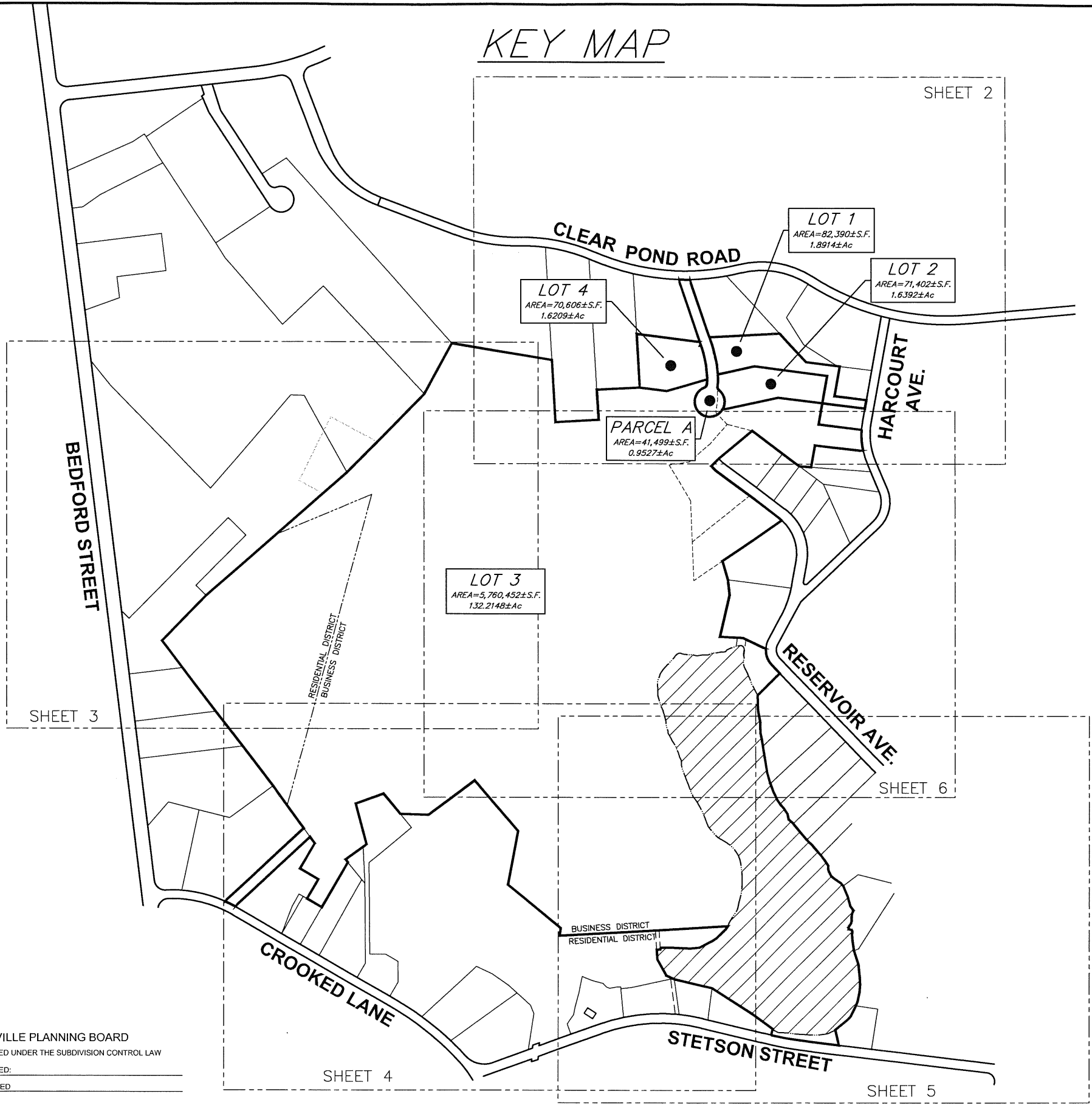
DATE: 11/15/2022 DRAWN BY: JML
SCALE: 1"=80' CHECK BY: JAE

DWG: 26623sv2.dwg
LAYOUT: EC (6)
SHEET: 7 OF 17

PROJECT NO.: 26623

EC-6

KEY MAP



- NOTES:**
- 1) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE 44 CLEAR POND ROAD (MAP 59, BLOCK 1, LOT 50), 31 RESERVOIR AVENUE (MAP 59, BLOCK 1, LOT 50-2), 33 RESERVOIR AVENUE (MAP 59, BLOCK 1, LOT 50-3) AND 59 HARCOURT AVENUE (MAP 59, BLOCK 1, LOT 50-1) INTO TWO (4) BUILDABLE LOTS AND GOLFERS WAY (PARCEL A).
 - 2) THE HORIZONTAL DATUM FOR THIS SURVEY IS THE MASSACHUSETTS COORDINATE SYSTEM, NAD 1983, MAINLAND ZONE. SAID DATUM WAS ESTABLISHED VIA GPS OBSERVATIONS UTILIZING NAD83 (NA2011) EPOCH 2010.00 (MYCS2) AND GEOID 18.
 - 3) WETLANDS SHOWN HEREON WERE DELINEATED BY OTHERS AND LOCATED VIA FIELD SURVEY BY HANCOCK ASSOCIATES IN APRIL THROUGH AUGUST, 2022.
 - 4) GOLFERS WAY IS A PROPOSED VARIABLE WIDTH PRIVATE RIGHT OF WAY.
 - 5) LOCATION OF ABUTTING LAND OF JOHN E. BEECH SHOWN HEREON WAS COMPILED FROM TOWN OF LAKEVILLE GIS MAPPING SYSTEM. THE LOT COULD NOT BE ACCURATELY PLACED DUE TO POOR DEED DESCRIPTIONS AND LACK OF RECORD PLANS.

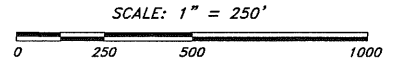
I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

5/03/2023
DATE
Jason A. Ellis
PROFESSIONAL LAND SURVEYOR

FOR REGISTRY USE

LAKEVILLE PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW

APPROVED: _____
ENDORSED: _____



ASSESSORS:
44 CLEAR POND ROAD
MAP 59, BLOCK 1, LOT 50
31 RESERVOIR AVENUE
MAP 59, BLOCK 1, LOT 50-2
33 RESERVOIR AVENUE
MAP 59, BLOCK 1, LOT 50-3
59 HARCOURT AVENUE
MAP 59, BLOCK 1, LOT 50-1

REFERENCES:
DEED BOOK 40414, PAGE 215 (TRACT I)
DEED BOOK 48308, PAGE 345 (TRACT II)
PLAN IN BOOK 6, PAGE 211
PLAN IN BOOK 29, PAGE 374
PLAN IN BOOK 40, PAGE 1008
PLAN IN BOOK 40, PAGE 1105
PLAN IN BOOK 53, PAGE 324
PLAN IN BOOK 53, PAGE 345
PLAN IN BOOK 56, PAGE 775
PLAN IN BOOK 63, PAGE 489

RECORD OWNER:
WEBSTER REALTY TRUST
DEREK A. MAKSY, TRUSTEE

ZONING: (FROM TOWN OF LAKEVILLE ZONING MAP, DATED OCTOBER 11, 2018)
BUSINESS
RESIDENTIAL

ZONING TABLE

LOT 1		
	REQUIRED	PROPOSED
LOT AREA	70,000 S.F.	82,390± S.F. (TOTAL) 76,382± S.F. (EXCLUDING 40' WIDE PORTION OF LOT)
FRONTAGE (ON PROPOSED R.O.W.)	175 FEET	176.70 FEET
FRONTAGE (TOTAL ON ALL OTHER ROADS)	175 FEET	40.10 FEET

LOT 2		
	REQUIRED	PROPOSED
LOT AREA	70,000 S.F.	71,402± S.F.
FRONTAGE (ON PROPOSED R.O.W.)	175 FEET	176.20 FEET
FRONTAGE (TOTAL ON ALL OTHER ROADS)	175 FEET	0 FEET

LOT 3		
	REQUIRED	PROPOSED
LOT AREA	70,000 S.F.	5,760,452± S.F.
FRONTAGE (ON PROPOSED R.O.W.)	175 FEET	309.70 FEET
FRONTAGE (TOTAL ON ALL OTHER ROADS)	175 FEET	1,075 FEET

LOT 4		
	REQUIRED	PROPOSED
LOT AREA	70,000 S.F.	70,606± S.F.
FRONTAGE (ON PROPOSED R.O.W.)	175 FEET	176.90 FEET
FRONTAGE (TOTAL ON ALL OTHER ROADS)	175 FEET	0 FEET

SETBACKS		
	REQUIRED	PROPOSED
MOVE	40 FEET (MIN.)	
SIDE YARD	40 FEET (MIN.)	
REAR YARD	40 FEET (MIN.)	

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

GOLFERS WAY

(A DEFINITIVE SUBDIVISION IN LAKEVILLE, MA)

44 Clear Pond Road
Lakeville, Massachusetts 02347

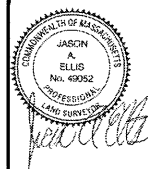
ASSESSORS:
MAP 59 BLOCK 1 LOT 50

PREPARED FOR:
DEREK A. MAKSY
44 Clear Pond Road
Lakeville, Massachusetts 02347

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 460-1111, FAX (508) 460-1121
WWW.HANCOCKASSOCIATES.COM



NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
1.	J.M.E.	J.A.E.	5/4/2023	PLANNING BOARD COMMENTS

DATE: 11/15/2022 DRAWN BY: J.M.E.
SCALE: 1" = 250' CHECK BY: J.A.E.

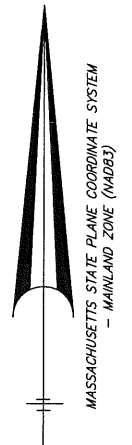
DEFINITIVE SUBDIVISION PLAN OF LAND IN LAKEVILLE, MA

PLOT DATE: May 04, 2023 11:30 am
PATH: G:\Ch4 30 Projects\28223 - Maksy - Lakeville\DWG\DWG

DWG: 26623sv2.dwg
LAYOUT: DT201A
SHEET: 8 OF 17

L-1

PROJECT NO.: 26623



NOTE:
SEE SHEET 1 FOR REFERENCES, ASSESSORS' INFORMATION, OWNERS, AND NOTES

LAKEVILLE PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW (PUBLIC - 66' WIDE)
APPROVED: _____
ENDORSED: _____

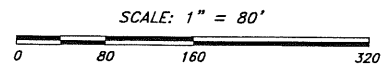
I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LAKEVILLE PLANNING BOARD WAS RECEIVED AND RECORDED ON _____ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, LAKEVILLE, MA DATE _____

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

5/04/2023
DATE _____
PROFESSIONAL LAND SURVEYOR

FOR REGISTRY USE



BEDFORD STREET
(PUBLIC - 66' WIDE)
(S.H.L.O. 2850)

DANIEL J. & KAREN P. CASIERI
DEED BOOK 6127, PAGE 59
PLAN BOOK 22, PAGE 322

GEORGE A. ROBINSON
DEED BOOK 43460, PAGE 225
PLAN BOOK 22, PAGE 322

DONNA STAGMAN
DEED BOOK 45776, PAGE 275
PLAN BOOK 5197, PAGE 238

JD REALTY TRUST
DEED BOOK 16392, PAGE 84

JOHN E. BEECH
DEED BOOK 6536, PAGE 64
COMPILED FROM LAKEVILLE
ASSESSOR GIS MAPS
(SEE NOTE #5)

SOUTHCOST REDEVELOPMENT, LLC
DEED BOOK 52901, PAGE 229
PLAN BOOK 56, PAGE 775

TIMOTHY P. & TARA J. WYNN
DEED BOOK 33547, PAGE 69
PLAN BOOK 41, PAGE 797

LOT 3
AREA=5,760,452±S.F.
132,2148±Ac

ZONING SETBACK LINE (TYP.)

DELINEATED WETLAND LINE (TYP.)

GOLFERS WAY

(A DEFINITIVE SUBDIVISION IN LAKEVILLE, MA)

44 Clear Pond Road
Lakeville, Massachusetts 02347

ASSESSORS:

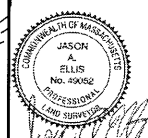
MAP	BLOCK	LOT
59	1	50

PREPARED FOR:
DEREK A. MAKSY
44 Clear Pond Road
Lakeville, Massachusetts 02347

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 460-1111, FAX (508) 460-1121
WWW.HANCOCKASSOCIATES.COM



NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
1.	JML	JAE	5/4/2023	PLANNING BOARD COMMENTS

DATE: 11/15/2022 DRAWN BY: JML
SCALE: 1"=80' CHECK BY: JAE

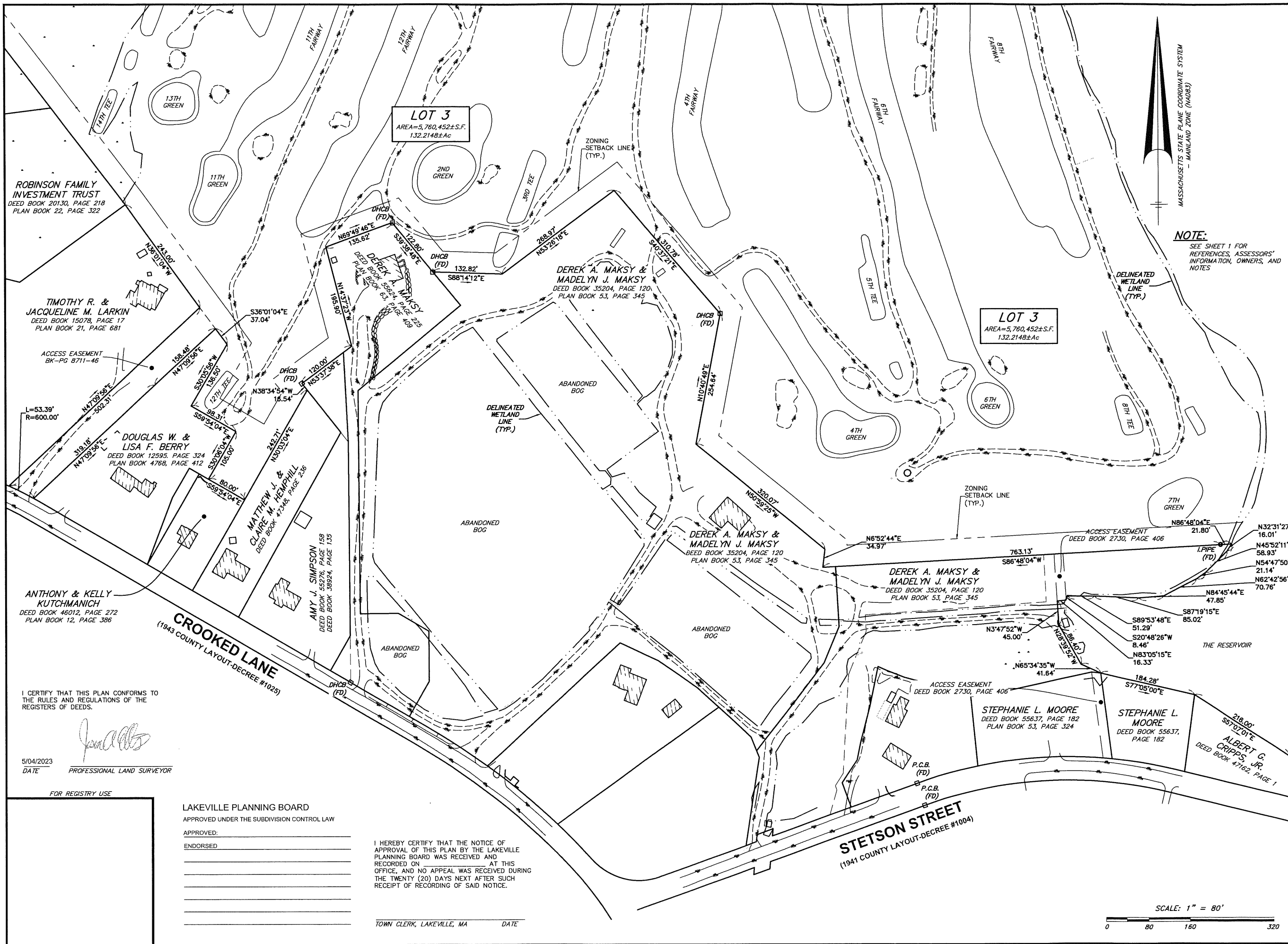
DEFINITIVE SUBDIVISION PLAN OF LAND IN LAKEVILLE, MA

PLOT DATE: May 04, 2023 10:23 am
PATH: G:\CADD 3D Projects\28623 - Maksy - Lakeville\DWG\

DWG: 26623sv2.dwg
LAYOUT: DT201A (3)
SHEET: 10 OF 17

L-3

PROJECT NO.: 26623



GOLFERS WAY

(A DEFINITIVE SUBDIVISION IN LAKEVILLE, MA)

44 Clear Pond Road
Lakeville, Massachusetts 02347

ASSESSORS:

MAP 59 BLOCK 1 LOT 50

PREPARED FOR:

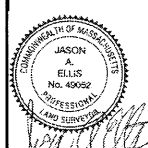
DEREK A. MAKSY

44 Clear Pond Road
Lakeville, Massachusetts 02347

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 460-1111, FAX (508) 460-1121
WWW.HANCOCKASSOCIATES.COM



1.	J.M.	JAE	5/4/2023	PLANNING BOARD COMMENTS
NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE: 11/15/2022 DRAWN BY: J.M.
SCALE: 1" = 80' CHECK BY: JAE

DEFINITIVE SUBDIVISION PLAN OF LAND IN LAKEVILLE, MA

PLOT DATE: May 04, 2023 10:25 am
PATH: G:\Ch4 3D Projects\2623 - Maksy - Lakeville\DWG\

DWG: 26623sv2.dwg
LAYOUT: DT201A (4)

SHEET: 11 OF 17

PROJECT NO.: 26623

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

5/04/2023
DATE
PROFESSIONAL LAND SURVEYOR

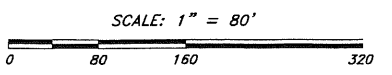
FOR REGISTRY USE

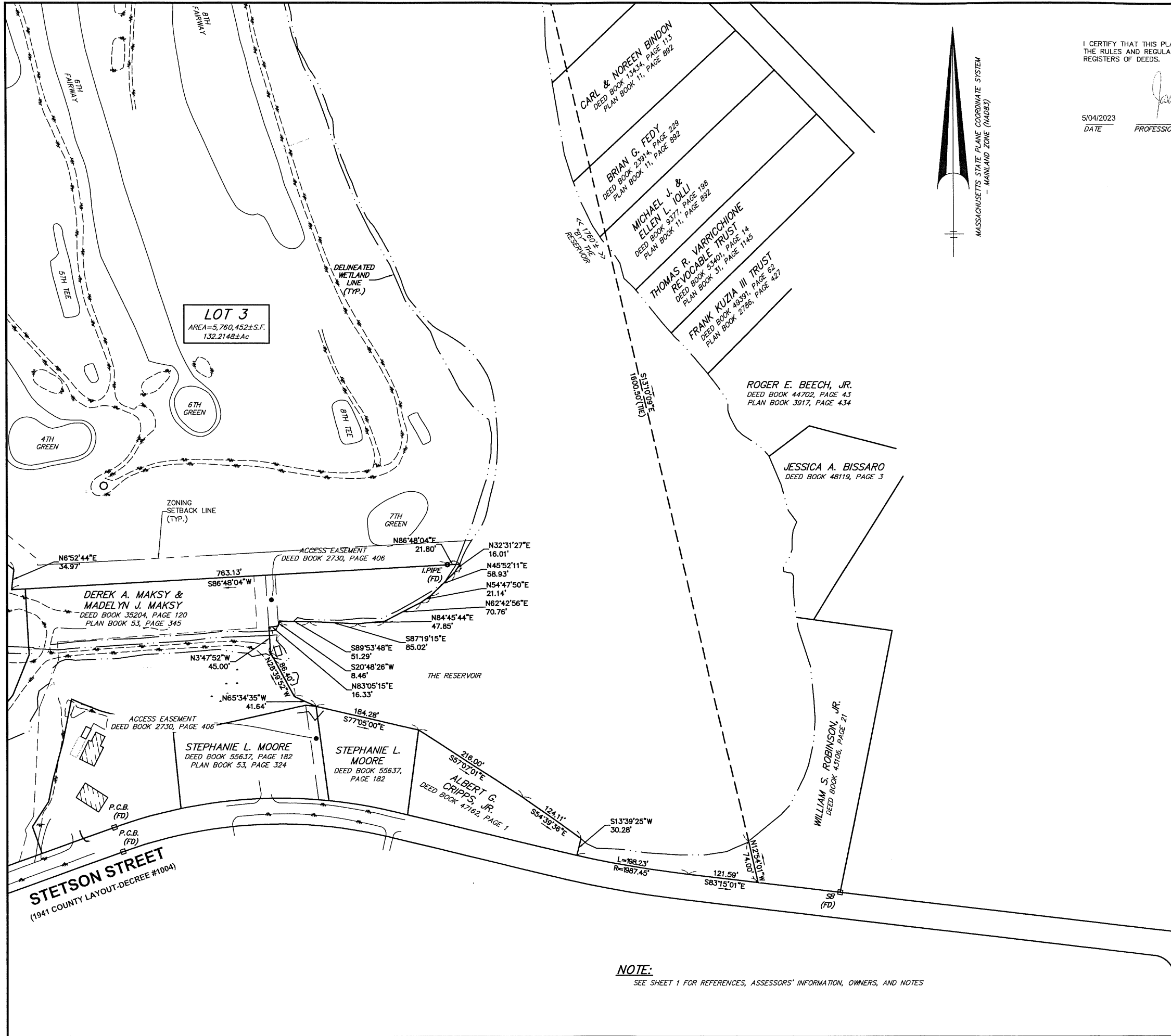
LAKEVILLE PLANNING BOARD
APPROVED UNDER THE SUBDIVISION CONTROL LAW

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





I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

5/04/2023
DATE

Jason Ellis
PROFESSIONAL LAND SURVEYOR

FOR REGISTRY USE

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

GOLFERS WAY
(A DEFINITIVE SUBDIVISION IN LAKEVILLE, MA)

44 Clear Pond Road
Lakeville, Massachusetts 02347

ASSESSORS:
MAP 59 BLOCK 1 LOT 50

PREPARED FOR:
DEREK A. MAKSY
44 Clear Pond Road
Lakeville, Massachusetts 02347

HANCOCK ASSOCIATES
Civil Engineers
Land Surveyors
Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 460-1111, FAX (508) 460-1121
WWW.HANCOCKASSOCIATES.COM



NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
1.	JML	JAE	5/4/2023	PLANNING BOARD COMMENTS

DATE: 11/5/2022 DRAWN BY: JML
SCALE: 1"=80' CHECK BY: JAE

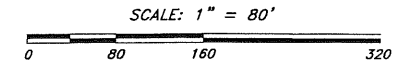
DEFINITIVE SUBDIVISION PLAN OF LAND IN LAKEVILLE, MA

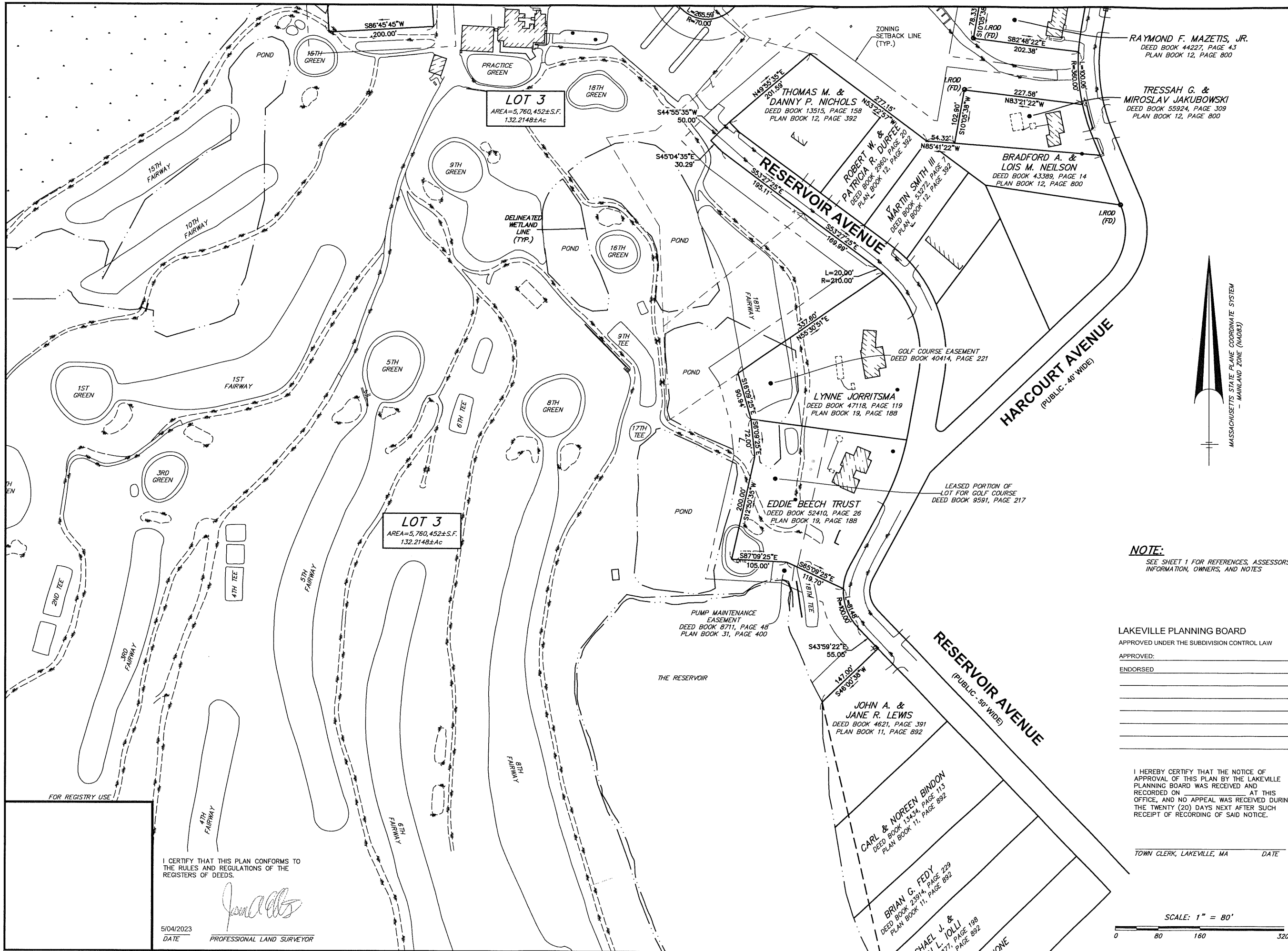
PLAT DATE: May 04, 2023 10:28 am
PATH: G:\Chd 30 Projects\26623 - Maksy - Lakeville\Surv\DWG

DWG: 26623sv2.dwg
LAYOUT: D1201A (5)
SHEET: 12 OF 17
PROJECT NO.: 26623

L-5

NOTE:
SEE SHEET 1 FOR REFERENCES, ASSESSORS' INFORMATION, OWNERS, AND NOTES





RAYMOND F. MAZETIS, JR.
DEED BOOK 44227, PAGE 43
PLAN BOOK 12, PAGE 800

TRESSAH G. & MIROSLAV JAKUBOWSKI
DEED BOOK 55924, PAGE 309
PLAN BOOK 12, PAGE 800

ROBERT W. & PATRICIA R. DURFEE
DEED BOOK 2980, PAGE 20
PLAN BOOK 12, PAGE 392

MARTIN SMITH III
DEED BOOK 53272, PAGE 1
PLAN BOOK 12, PAGE 392

BRADFORD A. & LOIS M. NEILSON
DEED BOOK 43389, PAGE 14
PLAN BOOK 12, PAGE 800

LYNNE JORRITSMA
DEED BOOK 47118, PAGE 119
PLAN BOOK 19, PAGE 188

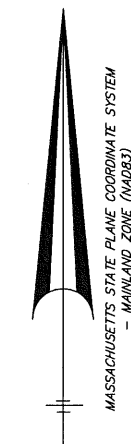
EDDIE BEECH TRUST
DEED BOOK 52410, PAGE 26
PLAN BOOK 19, PAGE 188

JOHN A. & JANE R. LEWIS
DEED BOOK 4621, PAGE 391
PLAN BOOK 11, PAGE 892

CARL & NOREEN BINDON
DEED BOOK 13434, PAGE 113
PLAN BOOK 11, PAGE 892

BRIAN G. FEDY
DEED BOOK 23914, PAGE 229
PLAN BOOK 11, PAGE 892

CHAE L. J. IOLLI
DEED BOOK 277, PAGE 198
PLAN BOOK 11, PAGE 892



NOTE:
SEE SHEET 1 FOR REFERENCES, ASSESSORS' INFORMATION, OWNERS, AND NOTES

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 _____

SCALE: 1" = 80'

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Janice Alt
PROFESSIONAL LAND SURVEYOR

5/04/2023
DATE

GOLFERS WAY

(A DEFINITIVE SUBDIVISION IN LAKEVILLE, MA)

44 Clear Pond Road
Lakeville, Massachusetts 02347

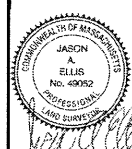
ASSESSORS:
MAP 59 BLOCK 1 LOT 50

PREPARED FOR:
DEREK A. MAKSY
44 Clear Pond Road
Lakeville, Massachusetts 02347

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (508) 460-1111, FAX (508) 460-1121
WWW.HANCOCKASSOCIATES.COM



NO.	BY	APP.	DATE	ISSUE/REVISION DESCRIPTION
1.	J.M.	J.A.E.	5/4/2023	PLANNING BOARD COMMENTS

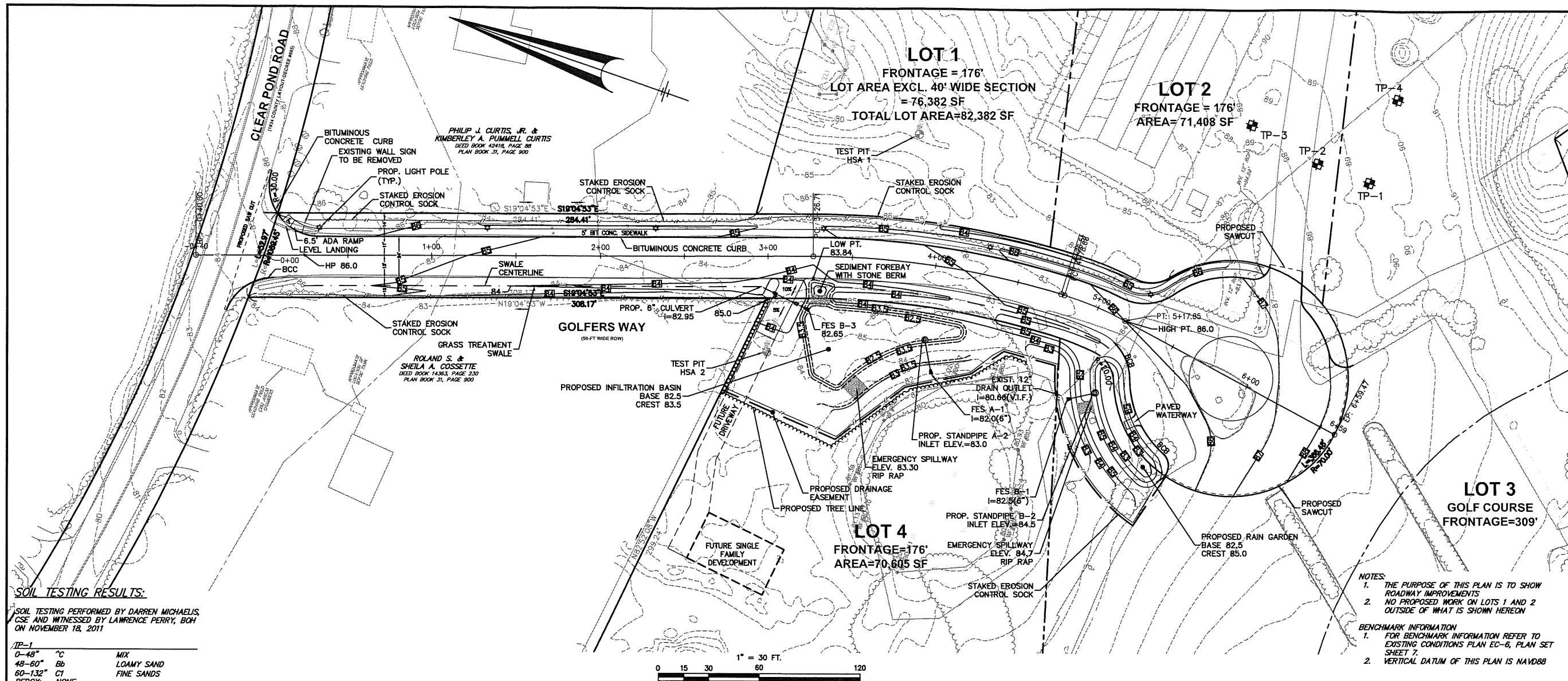
DATE: 11/15/2022 DRAWN BY: J.M.
SCALE: 1" = 80' CHECK BY: J.A.E.

DEFINITIVE SUBDIVISION PLAN OF LAND IN LAKEVILLE, MA

PLOT DATE: May 04, 2023 11:34 am
FILE: G:\CH 30 Projects\26623 - Maksy - Lakeville\DWG\DWG

DWG: 26623sv2.dwg
LAYOUT: DT201A (6)
SHEET: 13 OF 17
PROJECT NO.: 26623

L-6

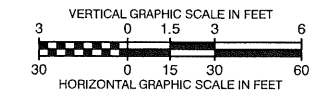
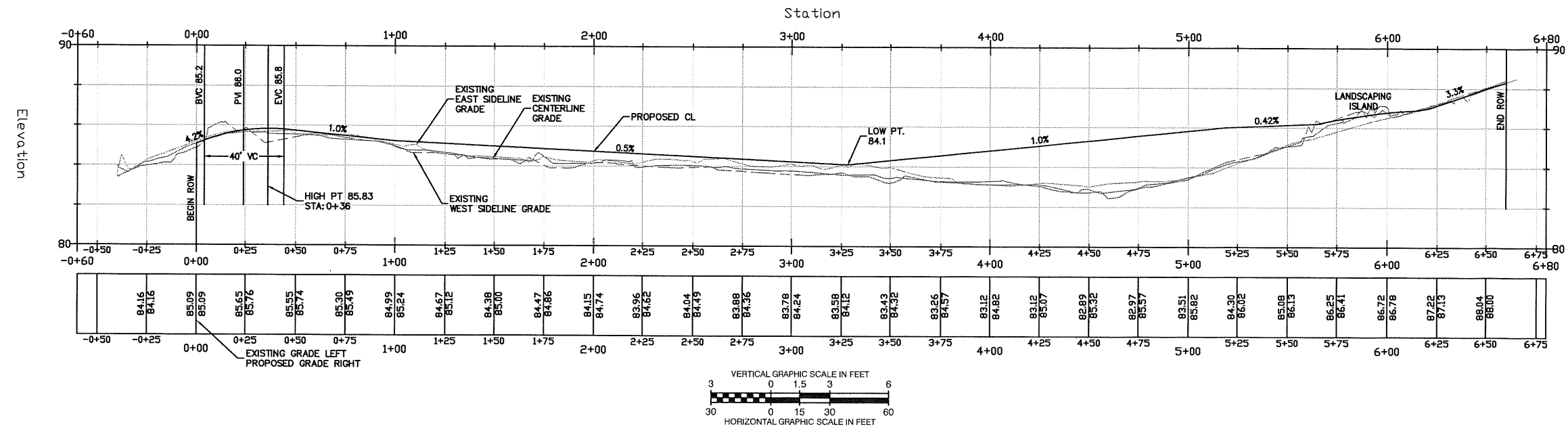


SOIL TESTING RESULTS:

SOIL TESTING PERFORMED BY DARREN MICHAELIS, CSE AND WITNESSED BY LAWRENCE PERRY, BOH ON NOVEMBER 18, 2011

TP-1			
0-48" °C	MIX		
48-60" Bb	LOAMY SAND		
60-132" C1	FINE SANDS		
REDOX:	NONE		
WEEPING:	NONE		
DEPTH TO GROUNDWATER:	>132"		
TP-2			
0-38" °C	MIX		
38-48" Bb	LOAMY SAND		
48-108" C1	FINE SANDS		
REDOX:	NONE		
WEEPING:	NONE		
DEPTH TO GROUNDWATER:	>132"		
TP-3			
0-72" °C	MIX		
72-120" C1	SANDS		
REDOX:	NONE		
WEEPING:	NONE		
DEPTH TO GROUNDWATER:	>132"		
TP-4			
0-72" °C	MIX		
72-120" C1	SANDS		
REDOX:	NONE		
WEEPING:	NONE		
DEPTH TO GROUNDWATER:	>132"		
PERCOLATION TEST			
OBSERVATION HOLE #	1	4	A
DEPTH OF PERC	60-78"	62-80"	50-68"
START PRE-SOAK	9:58	10:07	10:59
END PRE-SOAK	10:13	10:22	11:14
TIME AT 12"	10:13		11:14
TIME AT 9"	10:26		11:19
TIME AT 6"	10:41	10:10	11:25
TIME FROM 9"-6"	15		6
RATE (MIN/INCH)	5 MPI	<2 MPI	2 MPI
TP-HSA 1			
0-6"	LOAM		
6"-62"	FINE SANDS		
ESHGW:	32" BGS,		
	ELEV. 79.3		
TP-HSA 2			
0-6"	LOAM		
6"-72"	FINE SANDS		
ESHGW:	42" BGS,		
	ELEV. 80.5		

Proposed Right Of Way-Center PROFILE



GOLFERS WAY

44 Clear Pond Road
Lakeville, Massachusetts 02347

ASSESSORS:
MAP 59 BLOCK 1 LOT 50

PREPARED FOR:
DEREK A. MAKSY
44 Clear Pond Road
Lakeville, Massachusetts 02347

HANCOCK ASSOCIATES
Civil Engineers
Land Surveyors
Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (978) 777-3050, FAX (978) 774-7816
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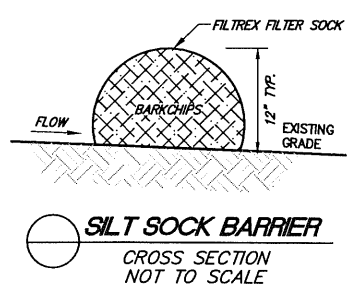
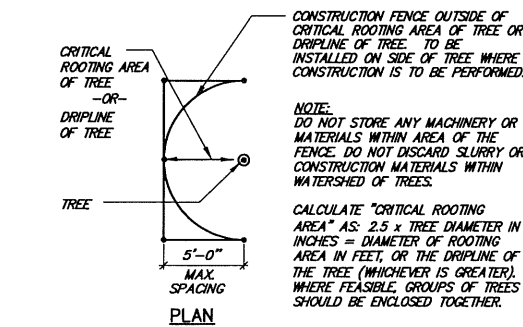
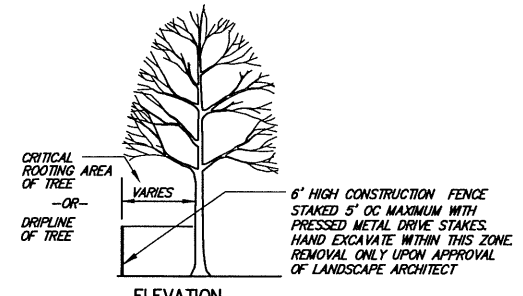
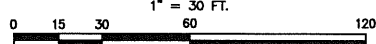
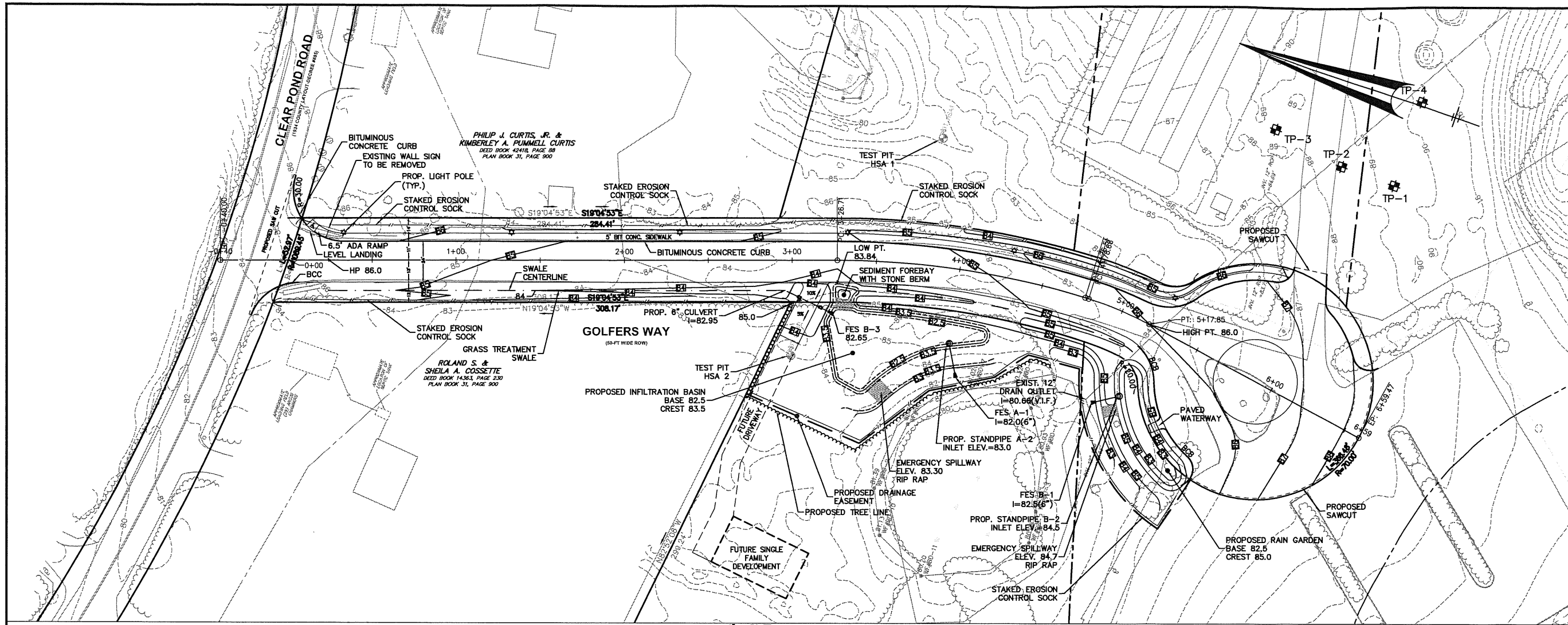
JOSEPH D. PEZINKA
CIVIL ENGINEER
No. 38117
REGISTERED PROFESSIONAL ENGINEER

1	DTW	JP	5/4/2023	PLANNING BOARD COMMENTS
NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
DATE:	11/15/22	DESIGN BY:	DTW	
SCALE:	AS NOTED	DRAWN BY:	JML	
APPROV. BY:	JP	CHECK BY:	MC	

PLAN AND PROFILE

PROJECT NO.: **26623**

DWG: 26623sp5.dwg
LAYOUT: C-1
SHEET: 14 OF 17



SILT SOCK BARRIER
CROSS SECTION
NOT TO SCALE

TREE PROTECTION
NOT TO SCALE

EROSION & SEDIMENT CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
4. INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
7. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
8. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.

GOLFERS WAY

44 Clear Pond Road
Lakeville, Massachusetts 02347

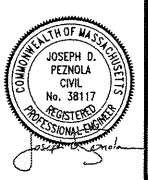
ASSESSORS:
MAP 59 BLOCK 1 LOT 50

PREPARED FOR:
DEREK A. MAKSY
44 Clear Pond Road
Lakeville, Massachusetts 02347

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

315 ELM STREET, MARLBOROUGH, MA 01752
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM



1	DTW	JP	5/4/2023	PLANNING BOARD COMMENTS
NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
			DATE: 11/15/22	DESIGN BY: DTW
			SCALE: 1" = 30'	DRAWN BY: JML
			APPRVD. BY: JP	CHECK BY: MC

EROSION CONTROL PLAN

PLT DATE: May 03, 2023 1:18 pm
PATH: \\lan-06a001\010-2\CH 30 Projects\2023 - Mksy - Lakeville\2023\DWG
DWG: 26623sp5.dwg
LAYOUT: C-2
SHEET: 15 OF 17
PROJECT NO.: 26623

C-2

GOLFERS WAY

44 Clear Pond Road
Lakeville, Massachusetts 02347

ASSESSORS:

MAP 59 BLOCK 1 LOT 50

PREPARED FOR:

**DEREK
A.
MAKSY**

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JOSEPH D. FEZNOLA
CIVIL
No. 38117
REGISTERED PROFESSIONAL ENGINEER

1 DTW JP 5/4/2023 PLANNING BOARD COMMENTS

NO. BY APP DATE ISSUE/REVISION DESCRIPTION

DATE: 11/15/22 DESIGN BY: DTW

SCALE: 1" = 20' DRAWN BY: JML

APPROV. BY: JP CHECK BY: MC

DETAILS SHEET

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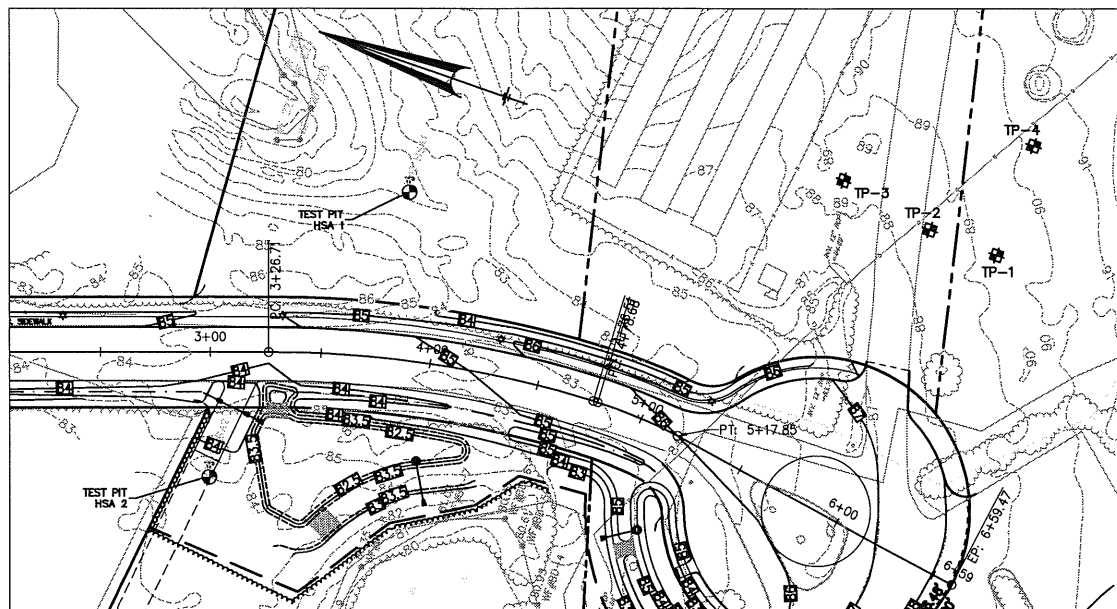
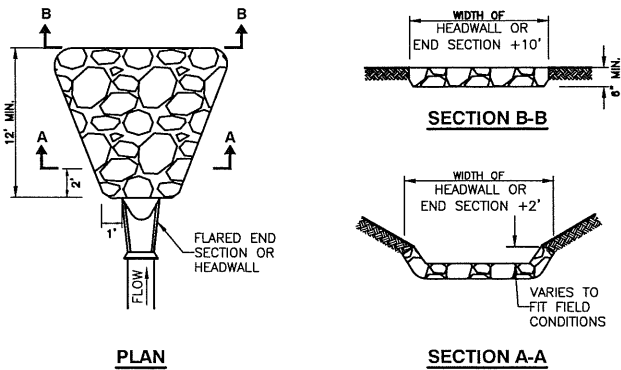
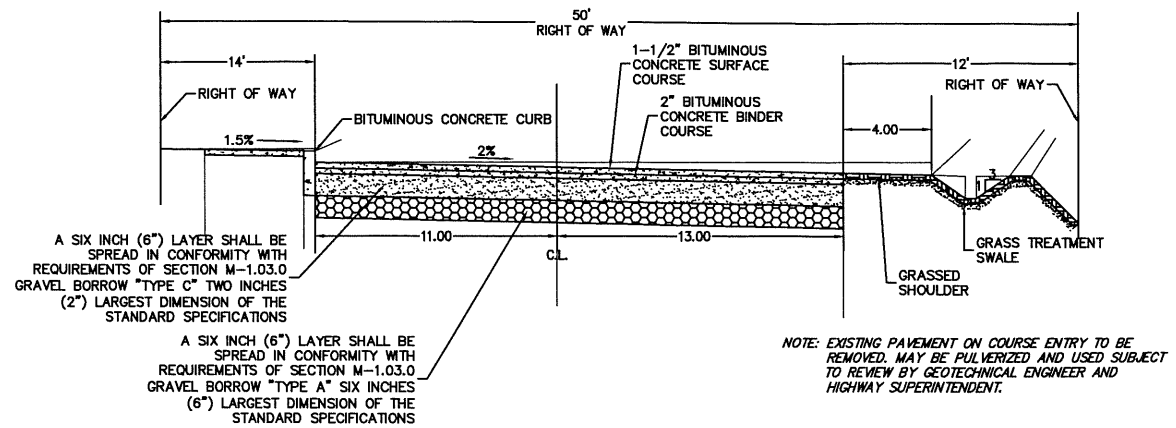
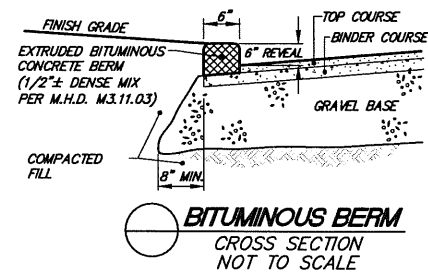
DWG: 26623sp5.dwg

LAYOUT: C-3

SHEET: 16 OF 17

C-3

PROJECT NO.: 26623



TEST PIT LOCATIONS
SCALE: 1"=40'

SOIL TESTING RESULTS:

SOIL TESTING PERFORMED BY DARREN MICHAELIS, CSE AND WITNESSED BY LAWRENCE PERRY, BOH ON NOVEMBER 18, 2011

TP-1
0-48" °C MIX
48-60" Bb LOAMY SAND
60-132" C1 FINE SANDS
REDOX: NONE
WEEPING: NONE
DEPTH TO GROUNDWATER: >132"

TP-2
0-38" °C MIX
38-48" Bb LOAMY SAND
48-108" C1 FINE SANDS
REDOX: NONE
WEEPING: NONE
DEPTH TO GROUNDWATER: >132"

TP-3
0-72" °C MIX
72-120" C1 SANDS
REDOX: NONE
WEEPING: NONE
DEPTH TO GROUNDWATER: >132"

TP-4
0-72" °C MIX
72-120" C1 SANDS
REDOX: NONE
WEEPING: NONE
DEPTH TO GROUNDWATER: >132"

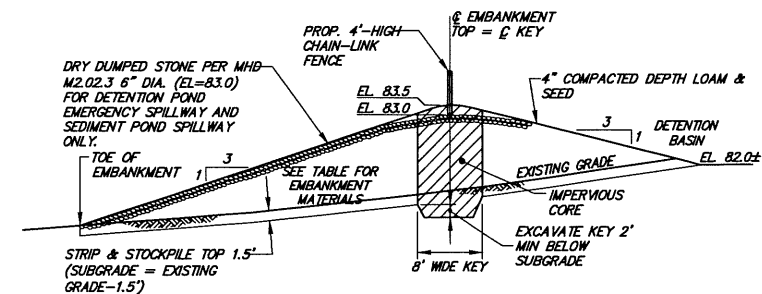
PERCOLATION TEST
OBSERVATION HOLE # 1 4 A
DEPTH OF PERC 60-78" 62-80" 50-68"
START PRE-SOAK 9:58 10:07 10:59
END PRE-SOAK 10:13 10:22 11:14
TIME AT 12" 10:13 11:14
TIME AT 9" 10:26 11:19
TIME AT 6" 10:41 11:25
TIME FROM 9"-6" 15 6
RATE (MIN/INCH) 5 MPI <2 MPI 2 MPI

TP-HSA 1
0-6" LOAM
6"-62" FINE SANDS
ESHW: 32" BGS,
ELEV. 79.3

TP-HSA 2
0-6" LOAM
6"-72" FINE SANDS
ESHW: 42" BGS,
ELEV. 80.5

GRADING AND UTILITY NOTES

- LOCATIONS OF EXISTING UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES/OBSTRUCTIONS/SYSTEMS MAY NOT BE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS, WHETHER OR NOT SHOWN HEREON.
- STRUCTURE DETAILS FROM INDEPENDENT VENDORS ARE CONSTANTLY CHANGING. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT DETAILS SHOWN MATCH CURRENT DETAILS AND SPECIFICATIONS FROM VENDORS.
- EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.
- ALL DISTURBED AREAS NOT COVERED WITH PAVEMENT, STRUCTURES, INDIVIDUAL PLANTINGS, OR MULCH SHALL HAVE LOAM AND SOD.
- ALL UNDERGROUND STRUCTURES AND UTILITIES SHALL BE CAPABLE OF WITHSTANDING H2O WHEEL LOADS.
- SILT SOCK SHOWN HEREON SHALL BE INSTALLED BEFORE EARTH DISTURBANCE OCCURS WITHIN BUFFER ZONE, AND SHALL SERVE AS THE LIMIT OF WORK.
- ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ON TO PUBLIC ROADS.



EMBANKMENT MATERIALS

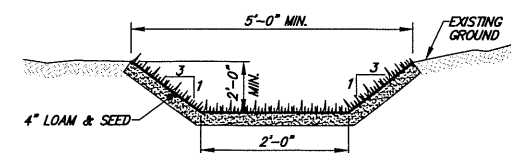
LOCATION	MATERIAL	MAX PARTICLE SIZE (IN)	LOOSE LIFT THICKNESS (IN)	COMPACTION REQUIREMENT (% MDD [1])
KEY	NATIVE PARENT SOIL [2]	6	12 MAX	92 [3]
EMBANKMENT	NATIVE PARENT SOIL [2]	6	12 MAX	92 [3]
LOAM COVER	NATIVE TOPSOIL	1	8 MIN	80
IMPERVIOUS CORE	SOIL WITH AT LEAST 30% CLAY AND SILT CONTENT	6	12 MAX	92 [3]

[1] MDD: MAXIMUM DRY DENSITY.

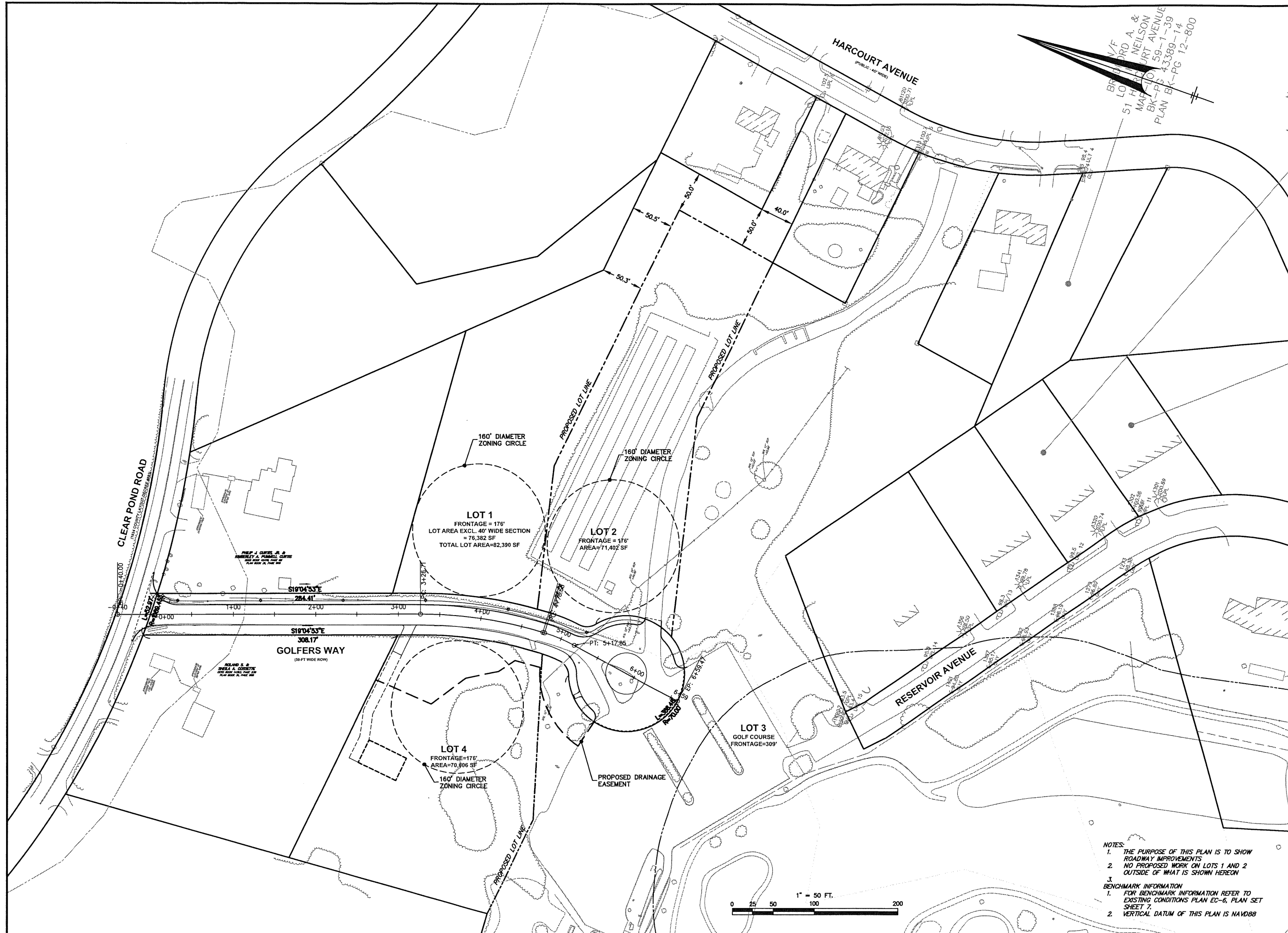
[2] ACCEPTABLE TO ENGINEER.

[3] COMPACT TO TEST AVERAGE OF 92%, NO TEST LESS THAN 90%.

INFILTRATION BASIN EMBANKMENT
TYPICAL CROSS SECTION
NOT TO SCALE



GRASS DRAINAGE SWALE
NOT TO SCALE



GOLFERS WAY

44 Clear Pond Road
Lakeville, Massachusetts 02347

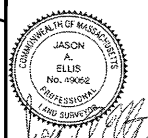
ASSESSORS:
MAP 59 BLOCK 1 LOT 50

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NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
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SCALE:	1" = 50'	DRAWN BY:	JML	
APPRD. BY:	JF	CHECK BY:	WC	

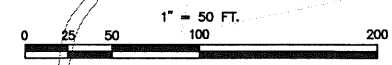
LOT COMPLIANCE EXHIBIT

PLOT DATE: May 04, 2023 11:00 am
PATH: \\pwr-000007\CAD-2\04 30 Projects\26623 - Maky - Lakeville\04\DWG

DWG: 26623sp5.dwg
LAYOUT: C-4
SHEET: 17 OF 17
PROJECT NO.: 26623

C-4

- NOTES:
- THE PURPOSE OF THIS PLAN IS TO SHOW ROADWAY IMPROVEMENTS
 - NO PROPOSED WORK ON LOTS 1 AND 2 OUTSIDE OF WHAT IS SHOWN HEREON
 - BENCHMARK INFORMATION FOR BENCHMARK INFORMATION REFER TO EXISTING CONDITIONS PLAN EC-6, PLAN SET SHEET 7.
 - VERTICAL DATUM OF THIS PLAN IS NAVD88



Cathy Murray, Appeals Board Clerk

From: Cathy Murray, Appeals Board Clerk
Sent: Monday, May 8, 2023 5:44 PM
To: Nyles Zager
Cc: Marc Resnick (mresnick@lakevillema.org)
Subject: RE: Stowe Estates - Lakeville

Hi Nyles,

We have not yet received the review back from Environmental Partners. Therefore, I will accept this email as your request to continue this hearing. The next scheduled Planning Board meeting is May 25th. I will place you on that agenda.

Thanks!

Cathy

From: Nyles Zager <nyles@zcellc.com>
Sent: Monday, May 8, 2023 1:18 PM
To: Cathy Murray, Appeals Board Clerk <cmurray@lakevillema.org>
Cc: 'achaves@comcast.net' <achaves@comcast.net>
Subject: Stowe Estates - Lakeville

Good Afternoon Cathy,

I am just wondering if you happened to have got the review back from EPG for this one yet?

If you haven't I would like to request a continuance of the hearing scheduled for this Thursday until the next available hearing date.

Thanks and have a great day,

Nyles Zager, P.E.
Manager/Senior Project Engineer
Zenith Consulting Engineers, LLC.
3 Main Street
Lakeville, MA 02347
(508) 386-6333 (cell)
(508)947-4208 (office)



Final Draft

Lakeville Housing Production Plan

(Text Only - 05/05/23)

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Introduction

The Town of Lakeville

The Town of Lakeville, incorporated in 1853, is a small, rural community of just over 11,500 residents. Lakeville is located on the southwestern edge of Plymouth County, nestled between Taunton, Middleborough, Berkley, Freetown, and Rochester, and is roughly 38 miles south of Boston. The town's scenic 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/suburban neighborhoods. The many ponds, rivers, and streams in town also serve as a source of drinking water for its residents.

Lakeville is connected to the larger southeastern Massachusetts region via a variety of state routes, including north-south Routes 18, 105, and 140, and east-west Route 79. Additionally, U.S. Route 44 passes through the northern end of town, and Interstate 495 runs along Lakeville's 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

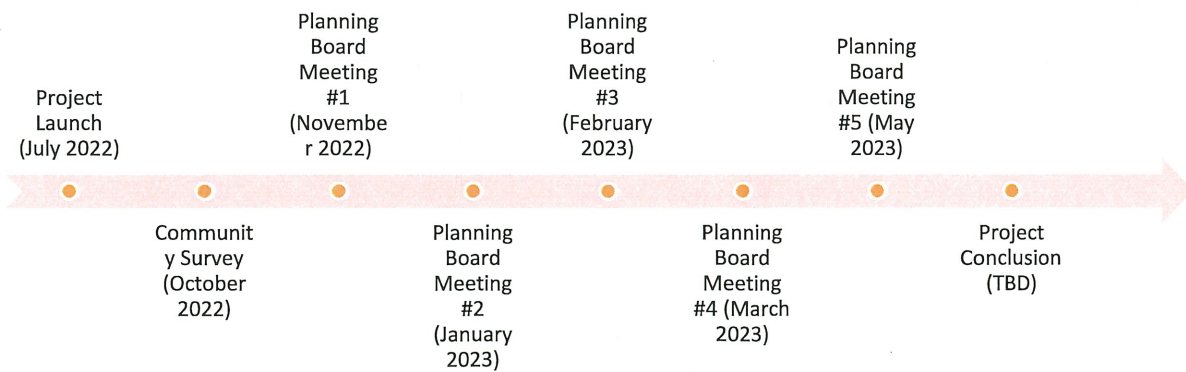
A Housing Production Plan consists of a comprehensive housing needs assessment, a set of affordable housing goals, and accompanying implementation strategies. The comprehensive housing needs assessment is an analysis of the community’s demographics and housing stock, the community’s future population 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 four (4) main sections, titled:

- **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 **eight (8) 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;
- Review the availability of town-owned and tax-title properties to work in tandem with adaptive reuse goals; and
- Negotiate perpetual deed restrictions for existing SHI units that have near-term expiration dates.

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.

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.” Additionally, there are other important State-level benefits, which include:

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) or two years (by meeting the 1% threshold). During its certification period, a community’s Zoning Board of Appeals has the right to deny a Comprehensive Permit. All requirements for HPPs are described in state regulations *760 CMR 56.00: Comprehensive permit; low- or moderate-income housing*.¹

Lakeville’s Subsidized Housing Inventory

As of September 2022, the Town of Lakeville has 250 of its 3,852 Census 2010 year-round housing units listed on their Subsidized Housing Inventory, 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 6.49% of their total 10% Subsidized Housing Inventory requirement. Under these housing unit counts, Lakeville would need to produce at least 135 more affordable 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, Lakeville and other communities’ 10% figure is a moving target that is updated on a ten-year basis. This is because the required Housing Unit Minimum will increase over time as new “year-round” housing units are built or vacant “seasonal/recreational/occasional use” units are converted to year-round units. Therefore, as additional year-round housing units increase throughout a decade, the subsequent number of year-round housing units reported on the next decennial Census increases, as does the corresponding required number of affordable housing units.

A Note on Census Year-Round Housing Units

As referenced above, DHCD uses Census “year-round” housing units to determine a community’s SHI obligation under Chapter 40B. This “year-round” count excludes vacant “seasonal, occasional, or recreation

¹ Available at <https://www.mass.gov/regulations/760-CMR-5600-comprehensive-permit-low-or-moderate-income-housing>



use” units, as reported by the Census, from the calculation to determine a community’s required amount of SHI units. As of April 2023, the Census has not released 2020 *year-round* housing unit counts, only total housing unit counts (Census table *H1 | Occupancy Status*).

While we cannot say for certain what Lakeville’s SHI obligation will be until these numbers are released by the Census,² we can make an educated guess based on Lakeville’s 2010 count of seasonal vs. “year-round” units. In 2010, the town had 4,177 total housing units; 3,725 occupied and 452 vacant. According to the Census *H5 | Vacancy Status* table, 325 of the 452 vacant units (72%) in Lakeville were for “seasonal, recreational, or occasional use.” Subtracting those 325 units from Lakeville’s total 4,177 2010 housing units gives 3,852 remaining units, otherwise known as Lakeville’s “year-round” housing units.

To project Lakeville’s 2020 year-round housing units, we can assume that the town’s inventory of “seasonal, recreational, or occasional use” vacant units will be the same percentage of all vacancies in town as it was in 2010. In 2020, Lakeville has 4,624 total housing units; 4,240 occupied and 384 vacant. Assuming 72% of these vacancies are for seasonal/recreational/occasional use, this would exclude 277 units from the town’s year-round housing unit count. Removing those units from Lakeville’s total housing unit count results in approximately 4,347 remaining units that would be the “best guess” estimation of Lakeville’s 2020 year-round housing unit count that would be used to determine the town’s SHI obligation. Under this estimation, Lakeville’s new SHI target would be 435 housing units, a projected increase of 50 units.

Under these projected estimates³, Lakeville would need to produce:

- 185 rental units (40B or 40R at 25% affordability); or
- 740 for sale units (40B at 25% affordability); or
- 925 for sale or rental units (40R at 20% affordability).

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 Please see [this statement from the U.S. Census Bureau on the release of Demographic and Housing Characteristics File \(DHC\)](#) and [this statement from DHCD on the SHI](#) for more information on the timeline of release and data included.

³ Under Lakeville’s current SHI (Circa September 2022 using 2010 year-round housing units), the town would need to produce:

- 135 rental units (40B or 40R at 25% affordability); or
- 540 for sale units (40B at 25% affordability); or
- 675 for sale or rental units (40R at 20% affordability).



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 2021.⁴

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;

⁴ This is the most recent complete set of ACS data available at the time of this writing.

- 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.

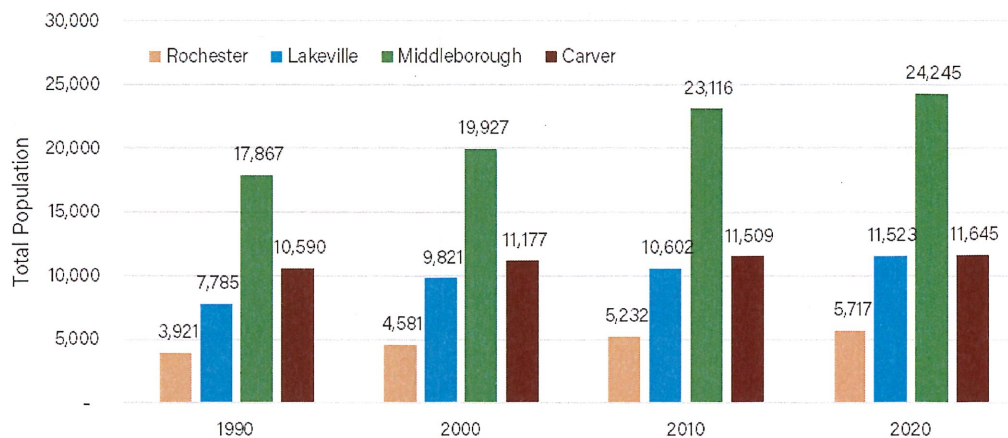
ESRI Business Analyst

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.

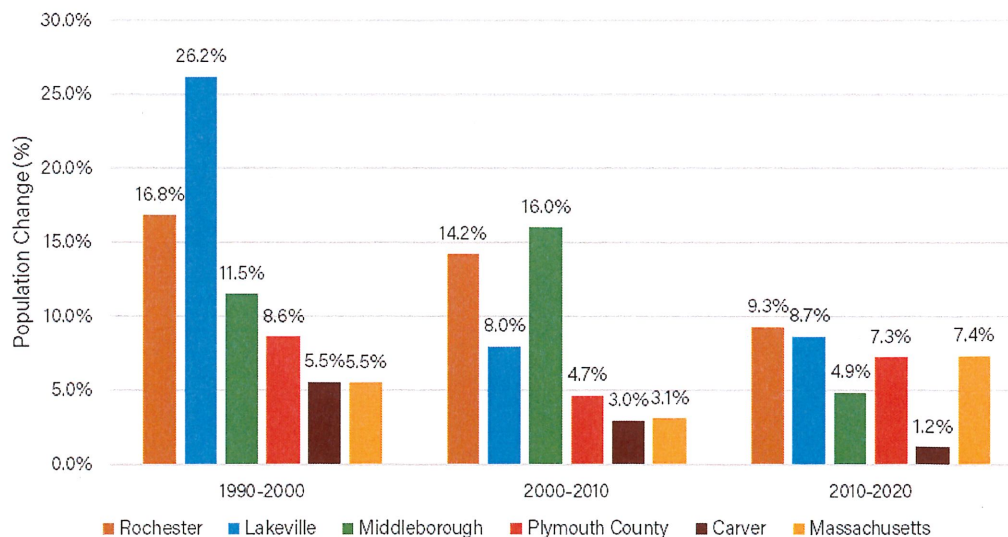
Population and Demographics

The Town of Lakeville is a rural community, home to 11,523 residents as of 2020. For the past several decades, Lakeville and its neighbors have consistently grown at a rate faster than both the county and state levels, reflective of a regional “growth spurt.” While growth has slowed in the past ten years, Lakeville continues to outpace county and state rates with a population increase of 8.7% between 2010 to 2020. This population increase has been accompanied by an increase in housing production throughout town, including the 200+ acre Le Baron Estates, 100+ acre Woodland Ridge, and the 40R-enabled Residences at Lakeville Station and Kensington Court.

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



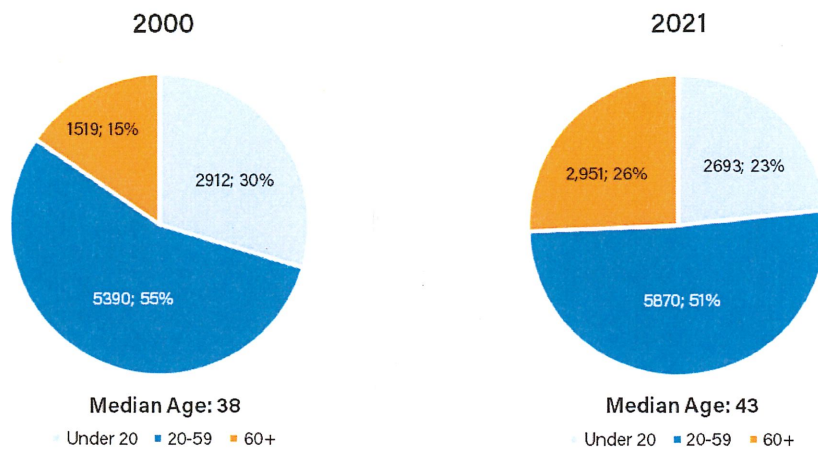
(Figure X: Population Change by Decade)





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)

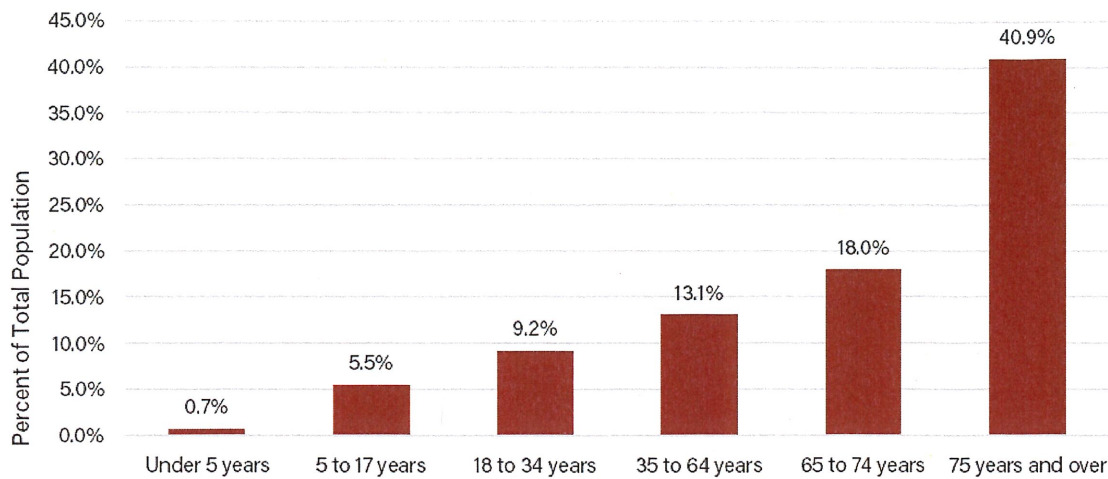


An individual's housing needs are likely to change as they get older, due to changes in their income, mobility, household structure, etc. Given its aging community, the Town may wish to find ways to assist residents who wish to "age in place," either by finding avenues to provide new senior housing options 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:
 - Sink handles or levers instead of knobs
 - Handrails or grab bars in the bathroom
 - Built-in shower seats
 - Housing features (such as thermostats, countertops, electrical outlets, etc.) that are at wheelchair accessible heights

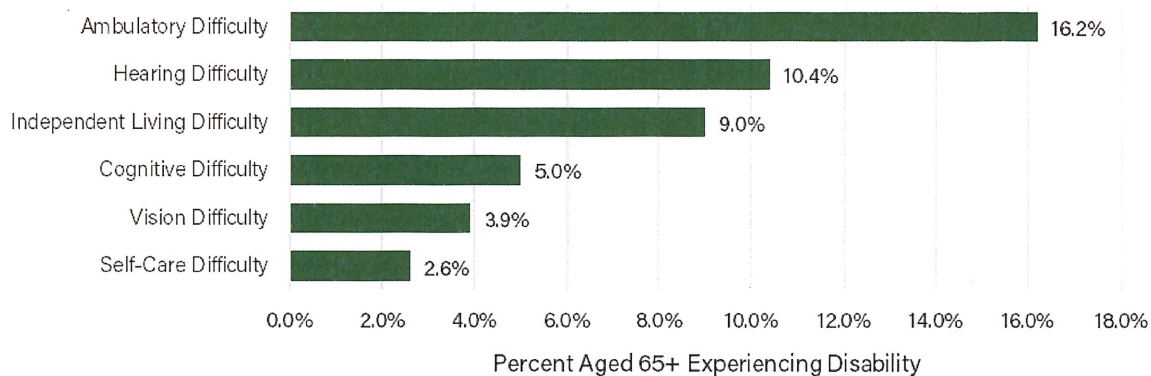


(Figure X: Percent with a Disability by Age Bracket)



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+)

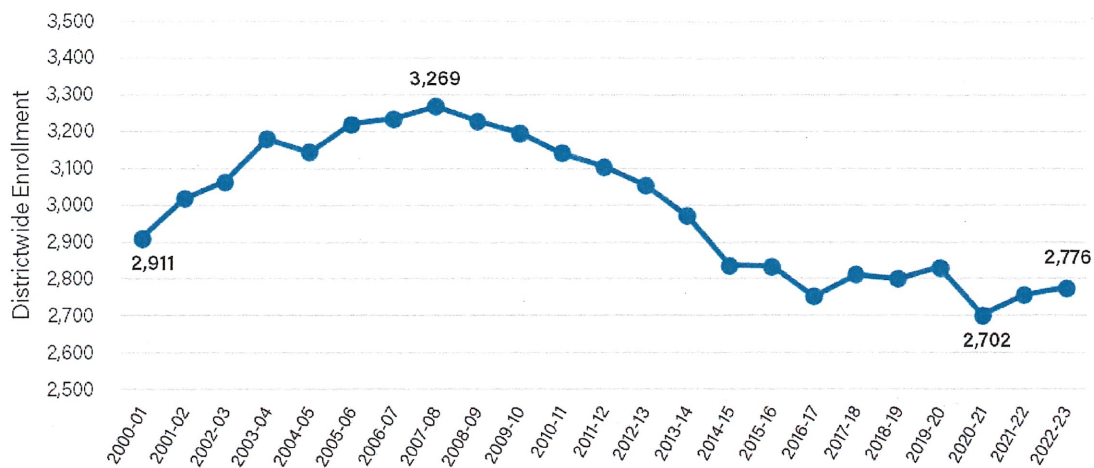


Ambulatory difficulties (having serious difficulty walking or climbing stairs) is the most common disability those over the age of 65 are experiencing in Lakeville (16%), followed by hearing difficulties (10%) and independent living difficulties (having difficulty doing errands alone; 9%). The Town may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

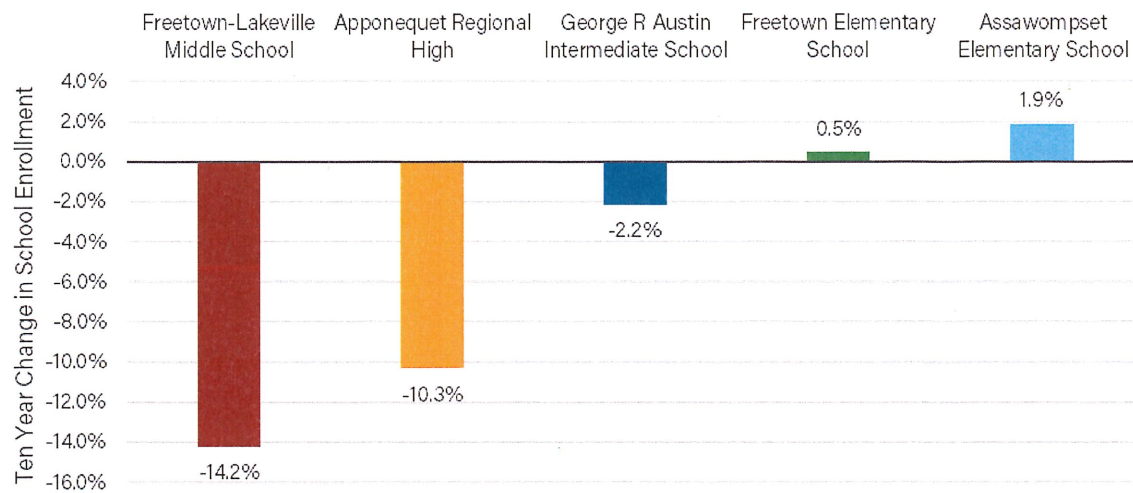
Furthermore, Lakeville’s total proportion of those under 20 has declined in the past two decades, down from 30% to 23%. School enrollment has also declined over the past two decades, down from a peak of 3,269 in the 2007-2008 school year to 2,776 in the 2022-2023 school year. This change is slightly less pronounced when looking at historic enrollment, with a net decrease of 135 students from 2000 to 2023.



(Figure X: Districtwide Enrollment)⁵



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



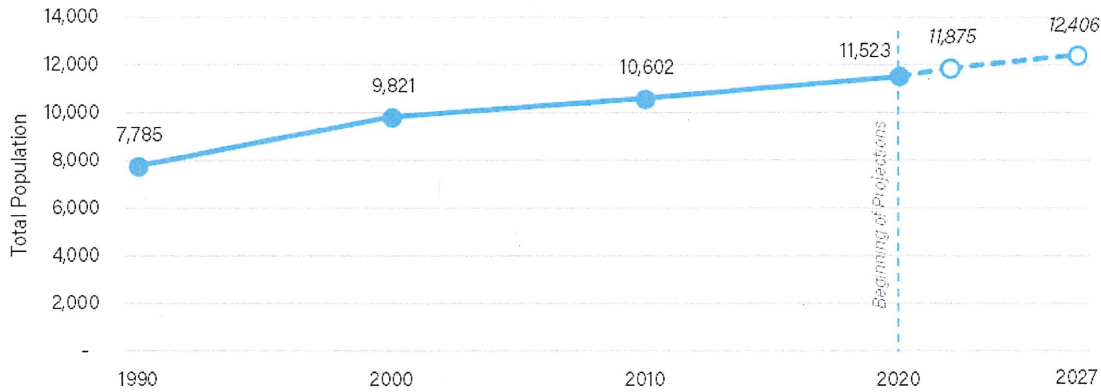
Freetown-Lakeville Middle School and Apponequet Regional High School saw the most notable decreases in enrollment over the past ten years, while Freetown and Assawompset Elementary Schools saw modest increases. This is notable when addressing any concerns regarding the potential impact of additional affordable housing development on the local school system. The Town may wish to explore this decrease in enrollment and its effect on the capacity for new students.

⁵ Enrollment includes totals from Apponequet Regional High School, Assawompset Elementary School, Freetown Elementary School, Freetown-Lakeville Middle School, Freetown-Lakeville Intermediate School, and George R Austin Intermediate School. Please note that this data includes enrollment that occurred prior to the regionalization of the Freetown-Lakeville School District, which occurred in 2011.

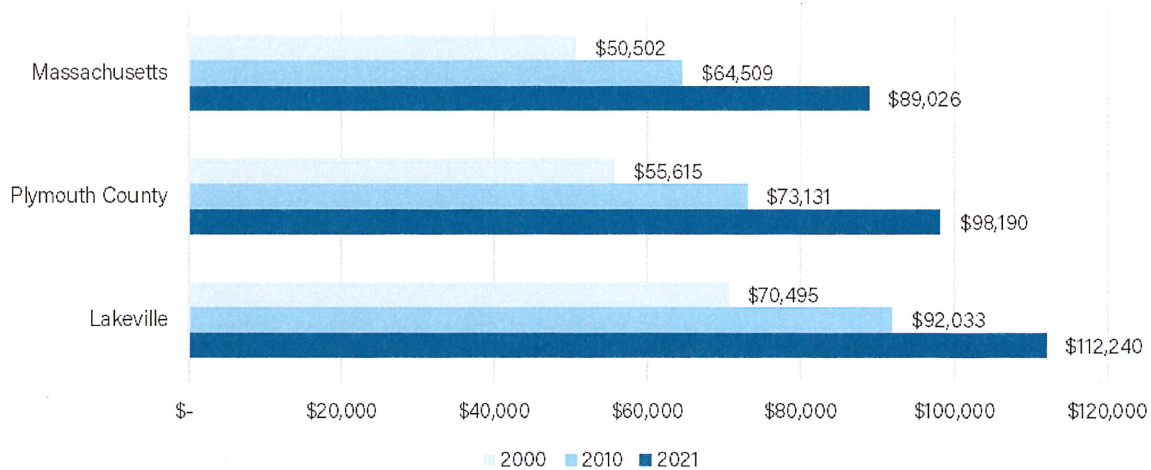


Lakeville’s population is predicted to grow over the next five years according to ESRI Business Analyst, which projects population and housing unit changes in five-year increments.⁶ By 2027, Lakeville is projected to have a total population of 12,406 residents (4,613 households), an increase of 883 individuals (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)



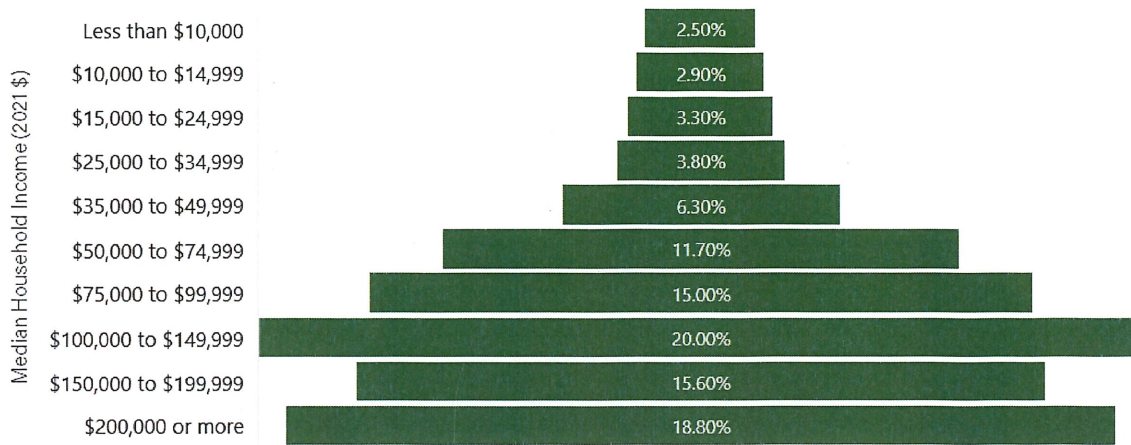
(Figure X: Change in Median Household Income; ACS 5yr Estimates, 2010, 2015, and 2021; Total Households)



⁶ At the time of writing, 2022 ACS Estimates have not been released. ESRI forecasts for 2022 and 2027.



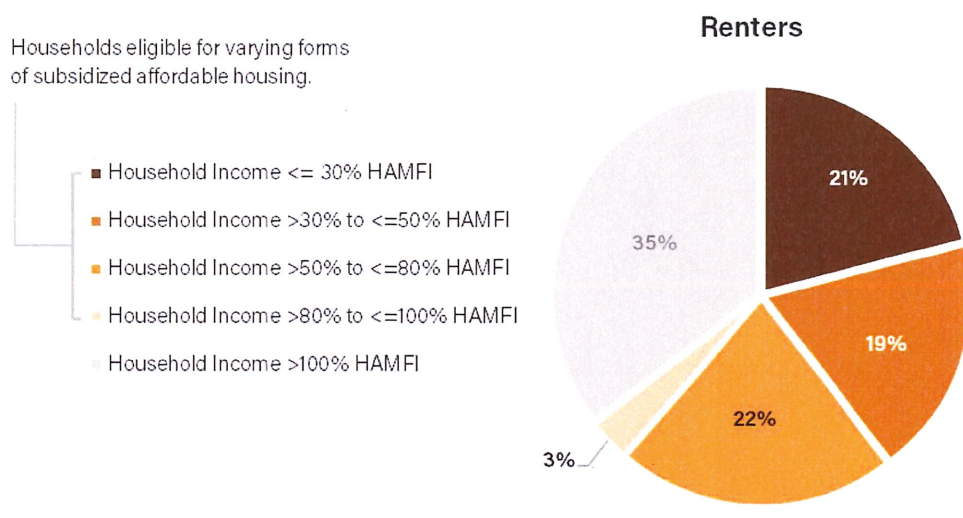
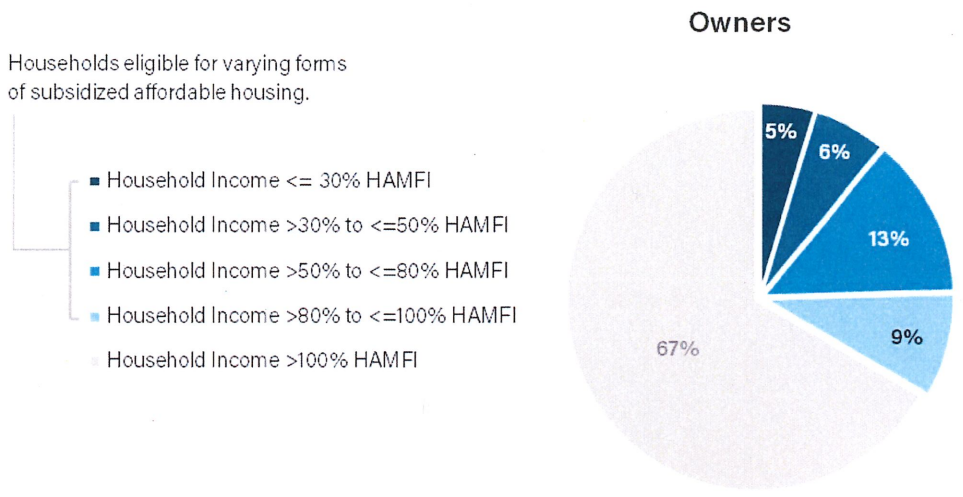
(Figure X: Income Breakdown)



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. 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)

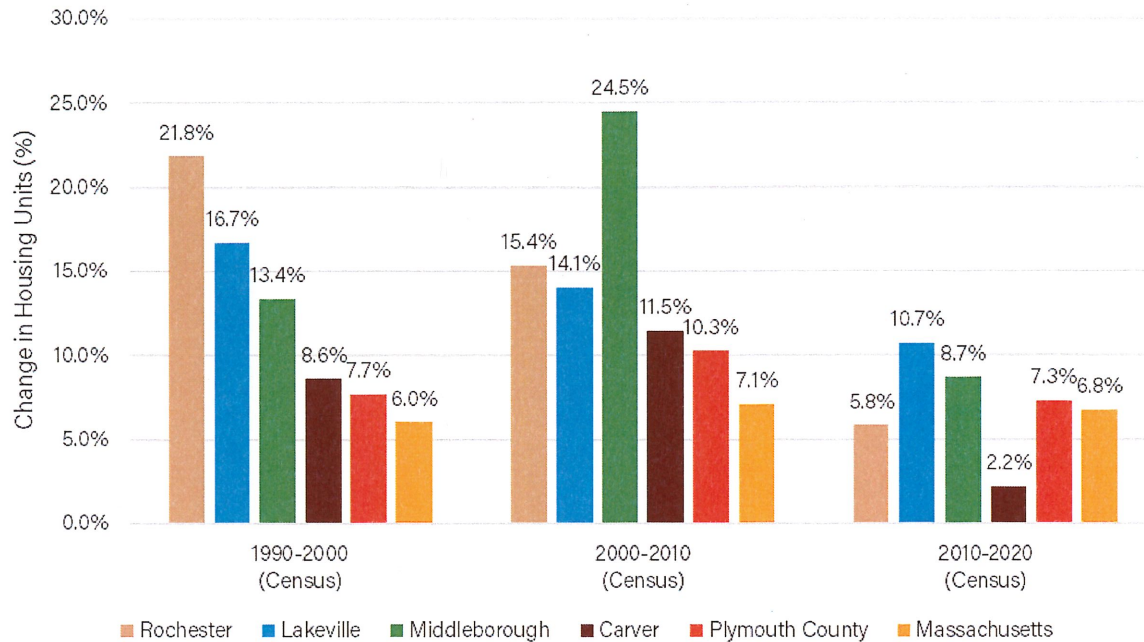




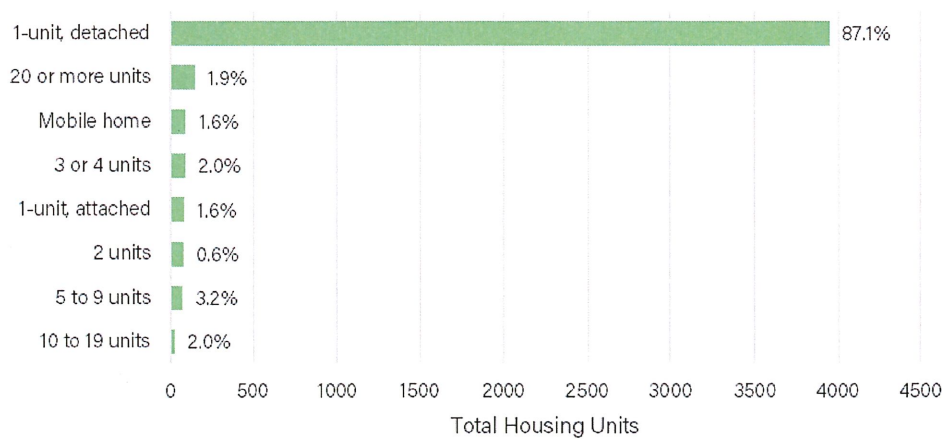
Housing Stock Characteristics

Lakeville is home to 4,624 housing units as of 2020, an increase of 10.7% since 2010. Although Lakeville's rate of housing production has slowed over the past ten years, the town's housing stock growth rate still outpaced neighboring Rochester and Middleborough, as well as county and state levels. During this time, the Town added an additional 447 units to their housing stock.

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

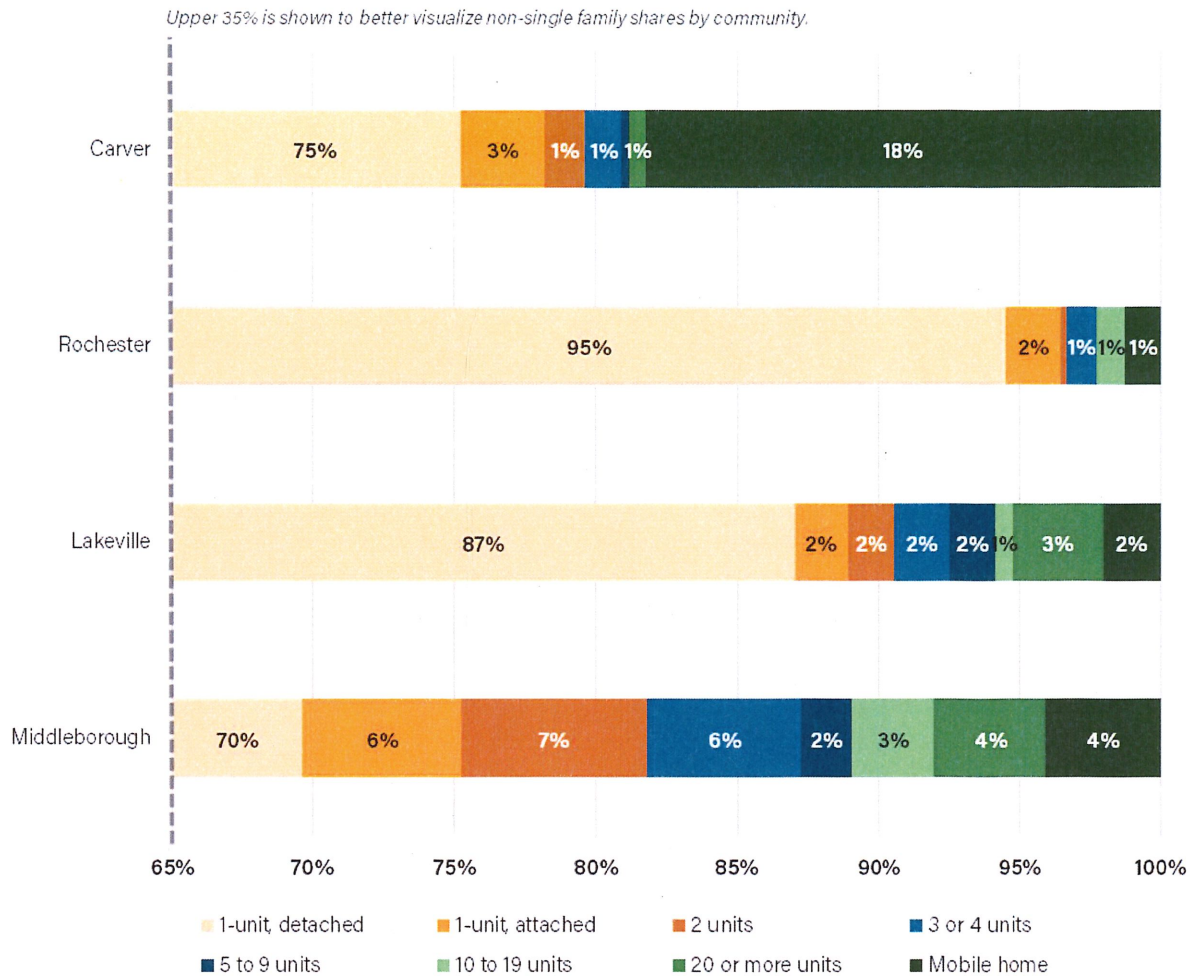


(Figure X: Units in Structure; All Housing Units; 2021)





(Figure X: Percentage of Housing Types by Unit in Lakeville and Neighboring Communities; All Housing Units; 2021)



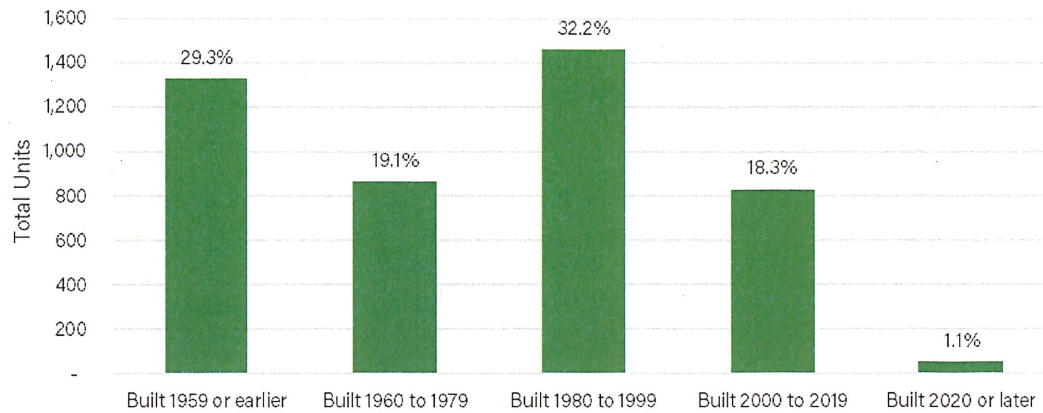
Lakeville’s housing stock is majority detached single-family, consisting of 87% of the town’s housing stock. However, compared to its neighbors, Lakeville’s housing stock is fairly diverse, consisting of a mix of two-families, small apartments, and larger 10+ unit developments. Most notably, the town has a large share of 20+ unit developments when compared to adjacent communities, consisting of 3% of the town’s total housing stock.

Additionally, Lakeville has a relatively older housing stock with 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.”⁷

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

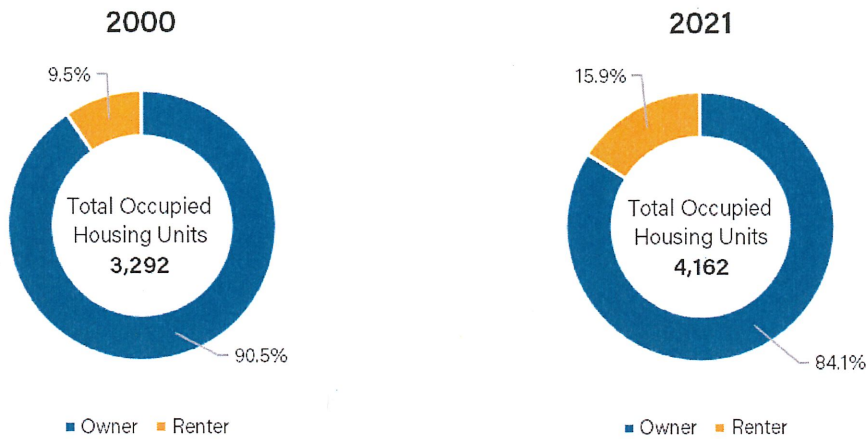


As described earlier, Lakeville’s population is aging and an estimated 16% of those aged 65 or over have an ambulatory difficulty. It will be important for the Town to examine the needs of older adults living in Lakeville to determine if they are choosing to age in place, if they feel their home needs 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.

⁷ See the Joint Center for Housing Studies of Harvard University’s article *Aging Society and Inaccessible Housing Stock Suggest Growing Need for Remodeling* <https://www.jchs.harvard.edu/blog/aging-society-and-inaccessible-housing-stock-suggest-growing-need-for-remodeling>

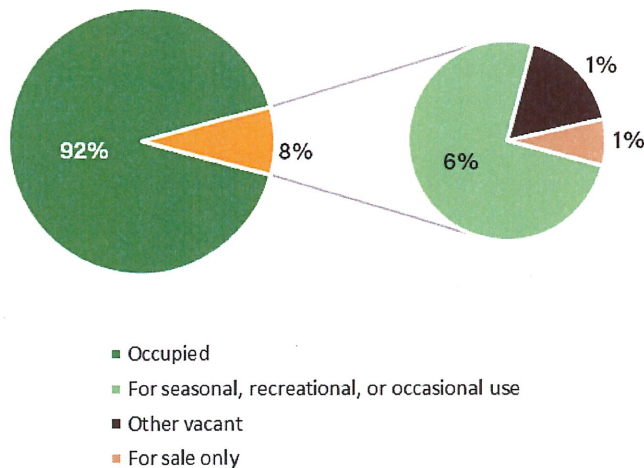


(Figure X: Occupancy Status)



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.



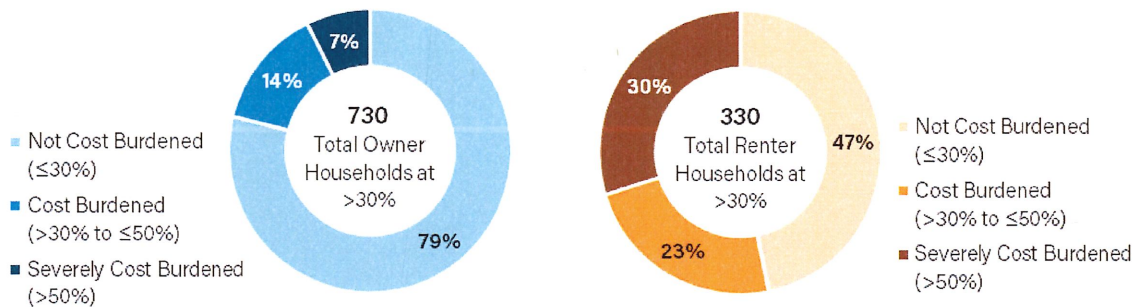
Market Conditions and Affordability

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.

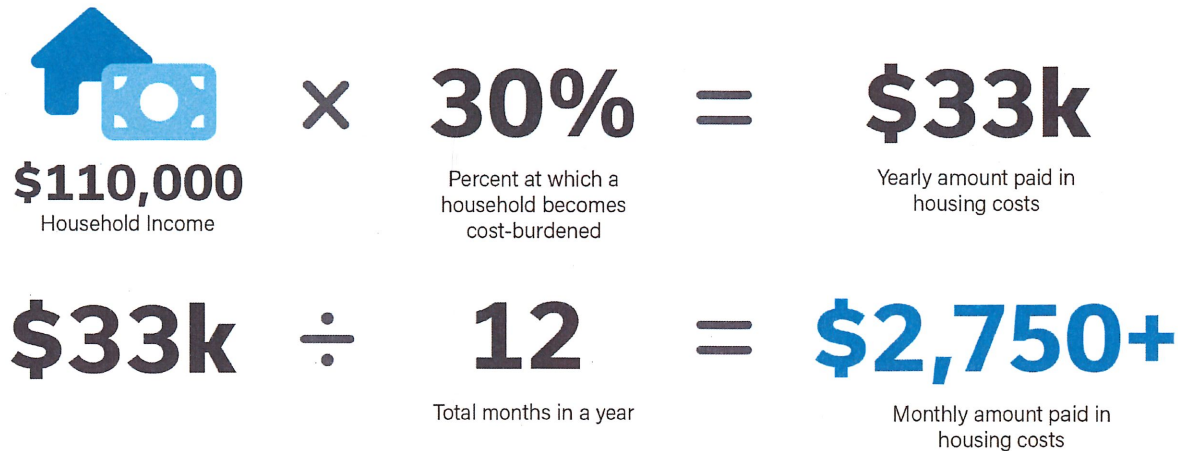
If you are a household of 4 making \$110,000, 30% of your annual income would be \$33,000. Now, imagine all that money is going towards a mortgage payment or rent. What would that payment look like? Split \$33,000 across 12 months and you get roughly \$2,750. That means any household with an annual household



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 annual HH income * 0.3) / 12 = \$2,500/per month or more



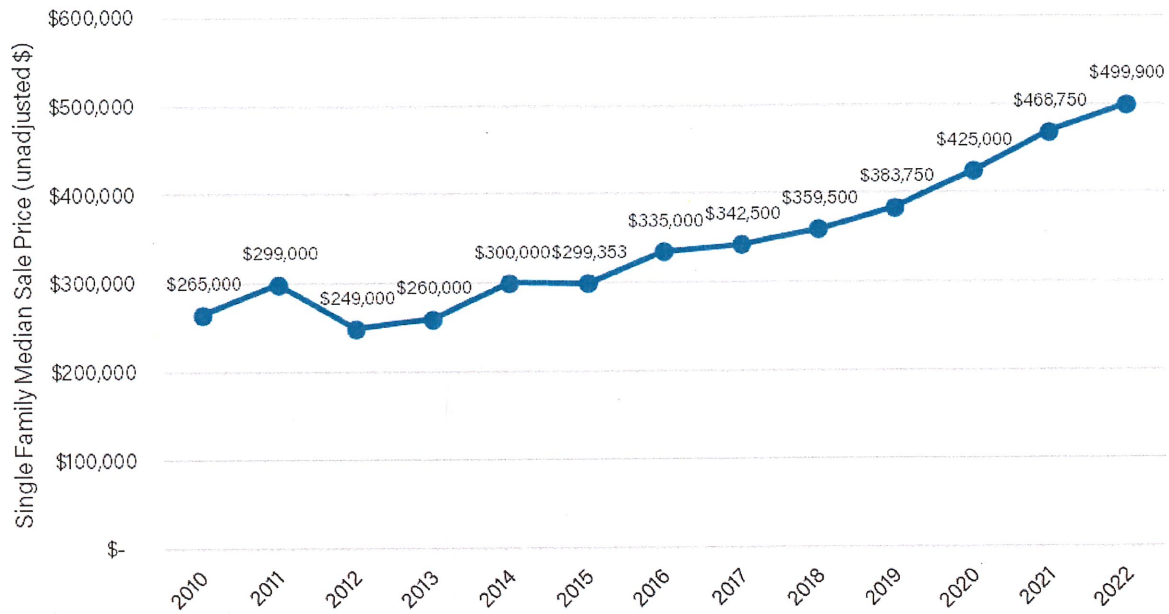
A household making **\$110,000 annually** will be considered "cost-burdened" if they are paying **\$2,750+ per month** on housing costs (mortgage/rent and utilities).

Current Market Conditions in Lakeville

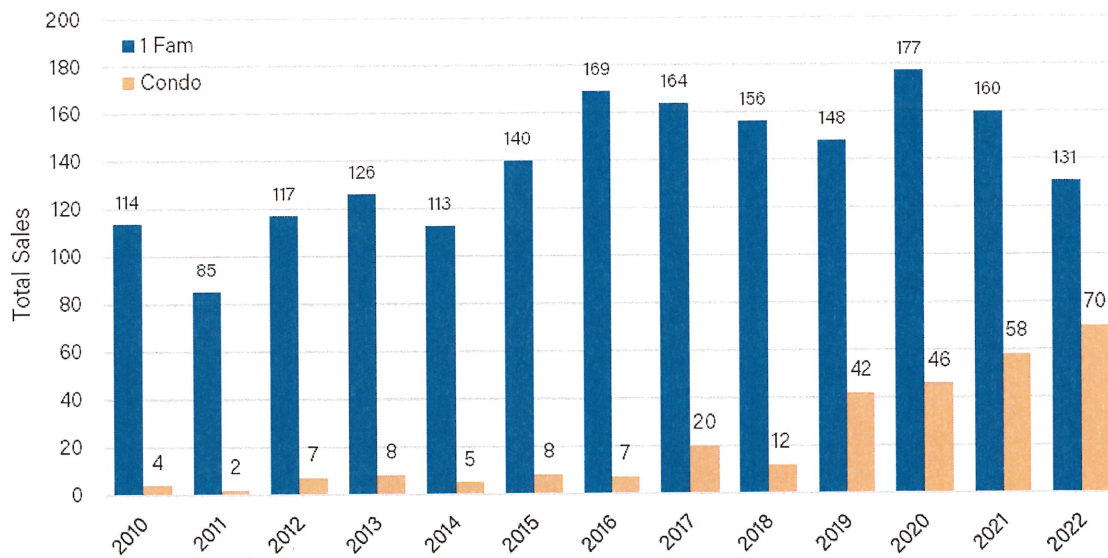
A total of 233 home sales occurred in Lakeville in 2022, about half of which were single-family homes (56%). The median sale price for a single-family home was \$499,900, up roughly 7% from the prior year. While prices are increasing, the overall volume of home sales has decreased in recent years from a recent peak in 2020.



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

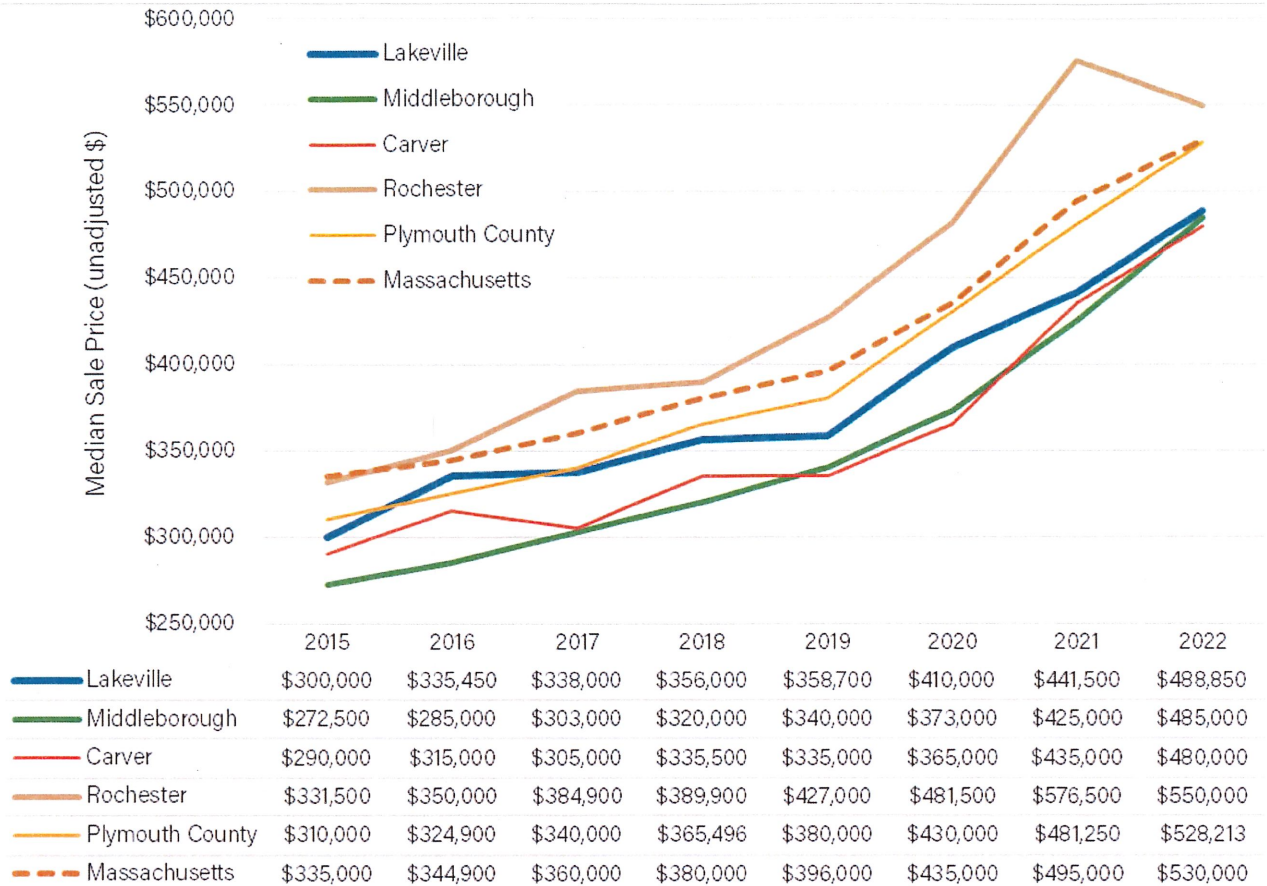


(Figure X: Home Sale Volume; The Warren Group, 2023)





(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.

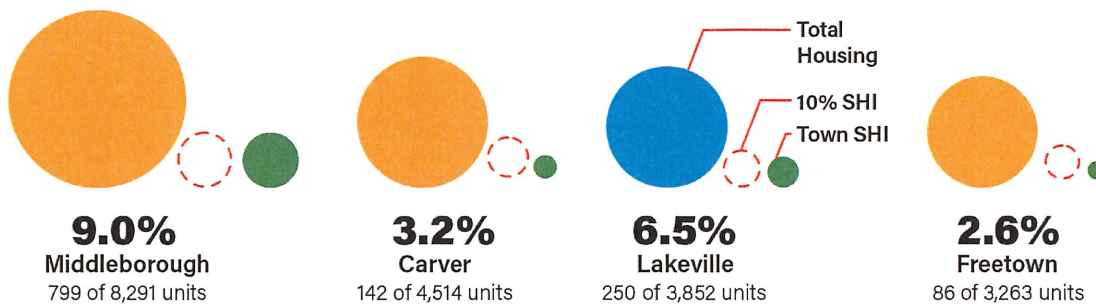
Subsidized Affordable Housing

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.⁸ 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

⁸ The 2020 Census Redistricting Data (Public Law 94-171) Summary File that has been released by the U.S. Census Bureau does not include data on vacant “seasonal, occasional, or recreational use” units used by DHCD to determine Census “year-round housing units” for the SHI. The SHI will therefore continue to reflect the 2010 Census Year-Round Housing unit figures until such data is released. The Census Bureau has provided a release schedule for future data sets that will include this data in May of 2023.



median income, corresponding to their household size, and have rents or sale prices restricted to affordable levels.

- 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 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.

Limited Access to Public Utilities and Nitrogen Loading

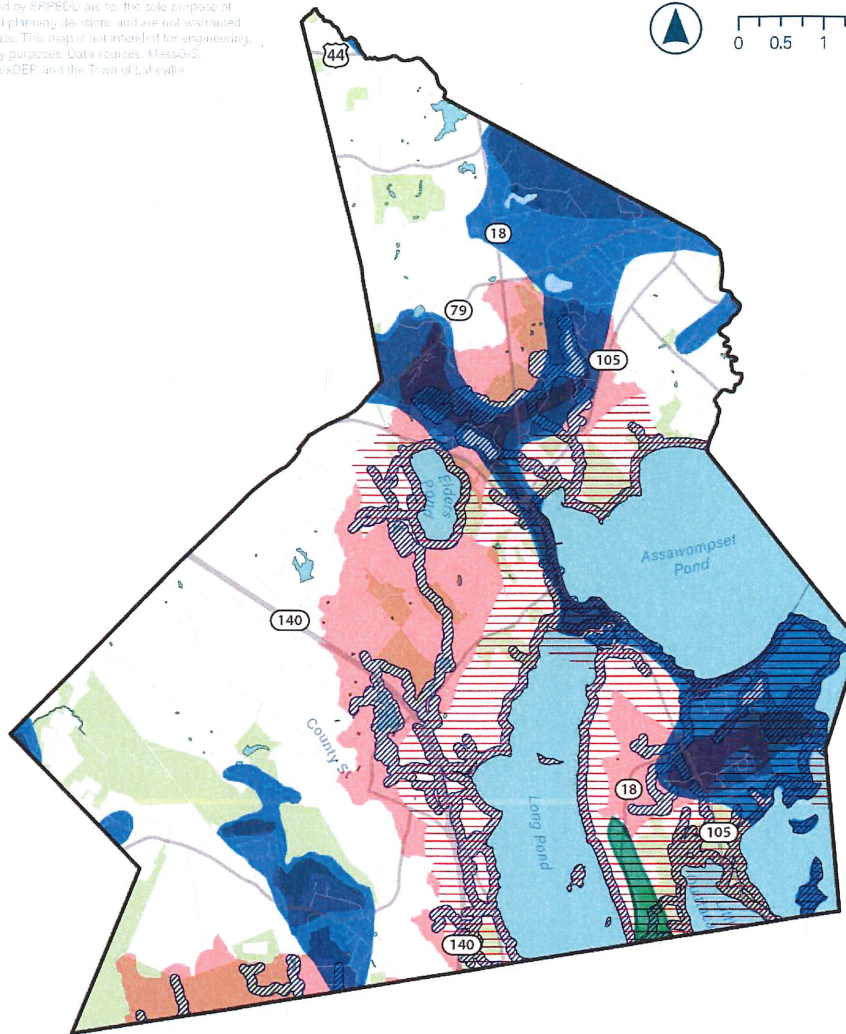
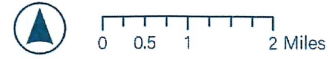
The absence of public sewer and water can limit the types of development options available and add costs to development (e.g., wells and septic systems). Lakeville currently has no sewer service and minimal water service outside of major routes within town, of which are serviced by Middleborough and 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.

Additionally, the Town should bear in mind the Massachusetts Department of Environmental Protection's (MassDEP) proposed amendments to Title V regarding Nitrogen Sensitive Areas, which have been designed to regulate the impact of nitrogen discharges on surface water quality. The proposed amendments will affect new and existing development near Long Pond and along a small portion of Route 18.



(Map X: Lakeville Water Resources and Regulated Areas)

Maps produced by SRPEDD are for the sole purpose of aiding regional planning decisions, and are not warranted for any other use. This map is not intended for engineering, legal, or survey purposes. Data sources: MassGIS, MassDOT, MassDEP, and the Town of Lakeville.



Legend

Open Space

Surface Water Protection Areas

Zone A

Zone B

Zone C

MassDEP Aquifers

Pond

Low

Medium

High

No Data

Natural Resource Area Nitrogen Sensitive Areas (MassDEP Proposed Amendments to Title V)

Watershed with currently accepted MEP reports, but not final total nitrogen TMDLs, that MassDEP may designate as Natural Resource Area Nitrogen Sensitive Area in the future, after promulgation of the proposed Title 5 amendments

Negative Community Perceptions

Whether we are conscious of it or not, the phrase “affordable housing” summons up misguided 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) as another reason more housing shouldn’t come to the community. However, it is required by state and federal law that communities provide fair housing opportunities for residents, regardless of their social, economic, cultural, or family make-up. Young professionals, families, and older adults who are not in the position to afford high homeownership costs, but wish to remain in their community, as well as BIPOC and low- to moderate income households, have the right to fair housing opportunities throughout Massachusetts. 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.

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

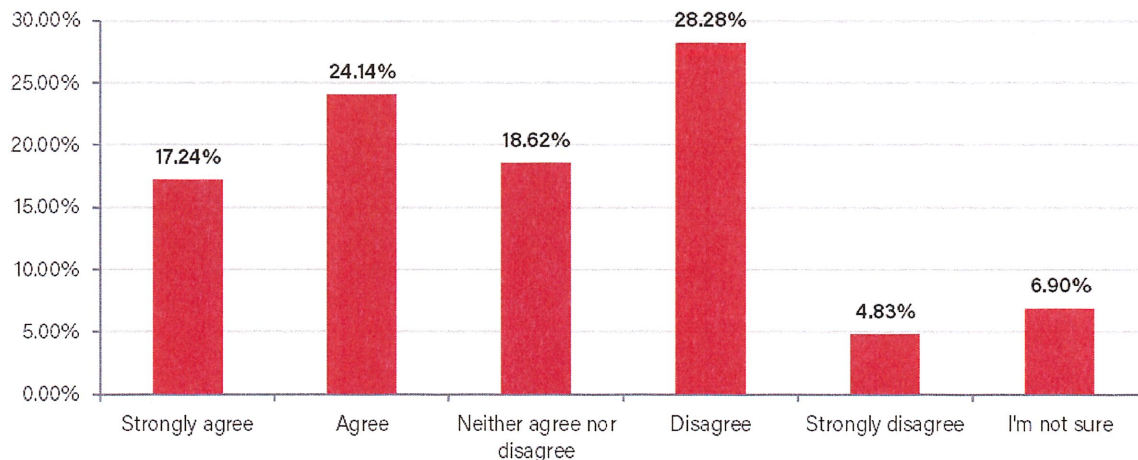
There are four (4) main goals identified in this Housing Production Plan. These goals describe the vision for housing in Lakeville and build from the discussion in the Needs Assessment, as well as feedback gathered through public outreach for this HPP. The four goals are as follows:

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?”)

Do you feel Lakeville's current housing stock is meeting the community's needs?



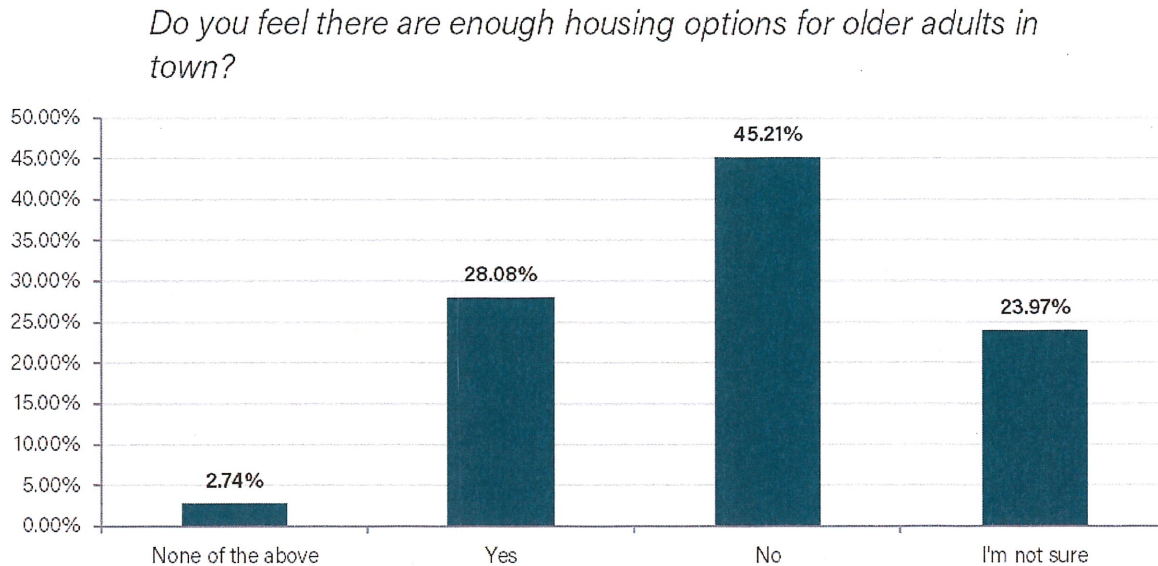
Goal B: Create housing options and modify existing units to support older adults who wish to age in place or downsize.

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?”)



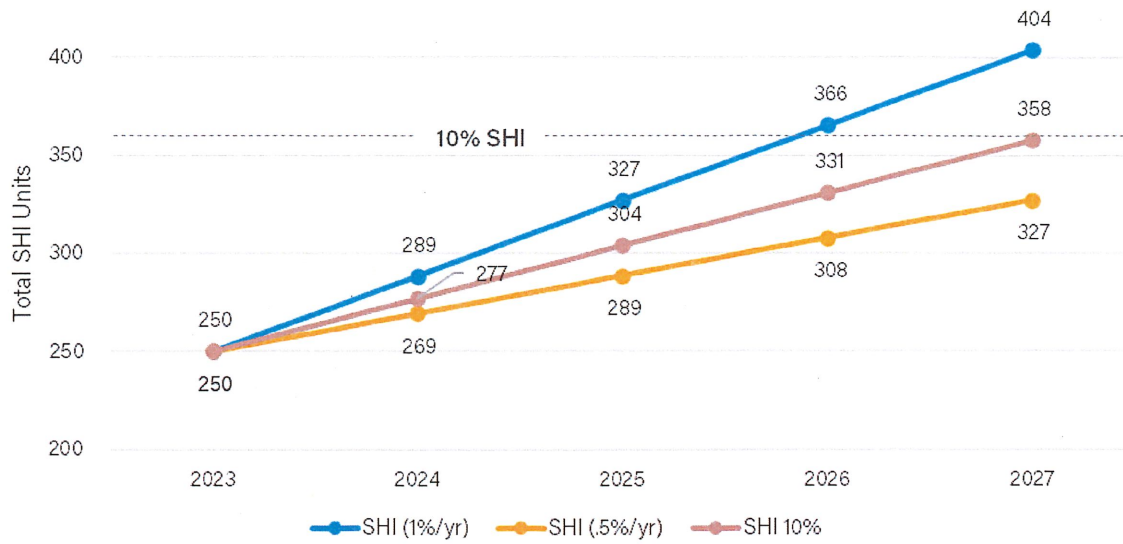
Goal C: Implement key zoning amendments to create new affordable housing options.

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 eight (8) 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.

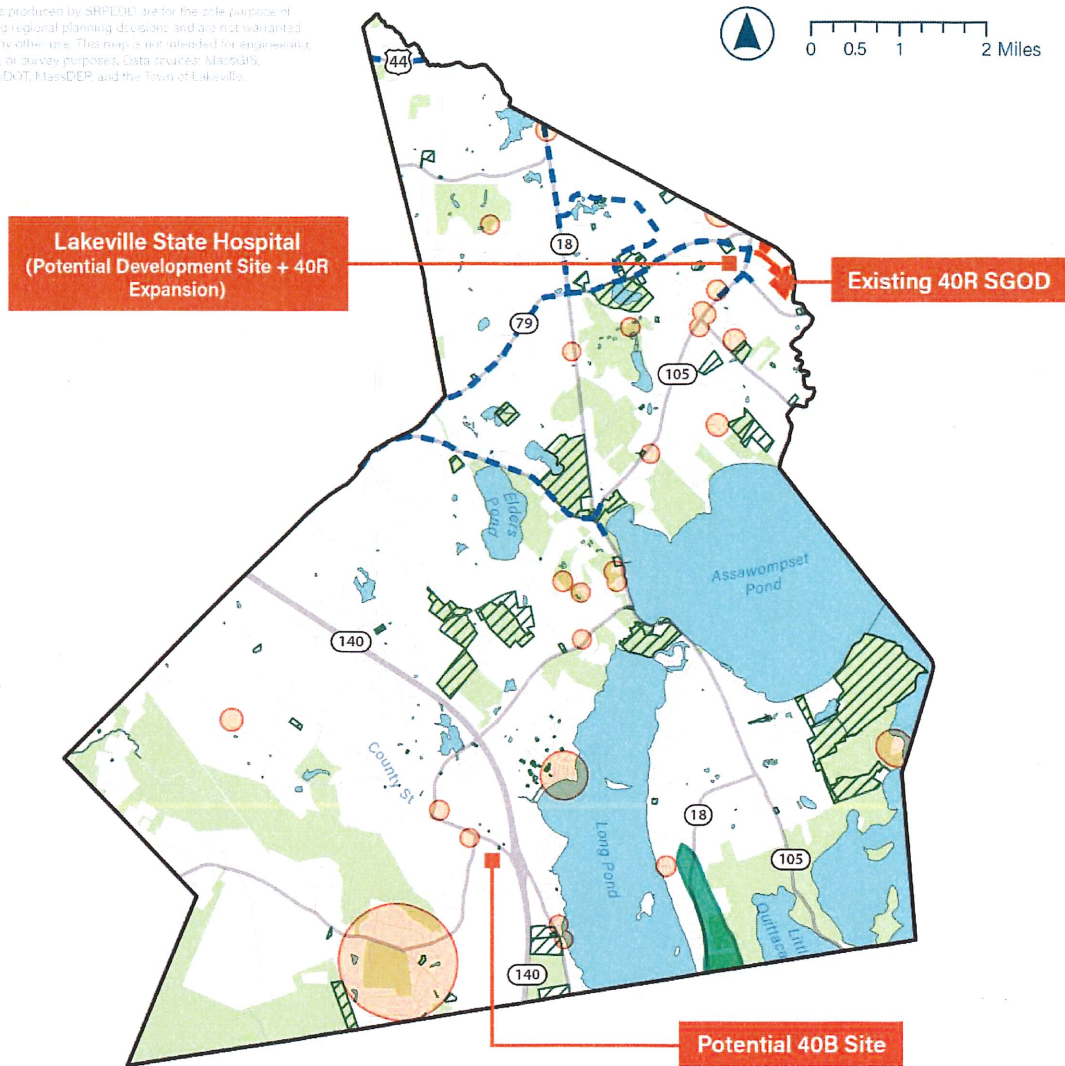
Impact

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)

Maps produced by SRPEDD are for the sole purpose of aiding regional planning decisions and are not warranted for any other use. This map is not intended for engineering, legal or survey purposes. Data sources: MassGIS, MassDOT, MassDEP, and the Town of Lakeville.



Legend

- Water Line
- Town-Owned Land
- Existing 40R District
- Open Space
- Interim Wellhead Protection Area (IWPA)

**Natural Resource Area Nitrogen Sensitive Areas
(MassDEP Proposed Amendments to Title V)**

- Watershed with currently accepted MEP reports, but not final total nitrogen TMDLs, that MassDEP may designate as Natural Resource Area Nitrogen Sensitive Area in the future, after promulgation of the proposed Title 5 amendments



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, such as reducing lot size requirements, expanding allowed residential uses, and incorporating mechanisms to produce affordable units under the Local Initiative Program.⁹ 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?")

⁹ LIP is a state housing program established in 1989 to give cities and towns more flexibility. The subsidy for this program is technical assistance and services provided to municipalities and developers for the creation, maintenance, and preservation of Low- or Moderate-Income Housing.

There are two means of creating affordable housing under LIP:

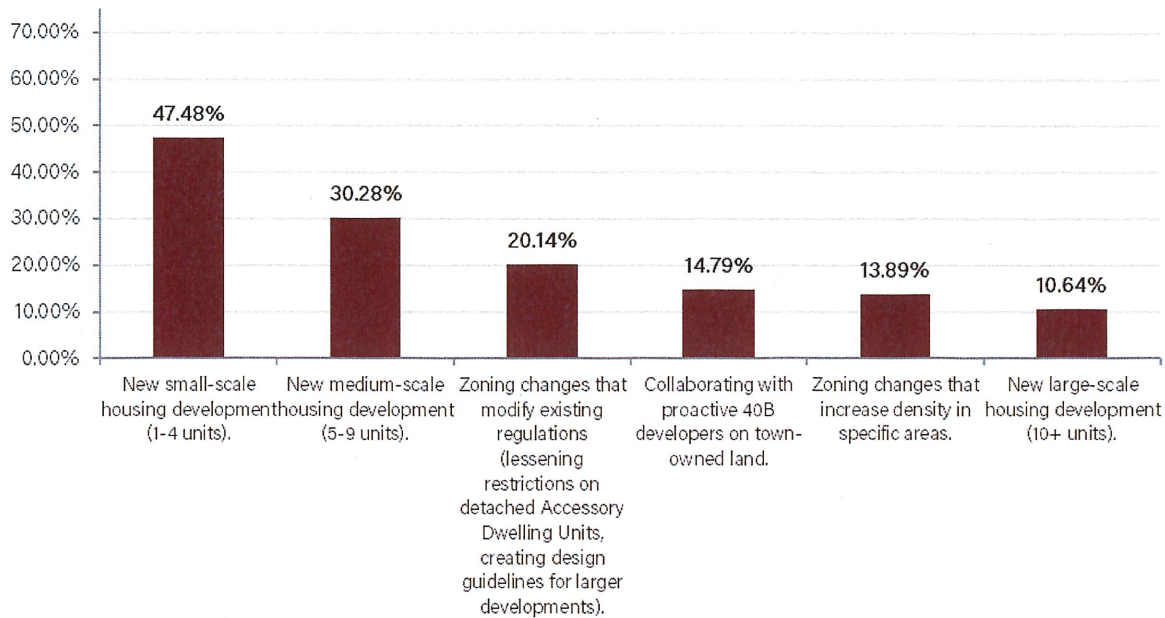
- Local Initiative Projects "Friendly 40B": go through the Comprehensive Permit process
- Local Action Units: developed through local zoning, such as Inclusionary Zoning bylaws, or permit issue process.

Units developed through LIP are eligible for inclusion on the SHI. DHCD reviews for:

- Consistency with State Sustainable Development Principles
- Consistency with Local Housing Needs
 - LIP approval for age-restricted housing needs to show actual need and marketability within the municipality.
 - Are other age-restricted units, created with a Comp Permit, unbuilt or unsold? Are the proposed age-restricted units, in context with other housing efforts, unresponsive to needs for family housing?



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 30,000¹⁰-40,000sqft, as deemed appropriate by the Town), or allow for a broader mix of uses, including two- and three-family homes. Previous planning documents (including the prior Housing Production Plan and 2020 Master Plan) also suggest the development of an

¹⁰ According to the recently amended (12/07/22) Lakeville Board of Health Regulations Pertaining to Subsurface Disposal Systems and Water:

1. No dwelling, building or structure to be served by an on-site source of potable water and individual subsurface sewage disposal system shall hereafter be erected, placed or converted on any lot having an area of less than thirty-thousand square feet* unless a variance has been granted by the Board of Health.
2. No building, dwelling or structure to be connected to a Public water supply system shall hereafter be erected, placed, or converted on any lot having an area of less than twenty-thousand square feet* unless a variance has been granted by the Board of Health.

*consisting of 20,000 square feet of upland.

If necessary and deemed appropriate, the Board of Health could explore modifications to these regulations to issue permits on a case-by-case basis rather than through town-wide standards. Density is only regulated under Title V within nitrogen sensitive areas, where septic flows are capped at 440 GPD/acre (4 bedrooms/acre), unless the system has additional nitrogen treatment, which allows for an increase of up to 550 GPD/acre. Outside of these areas, Title V regulates total flows for soil absorption systems at 110/gallons per day (GPD) per bedroom (where systems serving single family homes must be designed to serve a minimum of 3 bedrooms, unless a deed restriction limiting use to two bedrooms is granted to the local Approving Authority), at a maximum of 10,000 GPD, after which a private wastewater treatment facility is required. Additionally, leaching field size and siting under Title V is determined via a percolation test, where systems cannot be sited in areas with rates slower than 60 minutes per inch.

For more information on Title V, please see 310 CMR 15.0 and MHP’s webinar on [Waste and Wastewater Basics for MBTA Communities](#) (which describes the basics of the Massachusetts Sanitary Code and Title V beginning at 24:24).



Open Space Residential Design (OSRD) bylaw. An OSRD would allow for more compact, “clustered” development within a subdivision rather than the typical grid pattern (which tends to promote deforestation and suburban sprawl). These clustered developments lower the cost of roads, municipal services, and infrastructure, while also preserving open space 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 40Y Starter Home Zoning District (SHZD), which promotes the development of small single-family homes or accessory dwelling units (not exceeding 600sqft) on the same lot. SHZDs may not exceed 15% of a city or town’s total land area, unless otherwise approved by the Department of Housing and Community Development. These districts allow single-family home development by-right at a density of no fewer than 4 units per acre (approximately 10,000sqft in size).¹¹ These districts have an inclusionary component, where, in developments of more than 12 starter homes, not less than 10% of the homes shall be affordable to and occupied by individuals and families whose annual income is less than 110% of the Area Median Income (\$122,540 for a family of 4). This feature is highly suitable for Lakeville when considering the prevalence of moderate- and high-income households in Town. The SHZD must also incorporate sustainable development standards. The siting of the district 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).

The town could also explore expanding their existing 40R Overlay District, which currently contains two sub-districts. This expansion could encompass nearby properties, including the underutilized Lakeville State Hospital Site off Route 105.

It is worth noting that, 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.¹² 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.

¹¹ Under [M.G.L. c. 40Y s. 3](#) “A proposed starter home zoning district shall not be subject to limitation of the issuance of building permits for residential uses or a local moratorium on the issuance of such permits. In addition, a proposed starter home zoning district shall not be subject to any municipal environmental or health ordinances, by-laws or regulations that exceed applicable requirements of state law or regulation and would render the development contemplated under the application for such district infeasible, as determined by the department.”

¹² For more information on Chapter 358 of the Acts of 2020, please see <https://www.mass.gov/info-details/housing-choice-legislation>



Additional Reading

[M.G.L c 40R s 3](#), [Mass.gov's Chapter 40R Resource Page](#), [Mass.gov's Smart Growth/Smart Energy Toolkit Module on Transfer of Development Rights \(TDR\)](#), [Mass.gov's Smart Growth/Smart Energy Toolkit Module on Open Space Design \(OSD\)/Natural Resource Protection Zoning \(NRPZ\)](#)

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.

Additional Reading

CHAPA's [Municipal Engagement Initiative \(MEI\)](#) is a program that helps communities gain support for local housing initiatives, such as proposed developments, zoning changes, and tax levies such as CPA. Applications open annually.



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



Additional Reading

[Housing Toolbox for Massachusetts Communities *Affordable Housing Trust + CPA Conference 2022* resources](#), [MHP's Municipal Affordable Housing Trust Guidebook](#)



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.¹³ 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.

¹³ The purpose of these documents is also to protect the health, safety, and welfare of the present and future inhabitants of the proposed 40B development and the Town, including but not limited to, the following purposes and local concerns: to protect drinking water; to maintain open spaces by recognizing the concern for irretrievable loss of farmlands, wetlands, and woodlands while respecting the rights of property owners; to encourage the most appropriate uses of land through a proper balance of development and preservation given the Town's limited natural resources and infrastructure constraints; to preserve the historic and cultural characteristics of Lakeville; to provide a mix of housing types and a range of housing costs; and to enable long-term residents of Lakeville to remain in the Town, providing a sense of history and continuity. Using these Rules, Lakeville can also explore potential affordable housing reuse opportunities for municipally owned land that does not have high conservation value.



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.



Negotiate perpetual deed restrictions for existing SHI units that have near-term expiration dates.

Associated Goals: D

Priority: TBD (Attn: Lakeville Planning Board)

Implementation Timeframe: Short (<2yrs)

Impact: Direct

The loss of current affordable properties from the town's Subsidized Housing Inventory through expiration of their deed restrictions will reduce Lakeville's total number of affordable units and require the town to produce additional units to account for their removal from the SHI. The affordability restrictions on The Residences at Lakeville Station/Kensington Ct (DHCD ID #7631) are set to expire in 2039. The expiration of this deed restriction would result in a loss of 100 affordable units on the town's SHI, which would reduce the town's current inventory of 250 units to 150 units (a reduction from 6.5% to 3.9% using 2010 year-round housing units). Additionally, 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 converting 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, the town should work to negotiate these deed restrictions into perpetuity to avoid a substantial loss in SHI-eligible units and a subsequent increase in the town's need to produce additional affordable units.

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.