

Petition to be filed with Town Clerk

EXHIBIT "A"

TOWN OF LAKEVILLE MASSACHUSETTS

ZONING BOARD OF APPEALS PETITION FOR HEARING

RECEIVED APR 14 2023

BOARD OF APPEALS

Name of Petitioner: Mark Thompson

Mailing Address: 4 Hollis Ave, Lakeville MA, 02347

Name of Property Owner: Mark + Beth Thompson

Location of Property: 4 Hollis Ave, Lakeville MA 02347

Property is located in a residential business industrial (zone)

Registry of Deeds: Book No. Page No.

Map 42 Block 6 Lot 7

Petitioner is: owner tenant licensee prospective purchaser

Nature of Relief Sought:

Special Permit under Section (s) of the Zoning Bylaws

Variance from Section (s) of the Zoning Bylaws.

Appeal from Decision of the Building Inspector/Zoning Enforcement Officer

Date of Denial

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

I am requesting variance to add a 12' x 12' deck to my existing side entrance porch area. The deck will attach to rear of house 8' along rear wall.

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

Petitioner: Mark Thompson

Date: 4-13-2023

Signed: Mark Thompson

Telephone: 781-831-4058

Owner Signature: (If not petitioner)

Owner Telephone: same

Email: bnm6164@comcast.net

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

Yes No

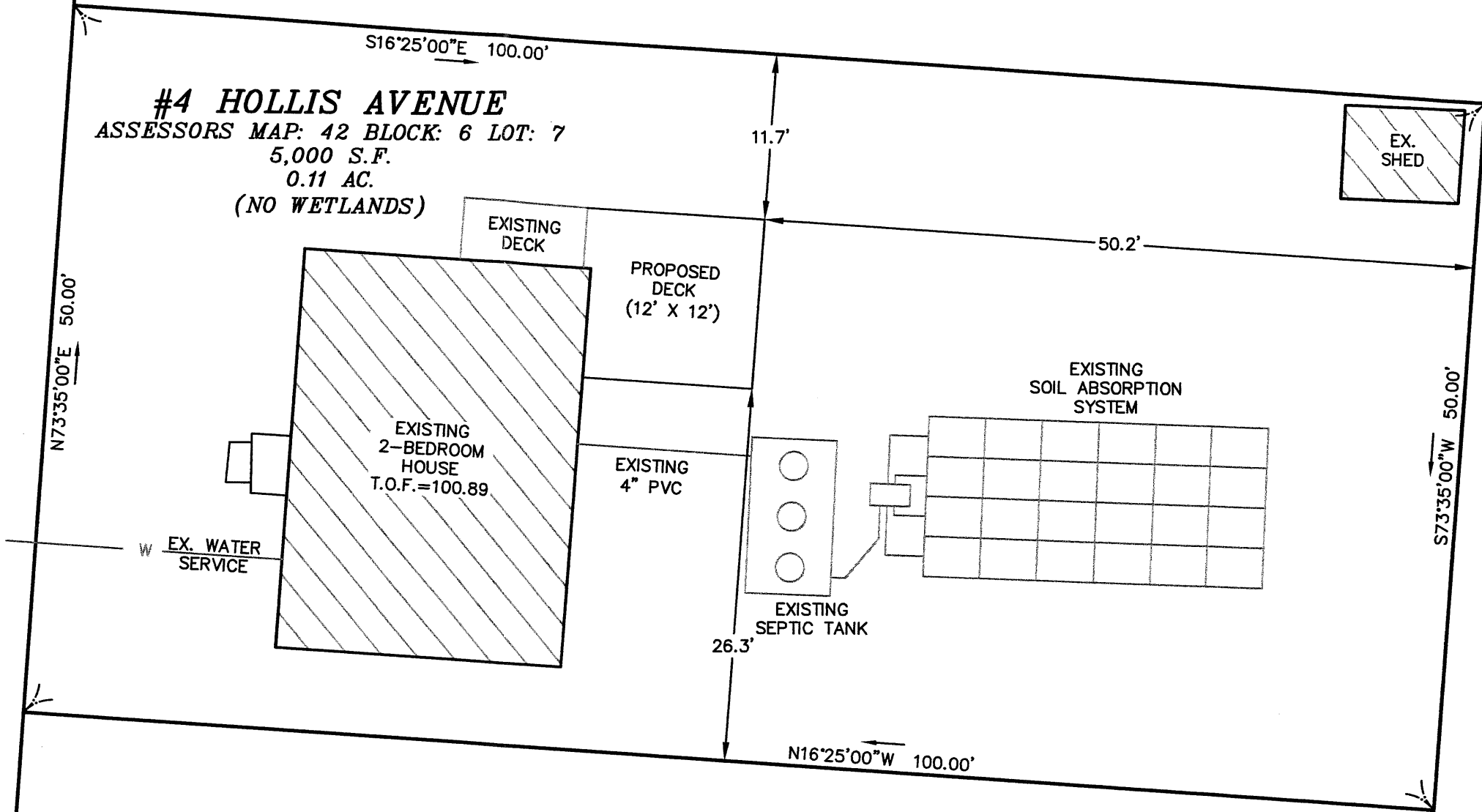
(Name and Title)

HOLLIS AVENUE  
(GRAVEL ROAD)

N/F  
CARTER, THOMAS J. & COLLEEN M.  
"#6 HOLLIS AVENUE"  
ASSESSORS MAP: 42 BLOCK: 6 LOT: 6

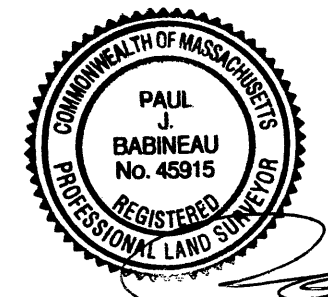
N/F  
DIRICO, WENDY L.  
"#3 ASH STREET"  
ASSESSORS MAP: 42 BLOCK: 6 LOT: 2

#4 HOLLIS AVENUE  
ASSESSORS MAP: 42 BLOCK: 6 LOT: 7  
5,000 S.F.  
0.11 AC.  
(NO WETLANDS)



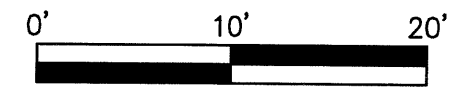
N/F  
DANIEL M LAING & BRITTANEY N FOSTER  
"#41 CLARK ROAD"  
ASSESSORS MAP: 42 BLOCK: 6 LOT: 9  
(NO WELL, ON TOWN WATER)

N/F  
MACHADO, EMANUEL  
"#2 HOLLIS AVENUE"  
ASSESSORS MAP: 42 BLOCK: 6 LOT: 8



4-11-23

PLOT PLAN  
PROPOSED DECK  
AT  
4 HOLLIS AVENUE  
IN  
LAKEVILLE  
MASSACHUSETTS



Petition to be filed with Town Clerk

TOWN OF LAKEVILLE MASSACHUSETTS

ZONING BOARD OF APPEALS PETITION FOR HEARING

EXHIBIT 'A' RECEIVED APR 27 2023 BOARD OF APPEALS

Name of Petitioner: Ronald w Darling RONAFD@COMCAST.NET

Mailing Address: 12 Dunbar Rd

Name of Property Owner: Ronald w Darling

Location of Property: 13 Dunbar Rd

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

Registry of Deeds: Book No. 47374 Page No. 239

Map 39 Block 5 Lot 12

Petitioner is: X owner tenant licensee prospective purchaser

Nature of Relief Sought: X Special Permit under Section (s) 7.4.6 of the Zoning Bylaws

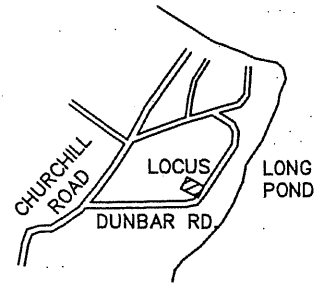
Brief to the Board: (See instructions on reverse side - use additional paper if necessary.) I am requesting to build a 1 car garage in the location shown on the submitted plan. The building is in place of one torn down to work on case # 17-01 permitted house replacement.

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

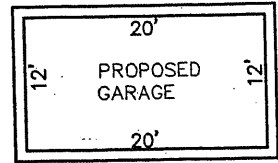
Petitioner: Ronald w Darling Date: 12/8/2022 Signed: Ronald w Darling Telephone: 508 254-4865 Owner Signature: (If not petitioner) Owner Telephone: Same

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

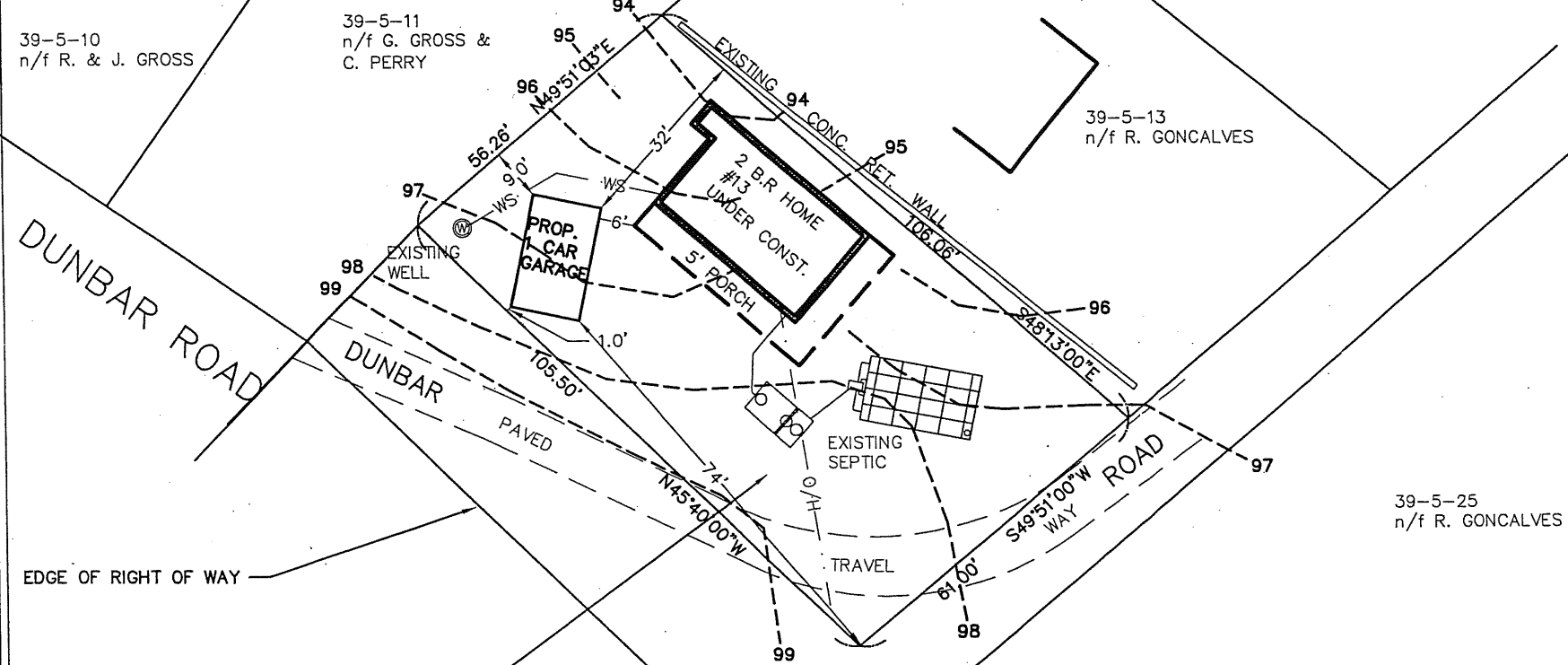
WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF? Yes X No (Name and Title)



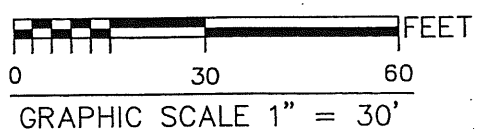
LOCUS MAP  
n.t.s.



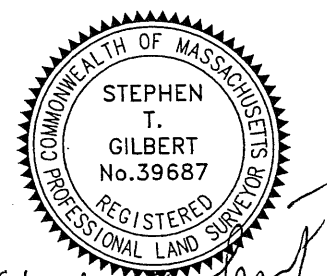
PROPOSED GARAGE DIMENSIONS



MAP 39, BLOCK 5, LOT 12  
6,156 S.F.±



- LEGEND**
- DEEP OBSERVATION HOLE
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - WELL
  - WATER SERVICE
  - UTILITY POLE
  - OVERHEAD UTILITIES
  - FENCE



*Stephen T. Gilbert*

**NOTES:**  
 THE PURPOSE OF THIS PLAN IS TO REQUEST A SPECIAL PERMIT UNDER SECTION 7.4.6 OF THE TOWN OF LAKEVILLE ZONING BY-LAWS TO ALLOW FOR THE CONSTRUCTION OF AN ACCESSORY BUILDING OR STRUCTURE (A GARAGE) LOCATED WITHIN THE REQUIRED SIDE OR REAR SETBACK ON A PREEXISTING NONCONFORMING LOT.  
 THE PROPOSED GARAGE WILL BE 1.0' AND 9.0' FROM TWO SIDELINES, INSTEAD OF THE REQUIRED 20'.  
 THE PROPOSED GARAGE WILL EXCEED THE SETBACK REQUIREMENTS FOR THE FRONT AND NORTH SIDE.  
 THE LOCATION OF THE DWELLING FOUNDATION COMPLIES WITH THE SETBACKS ALLOWED BY THE SPECIAL PERMIT GRANTED (CASE #17-01) BY THE ZONING BOARD OF APPEALS.

OWNER: RONALD W. DARLING & PATRICE GRADY-DARLING  
 247 NORTH WASHINGTON STREET  
 NORTH ATTLEBORO, MA 02760  
 DEED BOOK 47374, PAGE 239

LOCUS: 13 DUNBAR ROAD  
 ASSESSOR'S MAP 39, BLOCK 5, LOT 12

A SPECIAL PERMIT PLAN  
 IN LAKEVILLE, MA  
 FOR RONALD DARLING

DATE: DECEMBER 8, 2022

SENNA FITZGERALD GILBERT ASSOC.  
 SFG ASSOCIATES, INC.  
 28 MAIN STREET LAKEVILLE, MA 02347  
 (508) 946-5258 (508) 947-1090

TOWN OF LAKEVILLE  
MASSACHUSETTS

ZONING BOARD OF APPEALS  
PETITION FOR HEARING

RECEIVED  
APR 27 2023  
BOARD OF APPEALS

Name of Petitioner: Jeffrey Bell, trustee and Lori Bakirakis-Bell, trustee

Mailing Address: 12 Crest Drive Middleboro, MA 02346

Name of Property Owner: Jeffrey C. Bell Living Trust and Lori A. Bakirakis-Bell Living Trust

Location of Property: 113 Staple Shore Road Lakeville, MA 02347

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

Registry of Deeds: Book No. 56479 Page No. 87

Map 064 Block 003 Lot 021

Petitioner is: XX owner \_\_\_\_\_ tenant \_\_\_\_\_ licensee \_\_\_\_\_ prospective purchaser

Nature of Relief Sought:

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

\_\_\_\_\_ Variance from Section (s) \_\_\_\_\_ of the Zoning Bylaws.

\_\_\_\_\_ Appeal from Decision of the Building Inspector/Zoning Enforcement Officer

\_\_\_\_\_ Date of Denial

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

The applicant proposes to raze the existing dwelling and construct a new dwelling on a new foundation.

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

Petitioner: Jeffrey Bell, Trustee

Date: 4/26/23

Signed: *Jeffrey Bell*

Telephone: 781-249-9529

Owner Signature: \_\_\_\_\_  
(If not petitioner)

Owner Telephone: \_\_\_\_\_

Email: mrrootersma@gmail.com

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

XX Yes \_\_\_\_\_ No

Jamie Bissonnette, Engineer  
(Name and Title)



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

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

NARRATIVE IN SUPPORT  
OF A SPECIAL PERMIT  
FOR 113 STAPLE SHORE ROAD  
LAKEVILLE, MA 02347

PREPARED FOR:

JEFFREY BELL AND LORI BAKIRAKIS-BELL  
113 STAPLE SHORE ROAD  
LAKEVILLE, MA 02347

PREPARED BY:

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

APRIL 26, 2023

## **EXISTING SITE CONDITIONS**

The locus site, 113 Staple Shore Road, is located on the southerly side of Staple Shore Road. The site is comprised of approximately 8,474+/- square feet of land that includes a residential dwelling and accessory building.

## **PROPOSED SITE IMPROVEMENTS**

The applicant is proposing to raze the existing 3-bedroom dwelling and construct a new residential 3-bedroom dwelling. Per Section 6.1.3, pre-existing non-conforming structures or uses may be changes, extended, or altered by special permit from the board of appeals.

## **SPECIAL PERMIT CONDITIONS**

The client already has permitted and installed an advanced treatment onsite sewage disposal system onsite. The applicant is proposing to raze the existing structure and construct a new dwelling as shown on plan. The improvements, as proposed, will not negatively impact the neighborhood and will, in our opinion, enhance the aesthetics.

**Locus: 113 Staple Shore Road in Lakeville, MA**  
**Assessors Map 064 Block 003 Lot 021**

**Zoning Board of Appeals Petition for Hearing Attachments**

- 1 Zoning Board of Appeals Petition for Hearing "Exhibit A"**
- 2 Notice to Tax Collector**
- 3 Copy of Current Deed**
- 4 USGS Map**
- 5 Firm Map**
- 6 Copies of Checks**
- 7 Plan to Accompany a ZBA Petition (11 x 17)**



**Zoning Board of Appeals Petition for Hearing “Exhibit A”**

**Copy of Current Deed**

Prepared by/Return to:  
Law Offices of James F. Rogers II PC  
P.O. Box 1135  
Lakeville, MA 02347

\*\*\* Electronic Recording \*\*\*  
Doc#: 00016576  
Bk: 56479 Pg: 87 Page: 1 of 2  
Recorded: 02/23/2022 04:00 PM  
ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Plymouth District ROD #11 001  
Date: 02/23/2022 04:00 PM  
Ctrl# 154612 04321  
Fee: \$2,280.00 Cons: \$500,000.00  
\*\*\*\*\*

QUITCLAIM DEED

I, **KIMBERLY MACDONALD**, Personal Representative of the Estate of Malcolm Duff of Lakeville, Plymouth County Massachusetts, pursuant to a License To Sell issued by the Plymouth County Probate and Family Court dated February 2, 2022, Docket # PL21P1969EA for consideration paid and in consideration of Five Hundred Thousand (\$500,000.00) Dollars grant to **JEFFREY C. BELL** Trustee of the **JEFFREY C. BELL LIVING TRUST** u/d/t August 1, 2007 and **LORI A BAKIRAKIS-BELL**, Trustee of the **LORI A. BAKIRAKIS-BELL LIVING TRUST** u/d/t August 1, 2007 see Trustee's Certificates Pursuant to M.G.L. c. 184 § 35 recorded herewith, of 12 Crest Drive, Middleborough, Massachusetts,

With Quitclaim Covenants

The land in Lakeville, Plymouth County, Massachusetts, with the buildings thereon set forth on a plan entitled "Plan of land Staples Shores, Lakeville-Mass Scale one inch equals 40 feet, December 6th, 1968": The premises here in conveyed are bounded and described on the plan hearing below mentioned as follows:

Beginning at a point situated in the Southwesterly side line of a 20 foot Right of Way as shown on the plan hereinbefore mentioned, which point marks the Northwesterly corner of the premises herein conveyed and the Northeasterly corner of land now or formerly of Joslyn, Thence turning and running Southeasterly by the Southwesterly side line of said 20 foot Right of Way, 84 feet to land formerly of White, Thence turning and running Southwesterly by land formerly of said White 82 feet, more or less, to Lake Assawampsett, thence turning and running Southwesterly by said Lake Assawampsett, 80 feet, more or less, to land now or formerly of Joslyn, Thence turning and running Northeasterly by land now are formerly of said Joslyn, 115.5 feet to the point of the beginning.

Also the land in Lakeville, Plymouth County, Massachusetts, on the Northeasterly side of the Right of Way herebeforementioned, bounded and described as follows;


Beginning at a point situated in the Northeasterly side line of said Right of Way, which point marks the Southeasterly corner of land now or formerly of said Joslyn, thence turning and running Northeasterly 45 feet to a point, thence turning and running Southeasterly by land formerly owned by Mildred L Stafford, 88 feet to a point of land formerly of White, thence turning and running Southwesterly by land formerly of said White 46 feet to a point in the Northeasterly side line of said 20 foot Right of Way, thence turning

Property Address: 113Staples Shore Road, Lakeville, MA 02347  
Grantor's Address: 113 Staples Shore Road, Lakeville, MA 02347  
Grantees Address: 12 Crest Drive, Middleboro, MA 02346

and running Northwesterly by the Northeasterly sideline of said 20 foot Right of Way 84 feet to the point of beginning.

Being the same premises conveyed to Malcolm Duff by deed of Noralie Galipeau, dated February 8, 1977, and recorded with the Plymouth County Registry of Deeds in book 4240, page 294. See also deed dated September 13, 1977 recorded in Book 4338, Page 12.

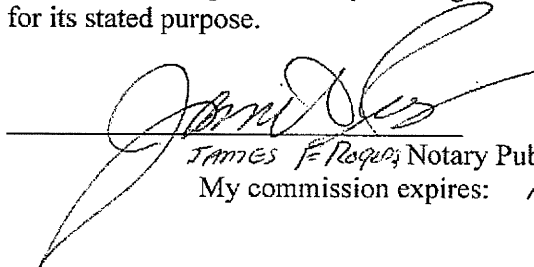
Witness my hand and seal under the pains of perjury this February 18<sup>th</sup>, 2022,

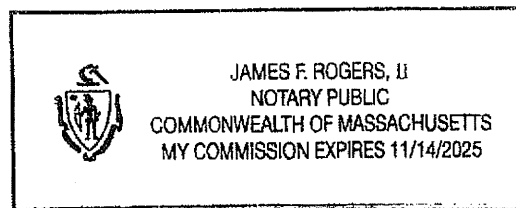
  
\_\_\_\_\_  
Kimberly MacDonald, Personal Representative

**COMMONWEALTH OF MASSACHUSETTS**

Plymouth, ss:

On this 18<sup>th</sup> day of February 2022, before me, the undersigned notary public, personally appeared Kimberly MacDonald, proved to me through satisfactory evidence of identification, which was an examination of a driver's license issued by the Commonwealth of Massachusetts, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.

  
\_\_\_\_\_  
James F. Rogers, Notary Public  
My commission expires: 11/14/2025.



**USGS Map**



SHEET NAME:

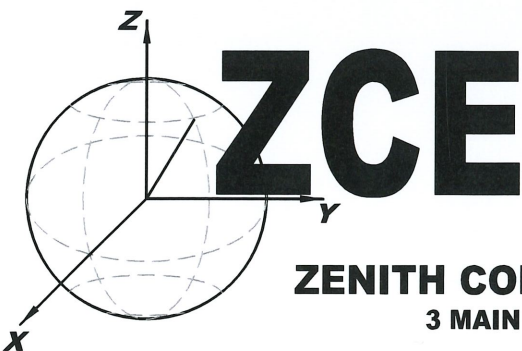
**USGS MAP**

PROJECT SITE:

**113 STAPLES SHORE ROAD  
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:

**JEFF BELL  
LAKEVILLE, MASSACHUSETTS**



**ZENITH CONSULTING ENGINEERS, LLC**

3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208

**FIRM Map**

# National Flood Hazard Layer FIRMette



70°55'43"W 41°51'23"N



## Legend

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

| SPECIAL FLOOD HAZARD AREAS | Without Base Flood Elevation (BFE)<br>Zone A, V, A99 | With BFE or Depth Zone AE, AO, AH, VE, AR | Regulatory Floodway |
|----------------------------|------------------------------------------------------|-------------------------------------------|---------------------|
|                            |                                                      |                                           |                     |

| OTHER AREAS OF FLOOD HAZARD | 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone | Future Conditions 1% Annual Chance Flood Hazard Zone X | Area with Reduced Flood Risk due to Levee. See Notes, Zone X | Area with Flood Risk due to Levee Zone X |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------------|------------------------------------------|
|                             |                                                                                                                                                                |                                                        |                                                              |                                          |

| OTHER AREAS | NO SCREEN | Area of Minimal Flood Hazard Zone X | Effective LOMRs | Area of Undetermined Flood Hazard Zone |
|-------------|-----------|-------------------------------------|-----------------|----------------------------------------|
|             |           |                                     |                 |                                        |

| GENERAL STRUCTURES | Channel, Culvert, or Storm Sewer | Levee, Dike, or Floodwall |
|--------------------|----------------------------------|---------------------------|
|                    |                                  |                           |

| OTHER FEATURES | Cross Sections with 1% Annual Chance Water Surface Elevation | Coastal Transect | Base Flood Elevation Line (BFE) | Limit of Study | Jurisdiction Boundary | Coastal Transect Baseline | Profile Baseline | Hydrographic Feature |
|----------------|--------------------------------------------------------------|------------------|---------------------------------|----------------|-----------------------|---------------------------|------------------|----------------------|
|                |                                                              |                  |                                 |                |                       |                           |                  |                      |

| MAP PANELS | Digital Data Available | No Digital Data Available | Unmapped |
|------------|------------------------|---------------------------|----------|
|            |                        |                           |          |

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/26/2023 at 1:45 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

0 250 500 1,000 1,500 2,000 Feet 1:6,000

70°55'6"W 41°50'57"N

25023C0431K  
eff. 7/16/2015

Zone AE  
(EL 57 Feet)

FLOODWAY  
Zone AE

AREA OF MINIMAL FLOOD HAZARD  
Zone X

Town of Lakeville  
250271

56.8 FEET

57 FEET

57 FEET

57 FEET

56.8 FEET

Zone AE

Zone AE

Zone AE

Zone X





**Plan to Accompany a ZBA Petition (11 x 17)**



Petition to be filed with Town Clerk

TOWN OF LAKEVILLE MASSACHUSETTS

ZONING BOARD OF APPEALS PETITION FOR HEARING

EXHIBIT 'A' RECEIVED APR 27 2023 BOARD OF APPEALS

Name of Petitioner: Lakeville Nursery ReDevelopment LLC.

Mailing Address: 1 Lakeville Business Park Drive, Suite 2A, Lakeville, MA 02347

Name of Property Owner: Lakeville Nursery Redevelopment LLC.

Location of Property: 5 Harding Street Lakeville

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

Registry of Deeds: Book No. 50199 Page No. 334

Map 022 Block 002 Lot 009

Petitioner is: XX owner tenant licensee prospective purchaser

Nature of Relief Sought:

XX Special Permit under Section (s) 4.1.2 & 7.4 of the Zoning Bylaws

Variance from Section (s) of the Zoning Bylaws.

Appeal from Decision of the Building Inspector/Zoning Enforcement Officer

Date of Denial

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

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

Petitioner: Robert Poillucci Mather Date: 4-27-23

Signed: [Signature] Telephone: 946-6953

Owner Signature: (If not petitioner) Owner Telephone:

Email:

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

XX Yes No

Robert Mather Attorney and/or rep from Zenith Consulting Engineers, LLC (Name and Title)



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

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

NARRATIVE IN SUPPORT  
OF A SPECIAL PERMIT  
FOR 5 HARDING STREET  
LAKEVILLE, MA 02347

PREPARED FOR:

LAKEVILLE NURSERY REDEVELOPMENT LLC.  
1 LAKEVILLE BUSINESS PARK DRIVE, SUITE 2A  
LAKEVILLE, MA 02347

PREPARED BY:

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

APRIL 26, 2023

## **EXISTING SITE CONDITIONS**

The locus site, 5 Harding Street, is located on the southerly side of Harding Street also known as RTE 44. The site is comprised of approximately 24.3+/- acres of land that includes a number of buildings that are proposed to be razed.

## **PROPOSED SITE IMPROVEMENTS**

The applicant is proposing to raze the existing buildings and construct a new commercial building with associated parking, grading and utilities. Per Section 4.1.2, a property located in a business district requires a special permit for auto service use. In section 7.4, the zoning regulations indicate that the board of appeals is the special permit granting authority for this special permit.

## **SPECIAL PERMIT CONDITIONS**

The client has designed and permitted a site plan through the Lakeville Planning Board, Conservation and MassDOT. The site plan showed contractor bays that the applicant would like to now utilize as auto service. It is our opinion that the proposed use, will not negatively impact the neighborhood and will, in fact, fit in with the businesses along RTE 44.

**Locus: 5 Harding Street in Lakeville, MA**  
**Assessors Map 022 Block 002 Lot 009**

**Zoning Board of Appeals Petition for Hearing Attachments**

- 1 Zoning Board of Appeals Petition for Hearing “Exhibit A”**
- 2 Notice to Tax Collector**
- 3 Copy of Current Deed**
- 4 USGS Map**
- 5 Firm Map**
- 6 Copies of Checks**
- 7 Site Plan for Lot 1 (Part of 5 Harding St and 39 Cross St) (11 x 17)**

**Zoning Board of Appeals Petition for Hearing "Exhibit A"**

**Copy of Current Deed**





Bk: 50199 Pg: 334 Page: 1 of 3  
Recorded: 08/22/2018 02:15 PM  
ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX  
Plymouth District ROD #11 001  
Date: 08/22/2018 02:15 PM  
Ctrl# 116860 31854 Doc# 00069002  
Fee: \$2,508.00 Cons: \$550,000.00

**CANCELLED**

**QUITCLAIM DEED**

**HARDING NURSERY, LLC**, a duly organized Massachusetts limited liability company, having a business address of 144 Bank Street, Attleboro, Bristol County, Massachusetts, 02703 for consideration paid of Five Hundred Fifty Thousand and 00/100 (\$550,000.00) Dollars grant to **LAKEVILLE NURSERY REDEVELOPMENT LLC**, a duly organized Massachusetts Limited Liability company, having a business address of 1 Lakeville Business Park Drive, Suite 2A, Lakeville, MA 02347,

with **QUITCLAIM COVENANTS**,

The land located on the south side of Route 44 (Harding Street) designated as "**ACREAGE: 31.64 A+/- SOUTH OF RTE. 44**" and the land located on the north side of Route 44 (Harding Street) designated as "**2.66 ACRES**" both shown on a plan of land entitled: "A Plan of property in Lakeville, Mass. drawn for Hotz Brothers' Mink Farm Scale: 1"=80' June 24, 1980", which plan is recorded with the Plymouth County Registry of Deeds as Plan No. 80-582, in Plan Book 21, Page 980.

Said parcel containing 34.30 acres, more or less, as shown on plan hereinbefore mentioned is further bounded and described as follows:

Beginning at a point situated in the Westerly sideline of Cross Street, which point marks the Northeasterly corner of land now or formerly of Paul and Olga Hotz as shown on plan hereinbefore mentioned;

Thence turning and running South 88° 58' 42" West by land now or formerly of Paul and Olga Hotz as per plan 453.28 feet;

Thence turning and running South 00° 38' 31" West by land now or formerly of Paul and Olga Hotz and land now or formerly of Wallace and Tina P. Hotz as per plan 569.55 feet;

Thence turning and running North 89° 21' 59" West by land now or formerly of Edward and Muriel Lewoczko as per plan 711.84 feet to a point;

Property Address: 2 and 5 Harding Street (Route 44) Lakeville, MA 02347

Ma. l  
Michael Oshewski  
70 East Grove Street  
Middleboro, MA 02347

Thence turning and running North 00° 35' 43" East by land now or formerly of Frederick and Paul Carey as per plan 833.52 feet to a point;

Thence turning and running North 03° 42' 12" East by land now or formerly of Ann Stelmach as per plan 330.00 feet to a point;

Thence turning and running North 70° 50' 27" West by land now or formerly of Stelmach as per plan 328.00 feet to Holly Island Brook;

Thence turning and running Northerly by said Brook to land now or formerly of R. Dicroce;

Thence turning and running North 50° 21' 51" East by land now or formerly of R. Dicroce 450.00 feet more or less to Poquoy Trout Brook;

Thence turning and running in a general Southeasterly direction by the center line of Poquoy Trout Brook to land now or formerly of Milton Paska and Helen Paska as per plan;

Thence turning and running South 00° 53' 13" West by land now or formerly of said Paska and by land now or formerly of Robert and Dawn Thomas as per plan 470.19 feet more or less to a point;

Thence turning and running South 52° 12' 13" East by land now or formerly of said Thomas as per plan 39.76 feet to the Westerly sideline of Cross Street;

Thence turning and running South 10° 51' 11" West by the Westerly sideline of Cross Street 43.77 feet to the point of beginning.

Meaning and intending to convey two parcels, the first containing 31.64 acres, more or less and the other containing 2.66 acres more or less, both as shown on plan hereinbefore mentioned, however otherwise bounded and described.

Excepting so much of the premises hereinbefore described as is contained within the taking for the layout of Harding Street, Route 44, as shown on the plan hereinbefore mentioned.

The above described premises are conveyed together with benefit of and subject to all rights, rights of way, restrictions, easements and reservations of record if the same are in force and applicable.

The within conveyance does not constitute a sale or transfer of all or substantially all of the company's assets within the Commonwealth of Massachusetts.

Being the same premises described in deed High Rock Harding, LLC to Harding Nursery, LLC dated July 7, 2015 and recorded with Plymouth County Registry of Deeds in Book 45835, Page 3.

Executed as a sealed instrument this 22<sup>nd</sup> day of August, 2018.

HARDING NURSERY, LLC  
By: EASECAT, INC., its Manager

By: *Ronald P. Turowetz*  
Ronald P. Turowetz, President & Treasurer

**COMMONWEALTH OF MASSACHUSETTS**

Plymouth, ss

Date: August 22, 2018

On this day before me, the undersigned Notary Public, Ronald P. Turowetz, President & Treasurer of Easecat, Inc. and manager of Harding Nursery, LLC to me through satisfactory evidence of identification, which was based on [ ] personal knowledge [  ] a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and who acknowledged to me that he/she signed it voluntarily for its stated purpose, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief.

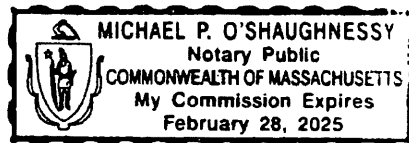
Notary Public:

*[Signature]*

Printed Name:

Michael P. O'Shaughnessy

My Commission Expires: February 28, 2025



**USGS Map**



SHEET NAME:

**USGS MAP**

PROJECT SITE:

**5 HARDING ST  
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:

**LAKEVILLE NURSERY REDEVELOPMENT, LLC.  
1 LAKEVILLE BUSINESS PARK DR.**



**ZENITH CONSULTING ENGINEERS, LLC**

3 MAIN STREET LAKEVILLE, MA 02347

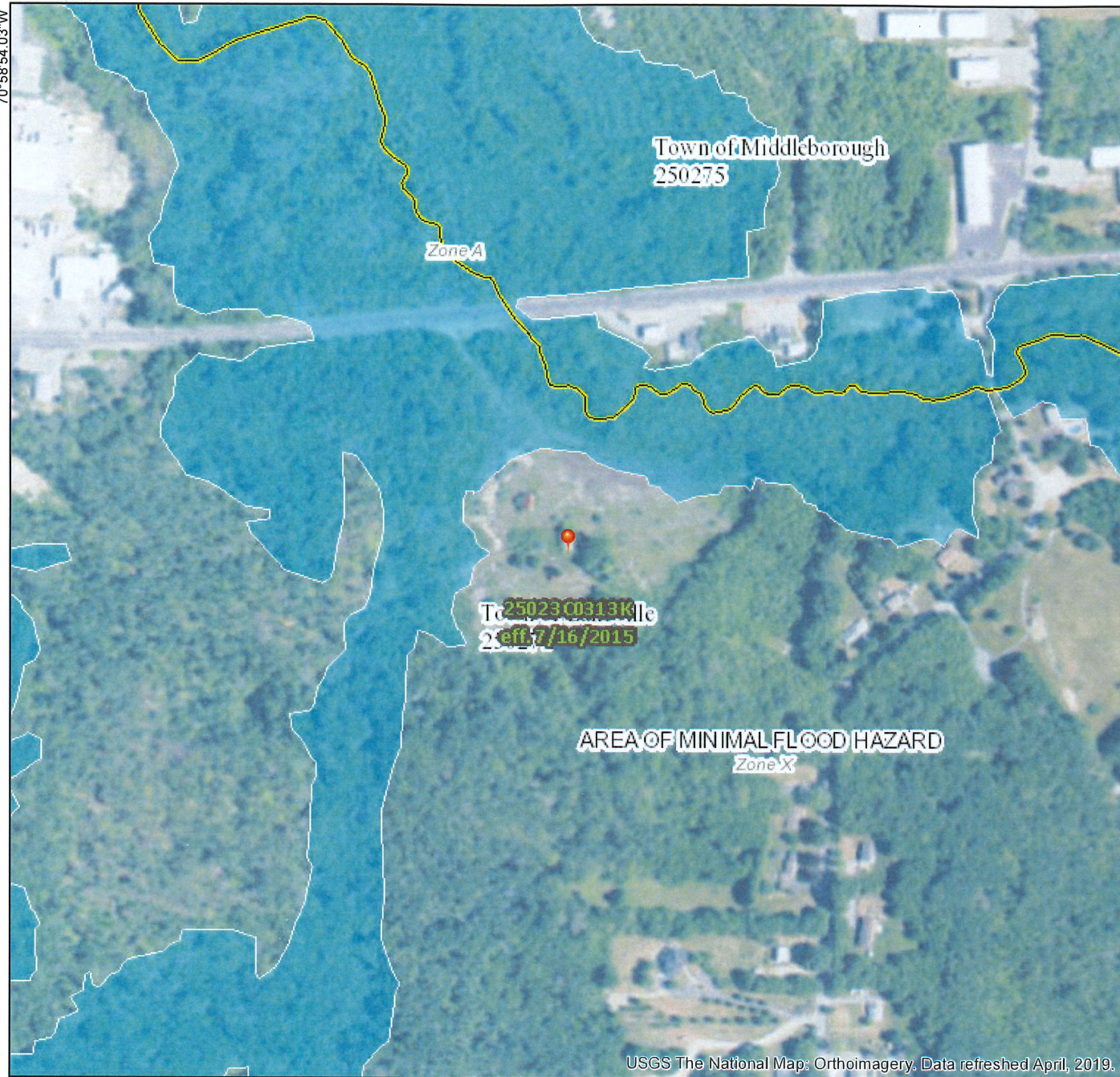
PHONE: (508) 947-4208

**FIRM Map**

# National Flood Hazard Layer FIRMette



41°54'14.44"N  
70°58'54.03"W



USGS The National Map: Orthoimagery. Data refreshed April, 2019. 1:6,000 41°53'47.66"N 0 250 500 1,000 1,500 2,000 Feet

## Legend

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

| SPECIAL FLOOD HAZARD AREAS | Without Base Flood Elevation (BFE)<br>Zone A, V, A99 | With BFE or Depth Zone AE, AO, AH, VE, AR | Regulatory Floodway |
|----------------------------|------------------------------------------------------|-------------------------------------------|---------------------|
|                            |                                                      |                                           |                     |

| OTHER AREAS OF FLOOD HAZARD | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X | Future Conditions 1% Annual Chance Flood Hazard Zone X | Area with Reduced Flood Risk due to Levee. See Notes. Zone X | Area with Flood Risk due to Levee Zone D |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------------|------------------------------------------|
|                             |                                                                                                                                                                   |                                                        |                                                              |                                          |

| OTHER AREAS | Area of Minimal Flood Hazard Zone X | Effective LOMRs | Area of Undetermined Flood Hazard Zone D |
|-------------|-------------------------------------|-----------------|------------------------------------------|
|             |                                     |                 |                                          |

| GENERAL STRUCTURES | Channel, Culvert, or Storm Sewer | Levee, Dike, or Floodwall |
|--------------------|----------------------------------|---------------------------|
|                    |                                  |                           |

| OTHER FEATURES | Cross Sections with 1% Annual Chance Water Surface Elevation | Coastal Transect | Base Flood Elevation Line (BFE) | Limit of Study | Jurisdiction Boundary | Coastal Transect Baseline | Profile Baseline | Hydrographic Feature |
|----------------|--------------------------------------------------------------|------------------|---------------------------------|----------------|-----------------------|---------------------------|------------------|----------------------|
|                |                                                              |                  |                                 |                |                       |                           |                  |                      |

| MAP PANELS | Digital Data Available | No Digital Data Available | Unmapped |
|------------|------------------------|---------------------------|----------|
|            |                        |                           |          |

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/19/2019 at 2:17:17 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

70°58'16.58"W

**Site Plan for Lot 1 (Part of 5 Harding St and 39 Cross St) (11 x 17)**



**SITE NOTES:**

1. THE SITE IS SHOWN ON THE TOWN OF LAKEVILLE ASSESSOR MAP 022 IN BLOCK 002 AS PART OF LOTS 008 & 009.
2. FOR TITLE TO THE PROPERTY SEE BOOK 50199 PAGE 334-336 IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
3. THE SUBJECT PROPERTY IS SHOWN IN A BUSINESS DISTRICT AND RESIDENTIAL DISTRICT ON THE TOWN OF LAKEVILLE ZONING MAP SIGNED 10-11-2018 BY THE LAKEVILLE TOWN CLERK.
4. PROPERTY LINE SURVEY COMPLETED BY ROMANELLI ASSOCIATES, INC.
5. TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD SURVEY BY ROMANELLI ASSOCIATES, INC. AND ZENITH CONSULTING ENGINEERS, LLC. AND ELEVATIONS SHOWN ARE ON NAVD 88 DATUM.
6. THE PROJECT IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
7. THE PROJECT IS NOT LOCATED WITHIN AN OUTSTANDING RESOURCE WATER (ORW).
8. THE PROJECT IS NOT LOCATED WITHIN A ZONE A OF A SURFACE WATER SUPPLY.
9. THE PROJECT IS NOT LOCATED WITHIN A ZONE I, ZONE II OR HWPA OF A PUBLIC WATER SUPPLY WELL.
10. THE MAJORITY OF THE SUBJECT PROPERTY IS LOCATED WITHIN A NATURAL HERITAGE ESTIMATED AND PRIORITY HABITAT ACCORDING TO THE LATEST ON-LINE MAPS. (NHESP FILE NO. 08-24387)
11. THE SUBJECT PARCEL IS LOCATED IN BOTH ZONES A AND ZONE X AS INDICATED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR PLYMOUTH COUNTY, MASSACHUSETTS, PANEL 313 OF 650 MAP NUMBER 25023003613K WITH A MAP REVISED DATE OF JULY 16, 2015.
12. SITE IS TO BE SERVED BY MUNICIPAL WATER, AND ON-SITE SANITARY DISPOSAL SYSTEM.
13. A NOTES PLING MUST BE SUBMITTED FOR THIS PROJECT PRIOR TO CONSTRUCTION.
14. WETLANDS LINE SHOWN WAS RE-FLAGGED BY OUTBACK ENGINEERING INC. AS DEPICTED BY AN ANRAD PLAN DATED JULY 25, 2008 PREPARED BY SITEC, INC.

**CONSTRUCTION NOTES:**

1. CONTRACTOR TO VERIFY BENCHMARKS FOR CONSISTENCY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ZENITH CONSULTING ENGINEERS, LLC. OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL VERIFY WATER TABLE ELEVATIONS AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES FROM THE PLAN.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIG SAFE (1-888-DIG SAFE) PRIOR TO THE COMMENCEMENT OF WORK AND ALL UNDERGROUND UTILITY COMPANIES TO CONFIRM LOCATIONS AND ELEVATIONS.
4. SITE IS TO BE SERVICED BY AN ONSITE WELL AND ON-SITE SANITARY DISPOSAL SYSTEM.
5. ALL PAVEMENT MARKING AND SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.
6. PROPOSED UTILITIES AND CONSTRUCTION METHODS UNDER AREAS SUBJECT TO TRAFFIC LOADING SHALL BE INSTALLED TO WITHSTAND H-20 LOADING TRAFFIC STANDARDS. CONTRACTOR SHALL VERIFY THAT ALL STRUCTURES COMPLY TO THIS STANDARD.
7. IF APPLICABLE, CONCRETE STRUCTURES INTERCEPTING SEASONAL HIGH GROUNDWATER TABLE SHALL BE SEALED WITH WATERPROOF SEALER BY THE CONTRACTOR.
8. ALL RETAINING WALLS SHALL BE DESIGNED BY A MASSACHUSETTS REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.
9. ALL WORK SHALL CONFORM TO THE RULES AND REGULATIONS AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY AND BRIDGES, MOST CURRENT VERSION OF PLAN SET.

**SCHEDULE OF DRAWINGS**

| DRAWING NUMBER | PLAN TITLE                                 | LATEST REVISION DATE |
|----------------|--------------------------------------------|----------------------|
| C1             | COVER SHEET                                | 10-21-2019           |
| E1             | EXISTING CONDITIONS PLAN                   | 10-21-2019           |
| E2             | EXISTING CONDITIONS PLAN                   | 10-21-2019           |
| E3             | EXISTING CONDITIONS PLAN                   | 10-21-2019           |
| L1             | LAYOUT PLAN                                | 10-21-2019           |
| G1             | GRADING AND DRAINAGE PLAN                  | 10-21-2019           |
| W1             | EROSION CONTROL/RESOURCE ARE IMPACT PLAN 1 | 10-21-2019           |
| W2             | EROSION CONTROL/RESOURCE ARE IMPACT PLAN 2 | 10-21-2019           |
| P1             | LIGHTING PLAN                              | 10-21-2019           |
| D1             | DETAIL SHEET 1                             | 10-21-2019           |
| D2             | DETAIL SHEET 2                             | 10-21-2019           |

# SITE PLAN FOR LOT 1 (PART OF 5 HARDING ST. AND 39 CROSS ST.) LAKEVILLE, MASSACHUSETTS



**LOCUS PLAN  
SCALE: 1"=200'**

**LAKEVILLE PLANNING BOARD**

APPROVED: 10-24-2019

ENDORSED:

*Duan F. Hoeg*  
*Barbara Moncary*  
*Peter M. Coy*



P.E. STAMP

**APPLICANT**  
**LAKEVILLE NURSERY REDEVELOPMENT, LLC**  
1 LAKEVILLE BUSINESS PARK DR.  
LAKEVILLE, MA 02347

**OWNER (5 HARDING STREET)**  
**LAKEVILLE NURSERY REDEVELOPMENT, LLC**  
1 LAKEVILLE BUSINESS PARK DR.  
LAKEVILLE, MA 02347

**OWNER (39 CROSS STREET)**  
**39 CROSS STREET REALTY TRUST**  
1 LAKEVILLE BUSINESS PARK DR.  
LAKEVILLE, MA 02347

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



| EXISTING | DESCRIPTION                          | PROPOSED      |
|----------|--------------------------------------|---------------|
|          | CONTOURS                             |               |
|          | CONCRETE BOUND                       | □             |
|          | GRANITE BOUND                        | ■             |
| ●        | DRILL HOLE                           | ● DH          |
| ○        | IRON ROD                             | ○ IR          |
|          | TEST PIT                             |               |
|          | SPOT GRADE                           | +98.5         |
| WF-16 ●  | WETLAND SYMBOL                       |               |
|          | WETLAND FLAG AND NUMBER              |               |
|          | 25' BWV BUFFER                       |               |
|          | 50' BWV BUFFER                       |               |
|          | 100' BWV BUFFER                      |               |
|          | WELL                                 | ⊕             |
|          | DRAIN LINE                           | — D — D —     |
|          | DRAIN MANHOLE                        | ⊙             |
|          | CATCH BASIN                          | ⊙             |
|          | FLARED END SECTION                   | ▲             |
|          | RIP RAP AREA                         | ▨             |
|          | EROSION CONTROL MEASURES             |               |
|          | UNDERGROUND ELECTRIC/TELEPHONE/CABLE | — ETC — ETC — |
|          | RETAINING WALL                       |               |
|          | OVERHEAD WIRES                       | — OHW — OHW — |
|          | UTILITY POLE                         | ⊕             |
|          | LIGHT POLE                           | ☆             |
|          | STONEMASS                            | —             |
|          | GUARD RAIL                           | —             |
|          | SINGLE POLE SIGN                     | —             |
|          | CHAIN LINK FENCE                     | —             |
|          | STREET TREE                          | ⊙             |

**REVISED OCTOBER 21, 2019**

| REV. | DATE     | DESCRIPTION           | BY  | APP. |
|------|----------|-----------------------|-----|------|
| 1    | 9/23/19  | OVERALL SITE CHANGE   | RMF | RMF  |
| 2    | 10/9/19  | GENERAL REVISION      | RMF | RMF  |
| 3    | 10/21/19 | REVISIONS PER CON COM | RMF | RMF  |

| DATE:           | 8/20/2019  | DATE:           | 10/21/2019 |
|-----------------|------------|-----------------|------------|
| DATE:           | 8/20/2019  | DATE:           | 10/21/2019 |
| PROJECT NUMBER: | 0143-04-01 | PROJECT NUMBER: | 0143-04-01 |
| DRAWING SCALE:  | VARIES     | DRAWING SCALE:  | VARIES     |
| CHECKED BY:     | MCZ        | CHECKED BY:     | MCZ        |
| DESIGNED BY:    | JLB        | DESIGNED BY:    | JLB        |
| APPROVED BY:    | JLB        | APPROVED BY:    | JLB        |
| SHEET ID:       | C1         | SHEET ID:       | C1         |

**COVER SHEET**

PROJECT SITE: **LOT 1 (PART OF 5 HARDING ST. & 39 CROSS ST.)**  
LAKEVILLE, MASSACHUSETTS

CLIENT INFO: **LAKEVILLE NURSERY REDEVELOPMENT, LLC**  
1 LAKEVILLE BUSINESS PARK DRIVE  
LAKEVILLE, MASSACHUSETTS

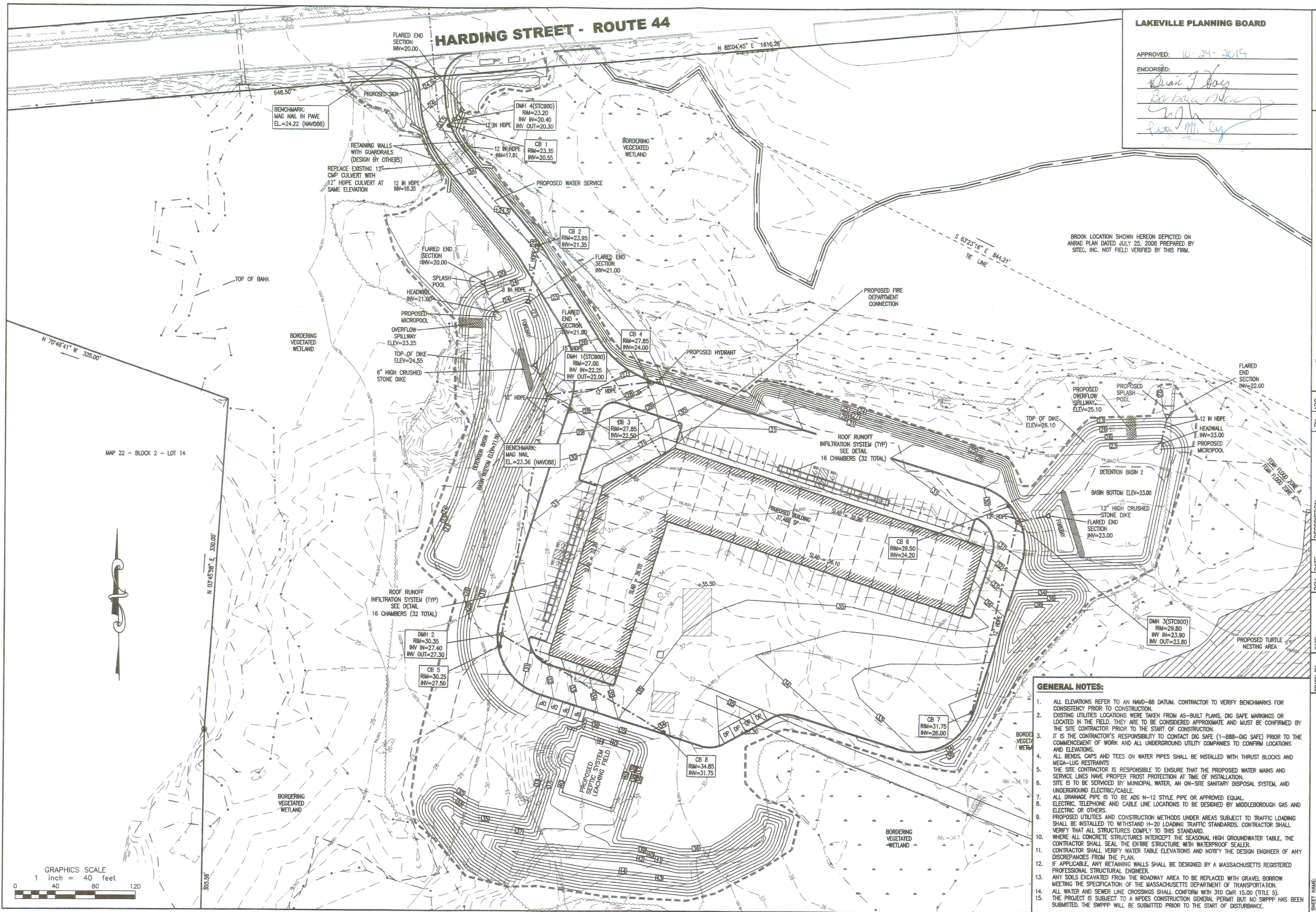
S:\Civil Engineering Projects\Lakeville\Harding Street\DWG\Site Plan Base\_one building option.dwg











**LAKEVILLE PLANNING BOARD**

APPROVED: 10-24-2019

ENDORSED:

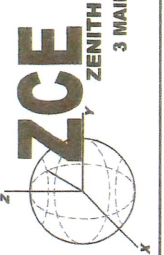
*Diana J. Hoey*

*Barbara Moran*

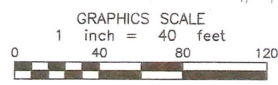
*Pat M. Cy...*



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



MAP 22 - BLOCK 2 - LOT 14



- GENERAL NOTES:**
- ALL ELEVATIONS REFER TO AN NAVD-88 DATUM. CONTRACTOR TO VERIFY BENCHMARKS FOR CONSISTENCY PRIOR TO CONSTRUCTION.
  - EXISTING UTILITIES LOCATIONS WERE TAKEN FROM AS-BUILT PLANS, DIG SAFE MARKINGS OR LOCATED IN THE FIELD. THEY ARE TO BE CONSIDERED APPROXIMATE AND MUST BE CONFIRMED BY THE SITE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DIG SAFE (1-888-DIG SAFE) PRIOR TO THE COMMENCEMENT OF WORK AND ALL UNDERGROUND UTILITY COMPANIES TO CONFIRM LOCATIONS AND ELEVATIONS.
  - ALL BENDS, CAPS AND TEES ON WATER PIPES SHALL BE INSTALLED WITH THRUST BLOCKS AND MEGA-LUG RESTRAINTS.
  - THE SITE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE PROPOSED WATER MAINS AND SERVICE LINES HAVE PROPER FROST PROTECTION AT TIME OF INSTALLATION.
  - SITE IS TO BE SERVICED BY MUNICIPAL WATER, AN ON-SITE SANITARY DISPOSAL SYSTEM, AND UNDERGROUND ELECTRIC/CABLE.
  - ALL DRAINAGE PIPE IS TO BE ADS H-12 STYLE PIPE OR APPROVED EQUAL.
  - ELECTRIC, TELEPHONE AND CABLE LINE LOCATIONS TO BE DESIGNED BY MIDDLEBOROUGH GAS AND ELECTRIC OR OTHERS.
  - PROPOSED UTILITIES AND CONSTRUCTION METHODS UNDER AREAS SUBJECT TO TRAFFIC LOADING SHALL BE INSTALLED TO WITHSTAND H-20 LOADING TRAFFIC STANDARDS. CONTRACTOR SHALL VERIFY THAT ALL STRUCTURES COMPLY TO THIS STANDARD.
  - WHERE ALL CONCRETE STRUCTURES INTERCEPT THE SEASONAL HIGH GROUNDWATER TABLE, THE CONTRACTOR SHALL SEAL THE ENTIRE STRUCTURE WITH WATERPROOF SEALER.
  - CONTRACTOR SHALL VERIFY WATER TABLE ELEVATIONS AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES FROM THE PLAN.
  - IF APPLICABLE, ANY RETAINING WALLS SHALL BE DESIGNED BY A MASSACHUSETTS REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.
  - ANY SOILS EXCAVATED FROM THE ROADWAY AREA TO BE REPLACED WITH GRAVEL BORROW MEETING THE SPECIFICATION OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION.
  - ALL WATER AND SEWER LINE CROSSINGS SHALL CONFORM WITH 310 CMR 15.00 (TITLE 5).
  - THE PROJECT IS SUBJECT TO A NPDES CONSTRUCTION GENERAL PERMIT BUT NO SWPPP HAS BEEN SUBMITTED. THE SWPPP WILL BE SUBMITTED PRIOR TO THE START OF DISTURBANCE.

| REV. | DATE     | DESCRIPTION           |
|------|----------|-----------------------|
| 1    | 9/23/19  | OVERALL SITE CHANGE   |
| 2    | 10/9/19  | GENERAL REVISION      |
| 3    | 10/21/19 | REVISIONS PER CON COM |

**GRADING AND DRAINAGE PLAN**  
**LOT 1 (PART OF 5 HARDING ST. & 39 CROSS ST.)**  
 LAKEVILLE, MASSACHUSETTS  
 CLIENT INFO: LAKEVILLE NURSERY REDEVELOPMENT, LLC  
 1 LAKEVILLE BUSINESS PARK DRIVE  
 LAKEVILLE, MASSACHUSETTS

| APP. | BY  | DATE      | DESCRIPTION           |
|------|-----|-----------|-----------------------|
| RFM  | RFM | 8/20/2019 | OVERALL SITE CHANGE   |
| RFM  | RFM | 9/23/19   | GENERAL REVISION      |
| RFM  | RFM | 10/9/19   | REVISIONS PER CON COM |
| RFM  | RFM | 10/21/19  | REVISIONS PER CON COM |

DATE: 8/20/2019  
 PROJECT NUMBER: 0143-04-01  
 DRAWING SCALE: 1" = 40'  
 SHEET ID: G1

# HARDING STREET - ROUTE 44

LAKEVILLE PLANNING BOARD

APPROVED: 10-21-2019

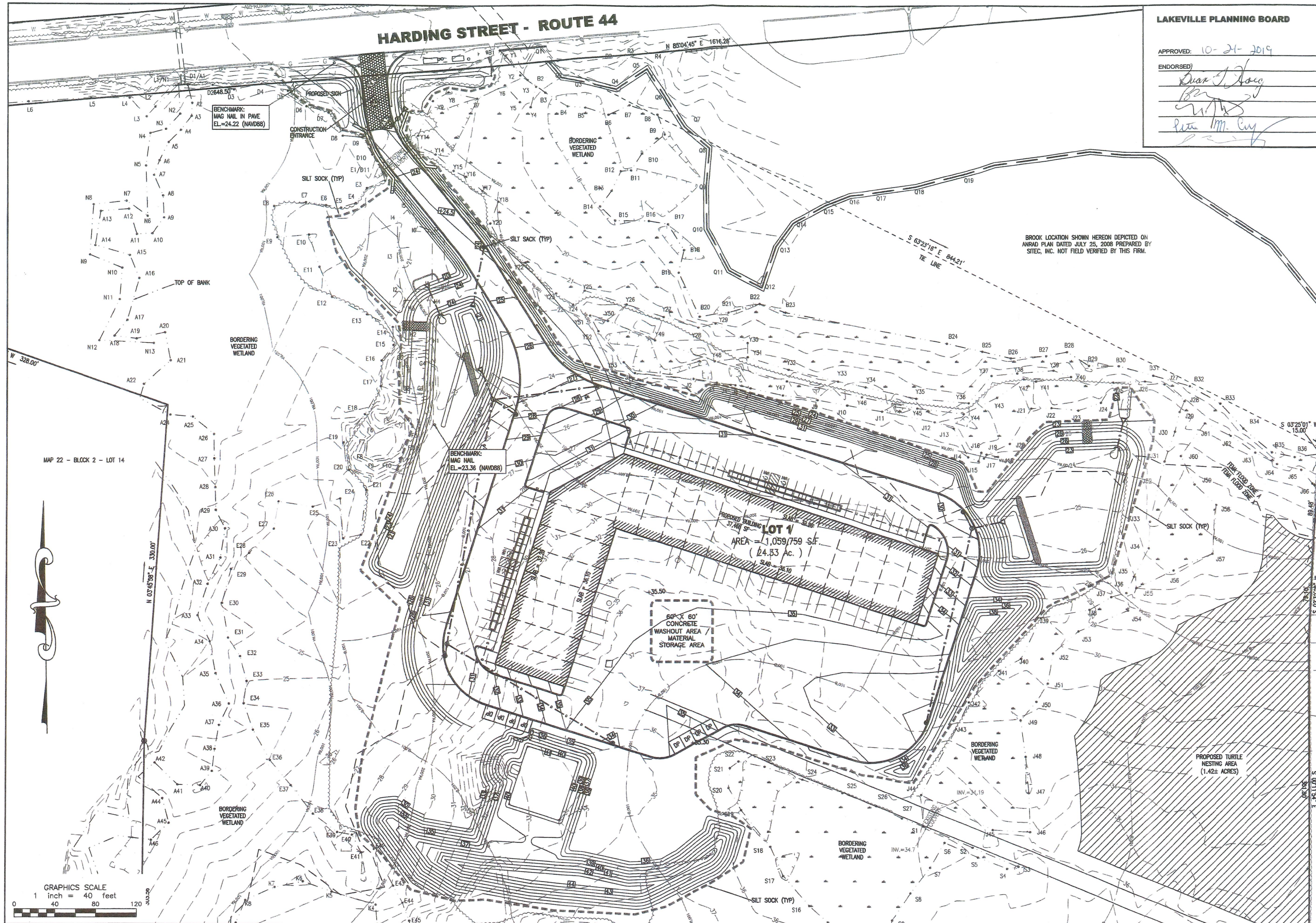
ENDORSED:

*Don J. Hoag*  
*Ben*  
*Pete M. Coy*



P.E. STAMP

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



BROOK LOCATION SHOWN HEREON DEPICTED ON ANRAD PLAN DATED JULY 25, 2008 PREPARED BY SITEC, INC. NOT FIELD VERIFIED BY THIS FIRM.

BENCHMARK:  
MAG NAIL  
EL.=23.36 (NAVD88)

BENCHMARK:  
MAG NAIL IN PAVE  
EL.=24.22 (NAVD88)

MAP 22 - BLOCK 2 - LOT 14

GRAPHICS SCALE  
1 inch = 40 feet

| DATE      | REV. | DESCRIPTION           | BY  | APP. |
|-----------|------|-----------------------|-----|------|
| 8/20/2019 | 1    | OVERALL SITE CHANGE   | RMF |      |
| 10/9/19   | 2    | GENERAL REVISION      | RMF |      |
| 10/21/19  | 3    | REVISIONS PER CON COM | RMF |      |

| DATE      | DRWING SCALE | VARIABLES | SHEET ID |
|-----------|--------------|-----------|----------|
| 8/20/2019 | AS SHOWN     | VARIES    | WT       |

| DRWING BY | DESIGNED BY | CHECKED BY | APPROVED BY |
|-----------|-------------|------------|-------------|
| JLB/RF    | RF/JLB      | RF/JLB     | JLB         |

**SHEET NAME:** EROSION CONTROL/RESOURCE AREA IMPACT PLAN 1  
**PROJECT SITE:** LOT 1 (PART OF 5 HARDING ST. & 39 CROSS ST.)  
**CLIENT INFO:** LAKEVILLE NURSERY REDEVELOPMENT, LLC  
 1 LAKEVILLE BUSINESS PARK DRIVE  
 LAKEVILLE, MASSACHUSETTS

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

**1.0 INTRODUCTION**  
THE 5 HARDING STREET HAS BEEN DESIGNED TO ENSURE STORMWATER QUALITY. IN ORDER FOR THIS TO CONTINUE IN THE LONG TERM, IT IS NECESSARY TO IMPLEMENT THE FOLLOWING LONG TERM OPERATION AND MAINTENANCE PROGRAM.

**2.0 RESPONSIBLE PARTY**

OWNER:  
LAKEVILLE NURSERY REDEVELOPMENT LLC  
1 LAKEVILLE BUSINESS PARK DRIVE  
LAKEVILLE, MA 02347

RESPONSIBLE FOR OPERATION AND MAINTENANCE:  
SAME

**3.0 MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES**

THE STORM WATER MANAGEMENT FACILITIES WERE DESIGNED TO REQUIRE LITTLE OR NO INTERVENTION IN THE OPERATION AND TO REQUIRE LITTLE OR NO MAINTENANCE ONCE THE PROJECT IS BUILT AND STABLE VEGETATIVE COVER IS ESTABLISHED. HOWEVER, THE DRAINAGE IMPROVEMENTS SHALL BE SUBJECT TO THE FOLLOWING MAINTENANCE SCHEDULE:

**3.1 ROUTINE MAINTENANCE**

- DEBRIS: ALL DEBRIS AND LITTER ARE TO BE REMOVED FROM ALL PAVED AREAS, CATCH BASINS, DETENTION BASINS, OUTFALLS AND SURROUNDING AREAS AT LEAST TWICE PER YEAR.
- RE-SEEDING: EMBANKMENTS THAT HAVE EXCESSIVE EROSION OR SLUMPING ARE TO BE RE-GRADED AND SEEDED (WITH CANARY GRASS OR TALL FESCUE GRASS) DURING THE SPRING OR FALL GROWING SEASONS AS NEEDED.
- INSPECT: ROOF RECHARGE SYSTEMS SHALL BE INSPECTED FOR SIGNS OF PROPER FUNCTIONING ON A MONTHLY BASIS. ANY POTENTIAL BLOCKAGES IN THE ROOF DOWN SPOUTS WILL BE REMOVED IF DISCOVERED. GUTTERS WILL BE CLEANED AT LEAST TWICE PER YEAR.
- MOWING: THE DETENTION BASIN SIDESLOPES SHALL BE MOWED AT LEAST TWICE PER YEAR. THE DETENTION BASIN BOTTOMS SHALL BE INSPECTED AT EACH MOWING EVENT. IF VEGETATION HAS ACCUMULATED THAT COULD CAUSE A NEGATIVE IMPACT ON THE FUNCTION OF THE BASIN, THEN IT SHALL BE REMOVED.

**3.2 PERIODIC MAINTENANCE**

- ALL CATCH BASIN SUMPS, SWALES AND WATER QUALITY UNITS WILL BE CLEANED A MINIMUM OF ONCE PER YEAR AND INSPECTED MONTHLY DURING THE ACTIVE CONSTRUCTION STAGE. IN THIS CLEANING, THE ENTIRE CONTENTS OF THE SUMPS AND TRENCH DRAINS WILL BE REMOVED.
- ACCUMULATED SEDIMENT IN THE WATER QUALITY UNIT WILL BE INSPECTED AND REMOVED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR, AT A MINIMUM, ONCE PER YEAR. IF THE ACCUMULATED SEDIMENT IS DISCOVERED TO BE GREATER THAN 15% OF THE CAPACITY OF THE DEVICE, THE SEDIMENT SHALL BE CLEANED OUT USING A VACUUM TRUCK.

**3.3 NON-ROUTINE MAINTENANCE**

- STRUCTURAL: ALL FLARED END SECTIONS, WATER QUALITY UNITS, PIPES, DETENTION BASIN SIDESLOPES AND OUTLET DEVICES SHALL BE INSPECTED ONCE EVERY FOUR (4) YEARS FOR PROPER FUNCTION, CLOGGING, SIGNS OF DETERIORATION AND STRUCTURAL INADEQUACY. ANY ADVERSE SITUATIONS ARE TO BE REPAIRED AS NEEDED.

**3.4 NON-PERIODIC INSPECTION**

- THE STORM WATER MANAGEMENT SYSTEM SHALL BE INSPECTED AFTER TWO YEARS OF FULL OPERATION BY A REGISTERED PROFESSIONAL CIVIL ENGINEER TO CONFIRM ITS ADEQUACY. THE INSPECTION SHALL INCLUDE AN EXAMINATION OF ALL COMPONENTS OF THE SYSTEM INCLUDING CATCH BASINS, WATER QUALITY UNITS AND INFILTRATION SYSTEMS.

**4.0 PUBLIC SAFETY FEATURES**

THE STORMWATER MANAGEMENT FACILITIES WERE DESIGNED TO BE INHERENTLY SAFE. ALL OF THE ACCESSIBLE STORMWATER CONTROLS (I.E., LOW POINTS, ETC.) WERE DESIGNED WITH 3:1 MINIMUM SIDE SLOPES TO ALLOW FOR PEDESTRIAN ACCESS IN AND OUT OF THE STORMWATER CONTROLS.

**5.0 ESTIMATED O&M BUDGET**

THE ESTIMATED ANNUAL BUDGET TO CONDUCT THE SPECIFIED OPERATION AND MAINTENANCE IS APPROXIMATELY \$1,000.00.

**EROSION & SEDIMENT CONTROL NOTES:**

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

- EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO STUMP REMOVAL AND CONSTRUCTION. STABILIZATION OF ALL REGRADED AND SOIL STOCKPILE AREAS WILL BE INITIATED AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL MUNICIPAL REGULATIONS. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION. A STAKED SILT SOCK SHALL BE INSTALLED DOWN GRADIENT OF ALL DRAINAGE OUTFALLS.
- ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF DEEMED NECESSARY BY THE OWNER OR AGENTS OF THE OWNER.
- CATCH BASINS WILL BE PROTECTED WITH HAYBALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SILT SOCKS SHOULD BE INSTALLED UNDER GRATE OPENING UNTIL PAVEMENT IS IN PLACE AND GROUND SURFACE IS STABILIZED.
- SEEDING MIXTURE FOR FINISHED GRASSSED AREAS WILL BE AS FOLLOWS:

|                     |     |
|---------------------|-----|
| KENTUCKY BLUE GRASS | 45% |
| CREeping RED FESCUE | 45% |
| PERENNIAL RYEGRASS  | 10% |

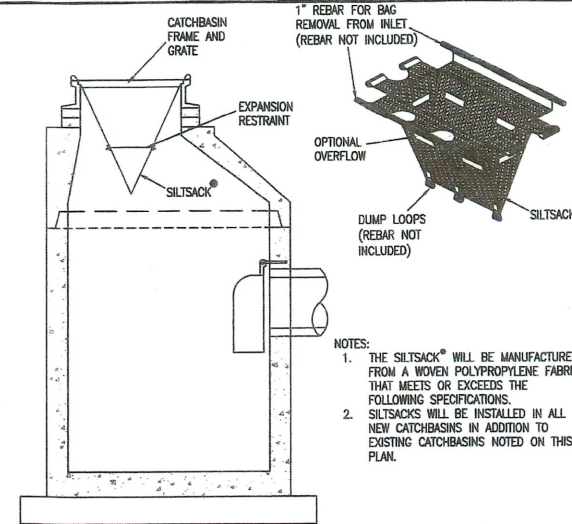
SEED TO BE APPLIED AT A RATE OF 4 LBS./1000 SQ. FT. PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 15. AFTER OCTOBER 15, AREAS WILL BE STABILIZED WITH HAYBALE CHECK, FILTER FABRIC, OR WOODCHIP MULCH, AS REQUIRED, TO CONTROL EROSION.

- AREAS THAT ARE NOT THE LOCATION OF ACTIVE CONSTRUCTION WHICH ARE TO BE LEFT BARE FOR OVER ONE MONTH BEFORE FINISHED GRADING AND SEEDING IS ACHIEVED, SHALL BE MULCHED OR RECEIVE TEMPORARY STABILIZATION SUCH AS JUTE NETTING OR SHALL RECEIVE A TEMPORARY SEEDING OF PERENNIAL RYEGRASS APPLIED TO A RATE OF 2 LBS./1,000 SQ. FT. LESTONE (EQUIVALENT TO BE 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) SHALL BE APPLIED AS SEEDBED PREPARATION AT A RATE OF 80 LBS./1,000 SQ. FT. PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 1. AREAS TO BE LEFT BARE BEFORE FINISH GRADING AND SEEDING OUTSIDE OF PLANTING SEASONS SHALL RECEIVE AN AIR-DRIED WOOD CHIP MULCH, FREE OF COARSE MATTER.
- AT ALL PROPOSED FILL AREAS WHICH ARE NOT CURRENTLY SHOWN ON THESE PLANS, THE CONTRACTOR SHALL ESTABLISH AN EROSION CONTROL LINE (HAYBALE CHECK OR FILTER FABRIC) ABOUT TEN (10') FEET FROM TOE TO SLOPE OF PROPOSED FILL AREAS PRIOR TO BEGINNING FILL INSTALLATION. STABILIZATION OF SLOPES IN FILL AREAS (USING MULCH OR GRASS) SHALL BE INITIATED WITHIN THIRTY (30) DAYS OF COMMENCEMENT OF FILL INSTALLATION.
- STABILIZATION OF SLOPES IN CUT AREAS (USING MULCH OR GRASS) AND THE INSTALLATION OF CONTROL LINE (HAYBALE CHECK OR FILTER FABRIC) AT THE TOE OF SLOPE SHALL BE INITIATED WITHIN THIRTY (30) DAYS OF COMPLETION.
- SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN. ALL HAYBALES OR SILT FENCE RETAINING SEDIMENT OVER 1/2 THEIR HEIGHT SHALL HAVE THE SEDIMENT REMOVED AND ALL DAMAGED EROSION CONTROLS SHALL BE REPAIRED OR REPLACED.
- CONTRACTOR WILL BE ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN. THE OWNER SHALL BE RESPONSIBLE FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
- THE CONTRACTOR SHALL SECURE THE SERVICES OF A PROFESSIONAL ENGINEER, WHO SHALL VERIFY IN THE FIELD THAT THE CONTROLS REQUIRED BY THIS PLAN ARE PROPERLY INSTALLED, SHALL MAKE INSPECTION OF SUCH FACILITIES NOT LESS FREQUENTLY THAN EVERY 14 DAYS OR AFTER A RAINFALL IN EXCESS OF 1/2 INCH, WHICHEVER OCCURS FIRST.
- STOCKPILES OF SOIL SHALL BE SURROUNDED BY A SEDIMENT BARRIER. SOIL STOCKPILES TO BE LEFT BARE FOR MORE THAN THIRTY (30) DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION OR MULCH. IF SOIL STOCKPILES ARE TO REMAIN FOR MORE THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED IN PLACE OF HAYBALES. SIDE SLOPES SHALL NOT EXCEED 2:1.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF HIS CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO SPRINKLING OF WATER ON EXPOSED SOILS AND HAUL ROADS. CONTRACTOR SHALL CONTROL DUST TO PREVENT A HAZARD TO TRAFFIC.
- IF FINAL GRADING IS TO BE DELAYED FOR MORE THAN THIRTY (30) DAYS AFTER LAND DISTURBANCES CEASE, TEMPORARY VEGETATION OR MULCH SHALL BE USED TO STABILIZE SOILS.
- WHERE DEWATERING IS NECESSARY, THERE SHALL NOT BE A DISCHARGE DIRECTLY INTO WETLANDS OR WATERCOURSES. PROPER METHODS AND DEVICES SHALL BE UTILIZED TO THE EXTENT PERMITTED BY LAW, SUCH AS PUMPING WATER INTO A TEMPORARY SEDIMENTATION BOWL, PROVIDING SURGE PROTECTION AT THE INLET AND THE OUTLET OF PUMPS, OR FLOATING THE INTAKE OF THE PUMP, OR OTHER METHODS TO MINIMIZE AND RETAIN THE SUSPENDED SOLIDS. IF A PUMPING OPERATION IS CAUSING TURBIDITY PROBLEMS, SAID OPERATION SHALL CEASE UNTIL SUCH TIME AS FEASIBLE MEANS OF CONTROLLING TURBIDITY ARE DETERMINED AND IMPLEMENTED. SAID DISCHARGE POINTS SHALL BE LOCATED OVER 100 FEET FROM THE DELINEATED WETLANDS AS INDICATED ON THIS PLAN.

**CONSTRUCTION OPERATION AND MAINTENANCE SCHEDULE**

THE OPERATION AND MAINTENANCE (O&M) SCHEDULE DURING THE CONSTRUCTION PHASE IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR. THE OUTLINE BELOW SHALL BE ADHERED TO AS CLOSELY AS POSSIBLE TO ENSURE THE PROPER CONSTRUCTION AND FUNCTION OF THE DRAINAGE SYSTEM.

- PRIOR TO CONSTRUCTION, SILT SOCK SHALL BE INSTALLED PER THE APPROVED PLANS. THE SILT FENCE SHALL BE INSPECTED PRIOR TO A LARGE STORM EVENT TO ENSURE THAT THE EROSION CONTROL WILL FUNCTION AS REQUIRED AND FOLLOWING A STORM TO INSPECT FOR DAMAGE TO THE EROSION CONTROL ELEMENTS. ANY DAMAGE OR IMPROPER INSTALLATION THAT IS NOTICED PRIOR TO OR FOLLOWING A STORM EVENT SHALL BE PROMPTLY REPAIRED OR REPLACED IN A SATISFACTORY MANNER SO AS TO PREVENT SEDIMENT FROM BYPASSING THE EROSION CONTROL BARRIER.
- THE LIMIT OF CLEARING SHOWN ON THE APPROVED PLAN SHALL BE STRICTLY ADHERED TO. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LEVEL OF SAFETY OF STANDING TREES.
- IN CONJUNCTION WITH THE SITE CONSTRUCTION, ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED AND STABILIZED AS SOON AS POSSIBLE. METHODS OF STABILIZATION INCLUDE, BUT ARE NOT LIMITED TO, HYDROSEED, LOAM AND SEED, STRAW MULCH, EROSION CONTROL BLANKETS, ETC.
- THE CATCH BASINS, DRAINAGE MANHOLES AND WATER QUALITY DEVICES SHALL BE INSPECTED WEEKLY DURING CONSTRUCTION. ANY SEDIMENT BUILDUP OF EIGHT (8) INCH DEPTH IN EITHER OF THE STRUCTURES SHALL BE PROMPTLY REMOVED BY HAND OR MECHANICAL METHODS AND ALL DEBRIS REMOVED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

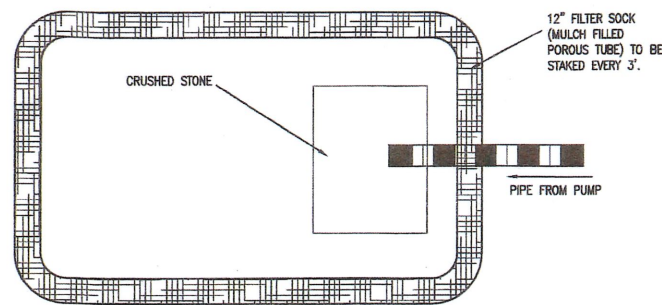
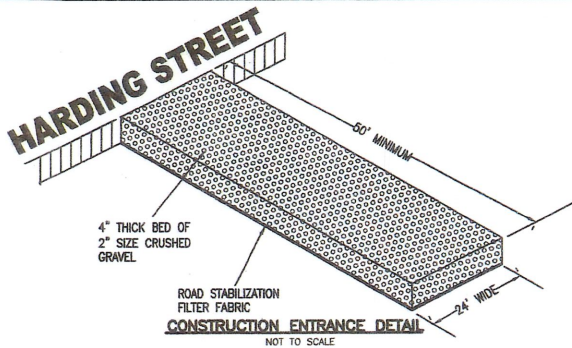


**SILT SACK<sup>®</sup> REGULAR FLOW**

| PROPERTIES               | TEST METHOD | UNITS      | TEST RESULTS |
|--------------------------|-------------|------------|--------------|
| GRAB TENSILE             | ASTM D-4632 | LBS        | 167.5X300    |
| GRAB ELONGATION          | ASTM D-4632 | %          | 10X15        |
| PUNCTURE STRENGTH        | ASTM D-4533 | LBS.       | 900          |
| TRAPEZOID TEAR           | ASTM D-4533 | LBS.       | 65X90        |
| UV RESISTANCE (@500 HRS) | ASTM D-4355 | %          | 96           |
| ADS                      | ASTM D-4751 | US SIEVE   | 30           |
| FLOW RATE                | ASTM D-4481 | GAL/MIN/FT | 66           |
| PERMITIVITY              | ASTM D-4481 | SEC-1      | 0.862        |

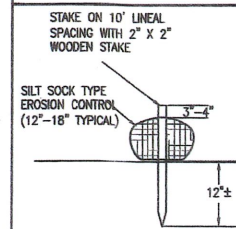
**DETAIL OF INLET SEDIMENT CONTROL DEVICE ("SILT SACK")**

NOT TO SCALE



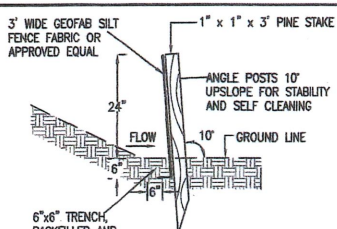
**DEWATERING BASIN PLAN**

NOT TO SCALE



**SILT SOCK DETAIL**

NOT TO SCALE



**SILT FENCE DETAIL**

NOT TO SCALE

**LAKEVILLE PLANNING BOARD**

APPROVED: 10-24-2019

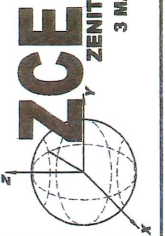
ENDORSED:

*[Signatures]*



P.E. STAMP

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



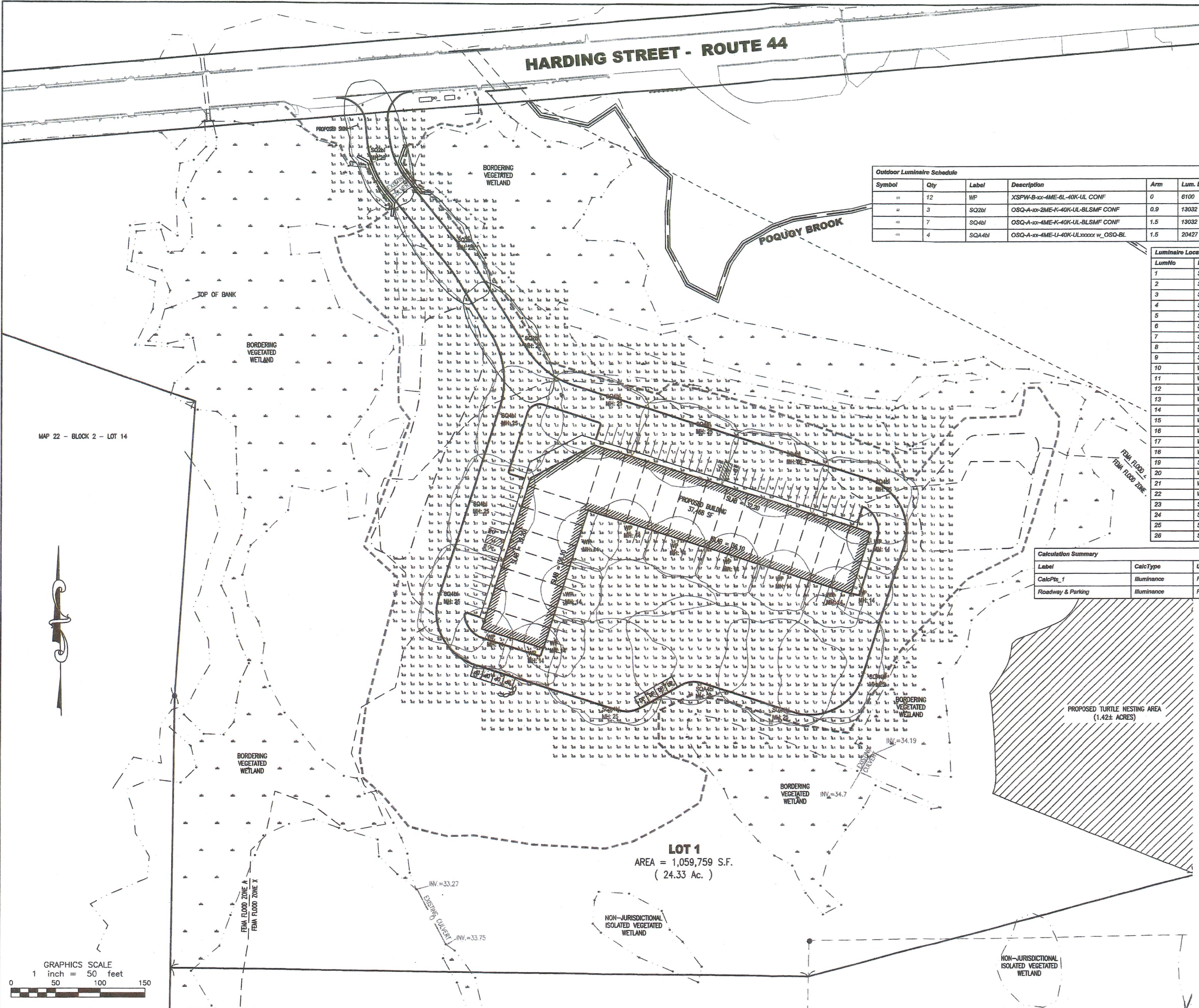
| DATE      | REV. | DESCRIPTION           | BY  | APP. |
|-----------|------|-----------------------|-----|------|
| 8/20/2019 | 1    | OVERALL SITE CHANGE   | JLB |      |
| 9/23/19   | 2    | GENERAL REVISION      | RMF |      |
| 10/9/19   | 3    | REVISIONS PER CON COM | RMF |      |
| 10/21/19  |      |                       | RMF |      |

|                 |            |                |           |
|-----------------|------------|----------------|-----------|
| DATE:           | 8/20/2019  | DRAWING SCALE: | VARIABLES |
| PROJECT NUMBER: | 01A3-04-01 | SHEET ID:      | W2        |
| DESIGNED BY:    | RMF/ALB    | CHECKED BY:    | MCZ       |
| DRAWN BY:       | JLB/RFM    | APPROVED BY:   | JLB       |

**SHEET NAME:** EROSION CONTROL/RESOURCE AREA IMPACT PLAN 2  
**PROJECT SITE:** LOT 1 (PART OF 5 HARDING ST. & 39 CROSS ST.) LAKEVILLE, MASSACHUSETTS  
**CLIENT INFO:** LAKEVILLE NURSERY REDEVELOPMENT, LLC  
1 LAKEVILLE BUSINESS PARK DRIVE  
LAKEVILLE, MASSACHUSETTS





**LAKEVILLE PLANNING BOARD**

APPROVED: 10-24-2019

ENDORSED:

*Debra J. Boag*

*[Signature]*

*[Signature]*

**Outdoor Luminaire Schedule**

| Symbol | Qty | Label | Description                         | Arm | Lum. Lumens | LLF   | Filename                                    |
|--------|-----|-------|-------------------------------------|-----|-------------|-------|---------------------------------------------|
| ⊖      | 12  | WP    | XSPW-B-XX-4ME-SL-40K-UL CONF        | 0   | 6100        | 0.900 | XSPW-B-WM-4ME-SL-40K-UL_CONFIGURED.ies      |
| ⊖      | 3   | SQ2W  | OSQ-A-XX-2ME-K-40K-UL-BLSMF CONF    | 0.9 | 13032       | 0.900 | OSQ-A-XX-2ME-K-40K-ULXXXXX_W_OSQ-BLSMF_CON  |
| ⊖      | 7   | SQ4W  | OSQ-A-XX-4ME-K-40K-UL-BLSMF CONF    | 1.5 | 13032       | 0.900 | OSQ-A-XX-4ME-K-40K-ULXXXXX_W_OSQ-BLSMF_CON  |
| ⊖      | 4   | SQA4W | OSQ-A-XX-4ME-U-40K-ULXXXXX W_OSQ-BL | 1.5 | 20427       | 0.900 | OSQ-A-XX-4ME-U-40K-ULXXXXX_W_OSQ-BL.SLF_CON |

**Luminaire Location Summary**

| LumNo | Label | X          | Y          | Z  | Orient  | Tilt |
|-------|-------|------------|------------|----|---------|------|
| 1     | SQ2W  | 1117698.37 | 2638621    | 25 | 17.01   | 0    |
| 2     | SQ2W  | 1117795.87 | 2638521.87 | 25 | 216.411 | 0    |
| 3     | SQ2W  | 1117871    | 2638413.37 | 25 | 212.242 | 0    |
| 4     | SQ4W  | 1117981.5  | 2638349.12 | 25 | 252.382 | 0    |
| 5     | SQ4W  | 1117845.12 | 2638327.12 | 25 | 342.412 | 0    |
| 6     | SQ4W  | 1118062.25 | 2638317.5  | 25 | 252.382 | 0    |
| 7     | SQ4W  | 1118183.82 | 2638284.5  | 25 | 252.382 | 0    |
| 8     | SQ4W  | 1118283.5  | 2638253.62 | 25 | 252.382 | 0    |
| 9     | SQ4W  | 1117813.87 | 2638228.37 | 25 | 342.412 | 0    |
| 10    | WP    | 1117987.37 | 2638203.75 | 14 | 252.337 | 0    |
| 11    | WP    | 1117938.75 | 2638188.75 | 14 | 342.357 | 0    |
| 12    | WP    | 1118261.87 | 2638185.87 | 14 | 342.357 | 0    |
| 13    | WP    | 1118047.25 | 2638184.87 | 14 | 252.337 | 0    |
| 14    | WP    | 1118106.5  | 2638166.12 | 14 | 252.337 | 0    |
| 15    | WP    | 1118165.87 | 2638147.37 | 14 | 252.337 | 0    |
| 16    | WP    | 1118245.75 | 2638131.25 | 14 | 342.357 | 0    |
| 17    | WP    | 1117920.12 | 2638129.75 | 14 | 342.357 | 0    |
| 18    | WP    | 1118225    | 2638128.75 | 14 | 252.337 | 0    |
| 19    | SQ4W  | 1117781.5  | 2638127    | 25 | 342.412 | 0    |
| 20    | WP    | 1117833.37 | 2638082    | 14 | 252.337 | 0    |
| 21    | WP    | 1117901.82 | 2638071.12 | 14 | 342.357 | 0    |
| 22    | WP    | 1117887.87 | 2638064.75 | 14 | 252.337 | 0    |
| 23    | SQA4W | 1118257    | 2638035.5  | 25 | 182.762 | 10   |
| 24    | SQA4W | 1118063    | 2638021.5  | 25 | 83.88   | 10   |
| 25    | SQA4W | 1117998.5  | 2637999.12 | 25 | 72.291  | 10   |
| 26    | SQA4W | 1118148.5  | 2637998.5  | 25 | 72.291  | 10   |

**Calculation Summary**

| Label             | CalcType    | Units | Avg  | Max | Min | Avg/Min | Max/Min |
|-------------------|-------------|-------|------|-----|-----|---------|---------|
| CalcPts_1         | Illuminance | Fc    | 0.26 | 5.2 | 0.0 | N.A.    | N.A.    |
| Roadway & Parking | Illuminance | Fc    | 1.56 | 5.2 | 0.2 | 7.80    | 26.00   |

**OMNI-LITE, INC.**  
 283 WINN STREET BURLINGTON, MA 01803  
 PH # 781-272-2900, FAX # 781-272-0759 www.omnilite.com

PROJECT:  
**5 Harding St. Lakeville**

CLIENT:

SCALE: FEET FILE:

DATE: 09/21/2019 SALES PERSON:  
**Paul Abdella**

THESE DRAWINGS ARE FOR CONCEPTUAL USE ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES REPRESENTED ARE AN APPROXIMATION GENERATED FROM DATA SUPPLIED BY LAMP MFG. AND TESTING LABS.



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



| REV. | DATE     | DESCRIPTION           | BY  | APP. |
|------|----------|-----------------------|-----|------|
| 1    | 9/23/19  | OVERALL SITE CHANGE   | RMF | RMF  |
| 2    | 10/8/19  | GENERAL REVISION      | RMF | RMF  |
| 3    | 10/21/19 | REVISIONS PER CON COM | RMF | RMF  |

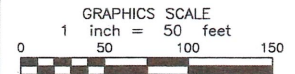
  

| DATE      | PROJECT NUMBER | DRAWING SCALE | SHEET ID |
|-----------|----------------|---------------|----------|
| 8/20/2019 | 0143-04-01     | 1" = 50'      | P1       |

**LIGHTING PLAN**

PROJECT SITE: **LOT 1 (PART OF 5 HARDING ST. & 39 CROSS ST.)**  
 LAKEVILLE, MASSACHUSETTS

CLIENT INFO: **LAKEVILLE NURSERY REDEVELOPMENT, LLC**  
 1 LAKEVILLE BUSINESS PARK DRIVE  
 LAKEVILLE, MASSACHUSETTS



**LOT 1**  
 AREA = 1,059,759 S.F.  
 ( 24.33 Ac. )





**PLANNING BOARD**

| <b>Goal #</b> | <b>Goal</b>                                                                                                           | <b>Details if Needed</b>                                                                                                                                                                                                                                                                                                                | <b>T (timebound)</b> | <b>PB</b> | <b>PB Planner and Support Team</b> | <b>6-Apr</b>                 |
|---------------|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------|------------------------------------|------------------------------|
| 1             | Review Housing Production Plan                                                                                        | Review                                                                                                                                                                                                                                                                                                                                  | Jun-23               | x         | x                                  | Draft currently under review |
| 2             | Yearly review of Planning Board goals to ensure goals are being met                                                   |                                                                                                                                                                                                                                                                                                                                         | May-23               | x         |                                    |                              |
| 3             | Establish Individual goals for Planner and support Staff                                                              |                                                                                                                                                                                                                                                                                                                                         | May-23               | x         | Planner                            |                              |
| 4             | Establish tracking and MAP of Buildable Land area (use SRPEDD) - corrndinate with SRPEDD resrepresentatives for town  |                                                                                                                                                                                                                                                                                                                                         | Jul-23               |           | x                                  |                              |
| 5             | Review Current Zoning Map to ensure compatibility with existing uses                                                  | Along with this review PB should identify properties for zoning reclassifications based on useage. Look at Open Space Residential needs to determine if a by law is needed. Is there a need for an Adult Entertainment District, look at land to be further established as Industrial Growth land. What are growth areas for all phases | Aug-23               | x         | x                                  |                              |
| 6             | Complete review of 40R, 40B and 3A for identification of applicable property                                          | Is there a need for modification of existng zoning bylaw to allow Moderate Densities and Multi family housing in appropriate locations - Planner to do developmenta work to present to board. Work with developers to bring housing identified thru survey to town (age restricted, affordable, assisted, etc.                          | Sep-23               | x         | x                                  | currently underway           |
| 7             | Review Planning Board rules and guidelines to ensure consistency and updates. Target a complete review within 5 years | a priority list should be developed to prioitize review - recommend a small committee to do this.                                                                                                                                                                                                                                       | Apr-28               | x         |                                    |                              |
| 8             | Electronic Agendas to be delivered weekly by noon on Friday preceeding the meeting                                    | Hard cut off of seven days prior of submissions for next meeting                                                                                                                                                                                                                                                                        | At Once and On going |           | x                                  |                              |
| 9             | Hold one combined meeting with CPA and Con Com                                                                        |                                                                                                                                                                                                                                                                                                                                         | Dec Yearly           |           |                                    |                              |
| 10            | Implemenation of applicable Master Plan goals updating priority protection areas                                      | Communicate this goal regularly with MPIC with any/all updates                                                                                                                                                                                                                                                                          | Dec Yearly           | x         | x                                  |                              |
| 11            | Adopt stormwater Management By-Law                                                                                    | Planner will present to board for review                                                                                                                                                                                                                                                                                                | Jul-23               |           | x                                  |                              |
| 12            | Investigate of Transfer of Development Rights ByLaw                                                                   | Planner to define the need and present to board for a go ahead                                                                                                                                                                                                                                                                          |                      |           | x                                  |                              |

**Planning Board  
Lakeville, Massachusetts  
Minutes of Meeting  
Thursday, March 9, 2023**

On March 9, 2023, the Planning Board held a meeting at the Lakeville Police Station. The meeting was called to order by Chairman Knox at 7:00 p.m.

**Members present:**

Mark Knox, Chair; Peter Conroy, Vice-Chair; Nora Cline, Jack Lynch, Michele MacEachern

**Others present:**

Marc Resnick, Town Planner

**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.

Mr. Knox advised the applicant was present and had requested a continuance. Mr. Knox said that at their last meeting they had requested no waivers to be given on the roadway. However, there is one waiver that was since discussed. The roadway currently comes in at an approximate 10 degree angle off of Clear Pond Road. If the Board doesn't allow that waiver, it would mean Mr. Maksy could go to Harcourt to put in the roadway, which is his right. Mr. Knox made the decision to allow him to continue that way, but the Board hasn't made any decisions. He anticipated the applicant will come back with a plan in about one month.

Mr. Derek Maksy, applicant, replied that was accurate. He advised there are a couple of changes that he had also requested of the engineer. The first was to move one of the detention basins further away from his neighbor. If possible, it would limit the number of trees that have to get cut down on the north side of the road. The next was to add the additional street lights, and then work on the drainage. They were hoping to meet with the Town Planner within the next couple of weeks to discuss this.

Ms. MacEachern made a motion, seconded by Mr. Conroy to continue the Public Hearing for 44 Clear Pond Road until April 13, 2023, at 7:00 p.m. The **vote was unanimous for.**

**Public Hearing (7:00) Site Plan Review – 13 Main Street– Main Street Real Estate Holdings, LLC-applicant**

Mr. Knox opened the public hearing and read the legal notice into the record. Mr. Robert Forbes and Atty. Michael O'Shaughnessy were present. Atty. O'Shaughnessy advised he represented Main Street Real Estate Holdings LLC. Mr. Knox asked if he was aware of the conversation he had with Mr. Jamie Bissonnette and the follow up with the Building Commissioner. He wants to make sure that the Plan they have in front of them complies with the underlying zoning. He reviewed that there is a 600-foot delineation off of Main Street that delineates between business zoning and residential zoning. It cuts at a diagonal right by the end of the hammerhead roadway turn around and through the retention ponds. The Building Commissioner's interpretation is the mixed-use development zoning doesn't have its own dimensional requirements so it reverts to the underlying zone. In this case that would be business, and the required setbacks would be 40 feet. The plan has 20 feet setbacks because the use is residential. This will need to be clarified before any approval could be granted.

Atty. O'Shaughnessy replied that he had spoken with Mr. Bissonnette and they would be moving forward with this project in some way, shape, or form. They are still waiting for peer review. In the meantime, they will work this issue out with the Building Commissioner and try to get something in writing, that he could act upon. If he disagrees, that is fine too and that would trigger a change to what they are constructing in the rear of the property. Atty. O'Shaughnessy then gave a brief presentation of the proposed plan. The parcel is approximately three acres and is flat in the front and rises up to a high point, and then pitches to the back. This plan calls for a 2,200 +/- square foot office building in the front that will face Main Street and nineteen age restricted units in the back. These units will be 900 to 1,000 square feet and have two bedrooms all on one single level.

Atty. O'Shaughnessy then displayed a proposed picture of the office building. One of the components of the Site Plan Review Bylaw is that they are now looking at the style of the building and comparing it to what is going on in the neighborhood, which is reflected in their proposed design. Some of the elements they had captured were the dormers on each end and the farmer's porch. The building is not massive, but looks pleasing, soft, and fits into the neighborhood. He then displayed the proposed residential unit.

Atty. O'Shaughnessy said they comply with Storm Water Management standards and are not increasing the rate of volume of runoff. It is all held on the site, and this is currently under review by the peer engineer. Atty. O'Shaughnessy said there is a hammerhead turn for the Fire Truck, and he believed Mr. Zagar had met with the Fire Chief. Right now, private trash pickup is intended and would include the office building.

Mr. Knox advised that when this goes through the process, they would like a set of building elevations included within the Site Plan when they sign off, because of the architectural standards. He also noted that if they were going to create any exclusive use easements around the units, that would take away from the acreage and could create a non-conformity. Atty. O'Shaughnessy said they had received a letter from Mr. Resnick, and he did not think they had any issues with the

items that were raised except for the sidewalk. He asked how the Board felt about that comment. Mr. Resnick said it would be a sidewalk the length of the roadway on the north side of the road. As there will be 19 age restricted units, people would want to go out to CVS, etc. and walk in the neighborhood.

Mr. Forbes said he did not think they had any problem providing the sidewalk on the north side of the road, but there were a couple of problems with extending it out. It would be a shorter walk for people to walk out this other way, which they would be providing the sidewalk for. They don't control the other land and there is no sidewalk on Rhode Island Road. They would have to do something with one of the abutting parcels, as well as get permission from MassDOT. Mr. Knox said that he thought bringing something out to Route 105 makes sense and people would utilize that. However, sending them out the back would probably be a hindrance.

Mr. Conroy asked what the sidewalk would be like when you got to the residences. Would it be segmented with everybody's driveway? Atty. O'Shaughnessy said based on this layout, he was not sure how to do this. Mr. Forbes said they would run a four-foot-wide side rope walk with a foot separation from the berm and run it along there. It would have to cross the driveways, like every other sidewalk. Mr. Resnick said they could sit down and try to figure out the best way to do this. Mr. Knox asked about a landscaped walking path behind those units. Atty. O'Shaughnessy said they would take a closer look at all this.

Mr. Conroy noted that parking for this building seems extremely limited. Atty. O'Shaughnessy replied it meets what is required by zoning and is based on the square footage. Mr. Conroy said that in the presentation he had said 2,200 or 2,400 square feet but as it is two floors, it should be presented as 4,800 square feet. It's fourteen spots plus two handicaps. Ms. MacEachern said that she knew two spots per unit would conform, but her concern would be that any guest may block the emergency turn around. Have any guest spots been designated? Mr. Forbes said that right now, they do not have any guest spots shown. She also asked about the lighting. Atty. O'Shaughnessy said they would comply with whatever the bylaw requires. In regards to the sidewalk, could they also consider a crosswalk on Route 105. Mr. Forbes said that is their intention. Ms. MacEachern asked if a traffic study had been done. Atty. O'Shaughnessy said they have not done a traffic study. They meet the safe site stopping distances on both sides. He did not think they would impact traffic there that much, but he would leave that up to the Board. Mr. Forbes said they could review the traffic study for next door and compare it to what the expected traffic volumes would be for this development.

Ms. MacEachern asked if these units were going to be leased. Atty. O'Shaughnessy replied the plan is to rent them all out. Ms. MacEachern asked if there would be some sort of lease agreement they could look at along with this. Atty. O'Shaughnessy replied yes. This will be managed by a professional management company, who will take care of this. Ms. MacEachern said her concern was the senior component, and how that will be written in. Mr. Bo McMahan, manager of Main Street Real Estate Holdings, LLC, then advised he planned on taking the second floor of that building with one other person in the office. He currently engages with a professional property management company that manages all his properties and uses the Mass standard lease form. They will probably carve out a small portion on that second floor so they can be available to meet with

tenants for the signing of leases, or if there are any concerns. Ms. MacEachern said she would like to see what sort of agreement he comes up with because someone could be over 55 when they move in, and then what happens next? Mr. Knox said they would like to see the best possible option to keep it age restricted.

Mr. Lynch wanted to make sure that the handicap and parking requirements are met, as well as the seniors having access to stores such as CVS, etc. Ms. Cline said she was also concerned about visitor parking. There was a lot going on this area, and it would be wrong to not have something allocated for visitor parking, especially in an over 55 development. Atty. O'Shaughnessy said they would take a look and see if any visitor parking could be squeezed in. The snow removal locations were also discussed. Mr. Knox then reviewed the letters that had been received from other departments. The Board of Health Agent saw no reason for denial. The Fire Chief stated that he previously met with the engineer to review the project and modifications were made to the plan based on that meeting. Mr. Resnick noted also a curb cut permit would need to be obtained from Mass DOT.

Mr. Conroy asked if there was a detail of the proposed guardrail as it seemed to be substantial. Mr. Forbes said they would get that on the Site Plan so it would stand out more. Mr. Knox said he had a concern during construction of how the roadway is pitched and the potential for wash out. They might want to consider a little bit of silt fence at the top of the retention pond just beyond the roadway. After discussion, Atty. O'Shaughnessy said that he would reach out to the Building Commissioner before any peer review is done. He then asked for a 30-day continuance.

Ms. MacEachern made a motion, seconded by Mr. Conroy, to continue the 13 Main Street, Site Plan Review, Public hearing until April 13, 2023, at 7:00 p.m. The **vote** was **unanimous for**.

Mr. Knox then made a motion, seconded by Mr. Conroy, to retract the motion to continue and re-open the hearing. The **vote** was **unanimous for**.

Mr. John Gregory of 8 Bartelli Road was concerned that units would be built but would not be occupied. Has there been any presentation of the market for these types of units at this particular location. Atty. O'Shaughnessy replied given the need for housing, he did not feel they would have any issue in being able to rent the units out. There is also a huge demand for 55+ units. Mr. McMahon added the Lakeville Housing Production Plan specifically calls out cluster style housing for 55 and older. They refer to data that backs this up.

M. Knox made a motion, seconded by Mr. Conroy, to continue the 13 Main Street, Site Plan Review, Public hearing until April 13, 2023, at 7:00 p.m. The **vote** was **unanimous for**.

### **Housing Production Plan (HPP) – Review changes**

Ms. Perez had forwarded a draft for the Board with the changes that had been discussed at their last meeting. She would like any comments back to her by next Wednesday. Mr. Resnick said that would allow her enough time to incorporate everything into a final draft that would include



the pictures, graphs, etc. and would be ready for their next meeting in two weeks. Ms. MacEachern said that she had noticed included in their previous HPP is the quantity of units needed per year because it is .5% of the year-round housing. If they reach that in their Subsidized Housing Inventory (SHI) then that gives them one year. Mr. Resnick said he was unsure if that was still applicable to HPP's but he can check on that annual goal. Ms. MacEachern said that looking at the previous HPP, she did not see the same negativity in regards to the 'Talking about Housing' section. Mr. Resnick said he believed they were required to put in some information about housing inequities in general. Mr. Knox asked if there were suggestions to altering the wording. Ms. Cline said she would send her comments to Mr. Resnick tomorrow. Mr. Knox said he assumed that when it was said it was negative, they were calling out what they think are deficiencies, it is not that they are being disparaging but maybe they don't agree they are there in the level that they are being called out. He suggested Ms. MacEachern and Ms. Cline work on some language change and forward it to Mr. Resnick.

Ms. MacEachern said she had asked about a time frame for when they can expect to have the 40R district determined. Mr. Resnick replied that SRPEDD was coming back in two weeks, but he could email Ms. Perez to see if the compliance would be done by then. He also advised that once the Planning Board approved the HPP, it would be forwarded to the Select Board for their approval as well. It would then be submitted to DHCD.

### **Discussion regarding One Stop Grant applications**

Mr. Knox advised they had a memo from Mr. Resnick regarding the One Stop Grant applications. He then summarized the following grants expected to be submitted: Design and engineering of a traffic light for the Main and Bridge street light; major improvements and work to be done to the Peach Barn at Betty's Neck; install bathrooms and other facilities at John Paun Park. Regarding the proposed Bridge Street traffic light, Ms. Cline thought \$2 million had already been approved. Mr. Resnick replied there was money in a bond bill, but many times projects don't get funded. Even though it is in a bill, it does not mean the money will ever be released. This would be funding for the engineering to redesign that intersection. Ms. MacEachern added that Senator Rodrigues has said that they have the money, but the Town is responsible for the engineering portion.

Mr. Knox said regarding the proposed project at Betty's Neck, he was unsure if it would be allowed to be open to the public. Mr. Resnick said the original purpose in the Conservation restriction is that the property is to be used as a visitor and educational center for the public. He said once these improvements are made and there is staffing, it should be open to the public. Mr. Knox noted that with these grants it is great to get the infrastructure built, but there will be a continuing cost with staff, electricity, plumbing, etc. He thought the project at John Paun Park was more beneficial because it had more usage. Ms. MacEachern agreed that the cost of continued maintenance was a concern. Mr. Resnick then discussed the project at John Paun Park. He advised it would include a re-design and expansion of the parking area. They will also be making some drainage improvements and installing a septic system.

### **Discussion regarding Lakeville Code Project-Final Draft**

Mr. Knox then reviewed the March 1, 2023, letter from the Town Clerk. It advised that the last phase of the Town's Bylaw codification was complete. The next step is the adoption of the Bylaws by Town Meeting and submission to the Attorney General for approval. Two draft motions had also been included. Mr. Resnick advised there was a draft of the General Bylaws just for their information. The Planning Board would not hold a public hearing regarding that. They would need to hold a public hearing for the renumbering of the Zoning By-law. He would like to schedule that for April 13, 2023. Planning Board members were all fine with the proposed date.

### **Discussion regarding 40B and 40R comparison**

Mr. Knox said they should have a handout that goes through the comparison of the two. This is really just for their discussion so that they and the public understand the difference between 40B and 40R. Mr. Knox then read into the record each item from the handout and the differences between 40B projects and 40R projects. He asked if there were any comments. Ms. MacEachern said that under the limited dividend/profit limit requirements, there is a limit for 40B, but not 40R. Is there a way to put a profit limit on 40R? She would be supportive with it, if that was the case. Her argument with the 40R is it is still the same as the 40B as far as the affordable units and the higher density.

Mr. Conroy said if you tied that together with a minimum number of units that must be affordable and you limit the profit requirements, the builder doesn't look at anything else except for those two items. He then would say how many do I have to build, and how much can I make? To him, 40R is advantageous to the Town, and 40B is advantageous to the builder. Mr. Knox replied that is unit wise, but not from a profit standpoint. Mr. Knox also noted with the 40R, you get money for the school system. Ms. MacEachern replied as more communities join the program and create these zones, that money gets dispersed more, so those funds will get lower and lower. After discussion regarding reimbursement rates, Mr. Knox said if it costs \$12,000 to put a student in the school system, and the excise and property taxes on the unit were \$3,000, then the State would give \$9,000 to make the full reimbursement of that education as long as those funds hold out and the Town files the paperwork.

### **Discussion regarding Inclusionary Zoning By-law**

Mr. Knox asked members if they had a chance to review the draft that was in their packets. Ms. MacEachern said it was the same draft that was in their last packet, but she had put it into a word document. It writes it for you, and the blue box has the comment as to how you want to tailor it to your own community. Mr. Knox said that he had read it, but thought that might stop all development in Town. Ms. MacEachern said that at least when you have these larger developments, you are still getting units towards their SHI, rather than having to continue to add them. Mr. Knox noted that in the past four years, there had been only one development that came in front of the Planning Board that had more than ten homes.

Mr. Resnick advised that a 40B or 40R development would not be subject to this. This would be developments of which would only be subdivisions, as they did not allow multi-family housing developments elsewhere in the community. This would be for a large subdivision over ten houses. Some Towns like this, where others feel it has a nominal impact on affordable housing so they are not interested. He said the true way to really impact their housing is to work with 40B developers and try and get some rental projects, where all the units can be counted, as opposed to just counting the affordables in a for sale project.

Ms. MacEachern advised this had been one of the first items in their previous HPP. Her thought was with all the land they have protected in Chapter 61, if those large parcels come out and potentially become subdivisions, they could have something like this in place, rather than seeing all those units push them further away from their 10%. This would help them get there, and it is worth at least bringing it to Town Meeting. Mr. Knox felt that this could hurt the small developer. He would want to raise that number from ten to at least twenty or twenty-five. Mr. Conroy agreed that ten is too small, and they should go higher.

Mr. John Gregory of 8 Bartelli Road then asked if the Board or any other Board was aware of the Smart Energy Toolkit that is on the State's website. Mr. Knox replied he was not aware of it, but he would have to look into it. Mr. Gregory said there was a lot of information on the website. Mr. Knox thanked him for the information and said it is something they should consider for the future.

### **Planning Board Goals**

Ms. Cline then distributed a spreadsheet to the Board. She said that one of her concerns about goals is to not drill down to the point of what makes a goal happen or work, but they need smart goals. Smart goals are specific, measurable, attainable, relevant, and time bound. As they look at this, they should have goals that can be short term, or within a year. They should also look at long term goals, but never have more than ten. She is proposing that they look at the goals that Mr. Resnick sent out and the goals that she sent out, as well as the feedback that Ms. MacEachern had and take a look at these goals. She will collect the feedback, and then they will come up with a document that would be the overall ruling goals that this Board wants to move forward with.

Ms. Cline said they need to have goals that they can answer to the public about. For example, every year they should be reviewing the wording in certain bylaws or zoning because things change in Town, and they need to keep that updated. Mr. Resnick added that for general zoning issues that come before the Board, they need to identify the language that they feel is inaccurate, or they want to modify by making it stricter, or clearer, etc. Those are things they would bring forth, but when you're looking at adopting or revising a whole section of the bylaw, that is a real project. That would require listing that as a goal with a specific timeline. That is what he had tried to do on the time line sheet.

Ms. Cline said she did not disagree, but felt they were just breaking it down differently. She is looking at those specific things that they as a Planning Board want to say to the public. For instance, they need to look at 40B and 40R and set that as an overall goal. They establish a timeline

on when they want to accomplish it, and at every meeting it is discussed how they stand. An Adult Entertainment Overlay District was then discussed. Mr. Resnick said that this is a bylaw that communities should have. Ms. MacEachern noted there was a provision in the current zoning which allowed this by Special Permit in Industrial Zones. Ms. MacEachern said when looking through these, they could combine them and get down to ten. Mr. Knox said he would like everything that is not their normal business, to be prioritized down to a list of ten. He would like this placed on their next agenda.

**Review the following Zoning Board of Appeals petition:**

a. I.D. Sign Group – 15 Main Street

Mr. Knox said this was the self-storage business on Main Street. His thought was to make a recommendation that the Zoning Board not grant any relief from the existing sign bylaw. Ms. Cline and Ms. MacEachern agreed. Mr. Resnick said they were specifically requesting a Special Permit to have the internally illuminated portion and the changeable copy portion. Those both require Special Permits, and this sign complies with the size requirements. Ms. Cline said she would not be in favor of granting any relief from the sign bylaw. Ms. Murray clarified that they were not seeking any relief. Any sign that is illuminated or has changeable copy requires a Special Permit.

After further discussion, Ms. Cline said that as long as it was within the guidelines, she was okay with it. Mr. Knox asked about hours of operation, and if the illumination goes out a certain hour. Mr. Resnick replied he believed that had also been adopted in the bylaw. The hours are 11 p.m. to 6 a.m. that the sign must be off, unless it is a medical facility. It was discussed if those hours would be sufficient.

Mr. Conroy made a motion, seconded by Ms. MacEachern, to send a recommendation to the ZBA regarding 15 Main Street, I.D. Sign Group, that they adhere to the bylaw. The **vote** was **unanimous for**.

b. Garbitt/Pike – 29 Staples Shore Road

Mr. Knox made a motion, seconded by Ms. Cline, to make no recommendation regarding 29 Staples Shore Road, Garbitt/Pike. The **vote** was **unanimous for**.

**Approve Meeting Minutes**

Mr. Knox made a motion, seconded by Mr. Lynch, to approve the Minutes from the January 26, 2023, meeting. The **vote** was **unanimous for**.

## Correspondence

Some information had been sent out to members in regards to a proposed warehouse that was in the process of being permitted in the Town of Berkley. Mr. Resnick noted that it was a fairly substantial project, but he had not seen a MEPA filing. The other notices were insignificant.

## 415 Millennium Circle – Endorse Site Plan

Mr. Knox said they had already voted on this, but they would endorse this Site Plan tonight. He thought some changes had to be made. Ms. MacEachern said she had asked to have the filter maintenance included in the Operation Maintenance on the Plan. Mr. Resnick noted that was also included as a condition of approval of the Site Plan.

## Next meeting

The next meeting is scheduled for March 23, 2023, at 7:00 p.m. at the Lakeville Police Station. Ms. MacEachern advised that she had requested to the Select Board to have a joint meeting between the Lakeville Planning Board and Select Board with the Freetown Planning Board and Select Board to have a discussion regarding the commuter rail zoning. Mr. Knox said he would follow up on this.

Ms. MacEachern also wanted to know regarding 310 Kenneth Welch Drive where they were with the response from the Select Board for their no parking sign request. Mr. Resnick said they will be having a meeting with many of the department heads and with the owners of the property next week. They will then have a better understanding of where they are going to be with their filings as they are moving things forward. There are multiple issues with the property besides the timing of the Site Plan filing, the Conservation Commission filing, as well as water connection allocations. He would have more information for the Board at their next meeting. Mr. Knox said they had asked for a letter to be sent, and had voted on this at a subsequent meeting. Mr. Resnick replied that he had discussed this with the Selectmen, but a specific memo had not been sent.

Ms. MacEachern felt this was a separate issue. They had voted twice to send a memo, but it hasn't been done, and there had just been a conversation. Ms. Cline asked if they could get a memo sent to the Select Board. Mr. Resnick said he could do that. They were trying to give the owners some flexibility in trying to address this properly, but now there are other issues they haven't addressed at the site. After further discussion, he said that he would let them know.

## Adjourn

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

Meeting adjourned at 8:42.