



Received & posted:  
*Newell B. Murray, ATC*  
Town Clerk RECEIVED  
LAKEVILLE TOWN CLERK

## REMOTE MEETING NOTICE/ AGENDA

2021 MAY 11 PM 3:20

Posted in accordance with the provisions of MGL Chapter 30A, §. 18-25

Name of Board, Committee or Commission:	<b>Planning Board</b>
Date & Time of Meeting:	<b>Thursday, May 13, 2021 at 7:00 p.m.</b>
Location of Meeting:	<b>REMOTE MEETING</b>
Clerk/Board Member posting notice	<b>Cathy Murray</b>

### AGENDA

1. In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §20, relating to the 2020 novel Coronavirus outbreak emergency, the May 13, 2021, public meeting of the **Planning Board** shall be physically closed to the public to avoid group congregation. **However, to view this meeting in progress, please go to [facebook.com/LakeCAM/](https://www.facebook.com/LakeCAM/) (you do not need a Facebook account to view the meeting). This meeting will be recorded and available to be viewed at a later date at <http://www.lakecam.tv/>**
2. **Site Plan Review – 124, 126, 128, & 130 Crooked Lane – Presented by Zenith Consulting Engineers**
3. **SRPEDD – update from Barbara Mancovsky**
4. **Approve Meeting Minutes for March 25, 2021.**
5. **Old Business**
6. **New Business**
  - **The Forthcoming Senior Rental Crisis...Informational**
7. **Next meeting. . . May 27, 2021**
8. **Any other business that may properly come before the Planning Board.**
9. **Adjourn**

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

**Read the following into the record:**

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §20, relating to the 2020 novel Coronavirus outbreak emergency, the May 13, 2021, public meeting of the **Planning Board** shall be physically closed to the public to avoid group congregation. **However, to view this meeting in progress, please go to [facebook.com/lakecam](https://www.facebook.com/lakecam) (you do not need a Facebook account to view the meeting). This meeting will be recorded and available to be viewed at a later date at <http://www.lakecam.tv/>**

## Cathy Murray, Appeals Board Clerk

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**From:** Michael P. O'Brien, Fire Chief  
**Sent:** Thursday, April 29, 2021 8:11 AM  
**To:** Cathy Murray, Appeals Board Clerk  
**Subject:** RE: Site Plan Review-124, 126, & 128 Crooked Lane

Dear Cathy,

The Fire Department has no issue with the plans as submitted.

The provision of turn arounds on the driveways is a positive for the Department, as the length of the driveway will cause us to commit fire apparatus onto the property in the event of a fire.

Thank you,

Mike

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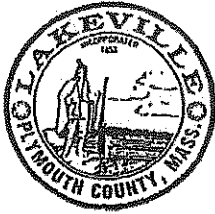
**From:** Cathy Murray, Appeals Board Clerk  
**Sent:** Wednesday, April 28, 2021 6:22 PM  
**To:** Edward Cullen <ecullen@lakevillema.org>; Tracie Craig-McGee <tcraig-mcgee@lakevillema.org>; Nathan Darling, Building Commissioner & Zoning Enforcement Officer <ndarling@lakevillema.org>; rjbouchard@verizon.net; Michael P. O'Brien, Fire Chief <mobrien@lakevillema.org>; Franklin Moniz, DPW Director <fmoniz@lakevillema.org>; Jesse L. Medford <jaymed1973@aol.com>; Matthew Perkins, Lakeville Chief of Police <mperkins@lakevillema.org>  
**Cc:** Frances Lawrence, Part time Board of Health Clerk <flawrence@lakevillema.org>; Janice Swanson, Building Dept Executive Assistant <jswanson@lakevillema.org>; Lori Canedy <lcandedy@lakevillema.org>; William Purcell, Fire Deputy Chief <wpurcell@lakevillema.org>; Jennifer Jewell, DPW - Administrative Assistant <jjewell@lakevillema.org>; Kristen Campbell, Administrative Assistant, Lakeville Police Department <kcampbell@lakevillema.org>  
**Subject:** Site Plan Review-124, 126, & 128 Crooked Lane

Hello everyone,

I'm attaching the Site Plan for 124, 126, & 128 Crooked Lane and the Stormwater narrative. Please review and forward any concerns you may have to the Planning Board at your earliest convenience. Please let me know if you would prefer to have a hard copy.

Thank you

Cathy



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

## APPLICATION FOR SITE PLAN REVIEW

Name of Applicant: Craig Crossley

Street: 111 Lincoln St.

City/Town: Norton State: MA Zip: 02766

Telephone: 774-300-7143 Email: craigcrossley1@gmail.com

Property Owner Name: see list below

Street: \_\_\_\_\_

City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Contact Person's Name: Craig Crossley

Telephone: 774-300-7143 Email: craigcrossley1@gmail.com

### SITE INFORMATION

Street and number: 124, 126 and 128 Crooked Lane

Zoning District: Residential Map 026 Block 003 Lot 003-03 003-01, 003-02,

Lot size: 70,000 s.f. Frontage: Lot 1: 206.88, Lot 2: 230.74, Lot 3: 220.47

Current use: None, vegetated

### PLAN INFORMATION

Plan Title: Site Plan

Prepared by: Jamie Bissonnette

Date prepared: 04/21/2021 Revision date (s): \_\_\_\_\_

Detailed Description of proposed work: \_\_\_\_\_

Construction of 3 single family house on existing lots. Construction of Stormwater Management system for lots and a portion of existing pavement on Crooked Lane.

**TO THE LAKEVILLE PLANNING BOARD:**

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

Applicant's Signature: *Jamie Crossley* Date: 4-28-21

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

Will you have a representative other than yourself?  Yes  No

Name: Zenith Consulting Engineers, LLC.

Telephone: 508-947-4208 Email: jamie@zcellc.com

Property Owners:  
Jaryd Crossley  
26 Galfre Rd., Lakeville, MA 02347

*Jaryd Crossley*

CNC Appraisal Services, Inc.  
1 Essex St., Mansfield, MA 02048

Matthew Ryan Staren  
59 Jackson St., Taunton, MA 02780

*Matt Staren*

To be completed by Planning Board staff:

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

Date/initials: \_\_\_\_\_

**SITE NOTES:**

- THE SITE IS SHOWN ON THE TOWN OF LAKEVILLE ASSESSORS MAP AS MAP 026 BLOCK 003 LOTS 003-01, 003-02, 003-03 & 003-04.
- PROPERTY LINE INFORMATION WAS TAKEN FROM
  - FOR TITLE REFERENCE TO THE SUBJECT PROPERTY REFER TO THE PLYMOUTH COUNTY REGISTRY OF DEEDS: BOOK 53802, PAGE 1  
BOOK 53910, PAGE 65  
BOOK 53884, PAGE 94  
BOOK 53982, PAGE 266
  - FOR PLAN REFERENCE TO THE SUBJECT PROPERTY REFER TO PLAN ENTITLED "DIVISION OF PROPERTY PLAN OF LAND" PREPARED BY LIGHTHOUSE LAND SURVEYING, LLC. BOOK 63, PAGE 517 IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
- PROPERTY LINE AND TOPOGRAPHY INFORMATION TAKEN FROM FIELD SURVEY BY LIGHTHOUSE LAND SURVEYING, LLC. IN JUNE 2017.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SCALED FROM THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF PLYMOUTH COUNTY, MAP NUMBER 25023C0427K, EFFECTIVE DATE JULY 16, 2015.
- THE SUBJECT PROPERTY IS NOT LOCATED IN A ZONE II OR III (WELL HEAD PROTECTION AREA). THE SYSTEM IS NOT LOCATED WITHIN A ZONE A OF A SURFACE WATER SUPPLY.
- THE PROPERTY IS LOCATED IN A PRIORITY HABITAT OR ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 14TH EDITION EFFECTIVE DATE AUGUST 1, 2017. SEE CONSERVATION AND MANAGEMENT PERMIT RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEED BOOK 52056 PAGE 9 (PAGES 1-23).
- THE PROJECT IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
- A PORTION OF THE SITE IS LOCATED IN AN OUTSTANDING RESOURCE WATER AREA (ORWA).
- ALL UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE. LOCATIONS WERE TAKEN FROM PLANS OF RECORD WITH THE MUNICIPALITY, DIG SAFE LOCATIONS OR FIELD EVIDENCE. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIG SAFE (1-888-DIG SAFE) AND ALL UTILITY COMPANIES TO CONFIRM LOCATIONS AND ELEVATIONS PRIOR TO THE START OF WORK.

**CONSTRUCTION NOTES:**

- CONTRACTOR TO VERIFY THAT A NPDES FILING MUST BE SUBMITTED FOR THIS PROJECT PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY BENCHMARKS FOR CONSISTENCY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ZENITH CONSULTING ENGINEERS, LLC. OF ANY DISCREPANCIES.
- CONTRACTOR SHALL VERIFY WATER TABLE ELEVATIONS AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES FROM THE PLAN.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIG SAFE (1-888-DIG SAFE) PRIOR TO THE COMMENCEMENT OF WORK AND ALL UNDERGROUND UTILITY COMPANIES TO CONFIRM LOCATIONS AND ELEVATIONS.
- SITE IS TO BE SERVICED BY PRIVATE WELL WATER AND SEPTIC SYSTEMS.
- 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.
- IF APPLICABLE, ANY RETAINING WALLS SHALL BE DESIGNED BY A MASSACHUSETTS REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.
- ALL WORK SHALL CONFORM TO THE TOWN OF LAKEVILLE RULES AND REGULATIONS AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY AND BRIDGES, MOST CURRENT VERSION OF PLAN SET.
- ALL WORK SHALL CONFORM TO THE CONDITIONS SET FORTH IN THE CONSERVATION AND MANAGEMENT PERMIT RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEED BOOK 52056 PAGE 9 (PAGES 1-23).

**SCHEDULE OF DRAWINGS**

DRAWING NUMBER	PLAN TITLE	LATEST PLAN DATE
C	COVER SHEET	5/7/2021
E	EXISTING CONDITIONS PLAN	5/7/2021
SP	GRADING AND DRAINAGE PLAN	5/7/2021
EC	EROSION CONTROL PLAN	5/7/2021
D	DETAILS SHEET	5/7/2021

# SITE PLAN FOR

## 124, 126, 128 & 130 CROOKED LANE (ASSESSORS MAP 026 BLOCK 003 LOTS 003-01, 003-02, 003-03, 003-04)

### LAKEVILLE, MASSACHUSETTS



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

**LAKEVILLE PLANNING BOARD**

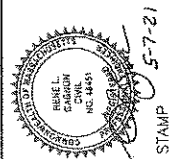
APPROVED: \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



5-7-21  
P.E. STAMP

**OWNERS/APPLICANT**  
**JARYD CROSSLEY**  
 26 GALFRE RD  
 LAKEVILLE, MASSACHUSETTS

**CNC APPRAISAL SERVICES, INC.**  
 1 ESSEX STREET  
 MANSFIELD, MASSACHUSETTS

**MATTHEW STAREN**  
 59 JACKSON STREET  
 TAUNTON, MASSACHUSETTS

**HEARTWOOD DEVELOPMENT, LLC**  
 3 TRINITY CIRCLE  
 BRIDGEWATER, MASSACHUSETTS

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

REV.	DATE	DESCRIPTION	BY	APP.
1.	5/7/2021	GRADING REVS & ADD LOT 4	JLB	JLB

<b>SHEET NAME:</b>	<b>SITE PLAN</b>
<b>PROJECT SITE:</b>	<b>NEW CONSTRUCTION</b>
<b>CLIENT INFO:</b>	<b>LOTS 1, 2, 3 &amp; 4 CROOKED LANE</b> LAKEVILLE, MASSACHUSETTS
	<b>CRAIG CROSSLEY</b> 111 LINCOLN STREET NORTON, MA 02766

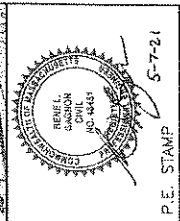
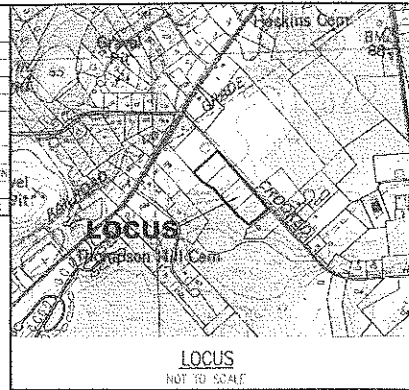
S:\Civil Engineering Projects\Lakeville\Crooked Lane\Map 026 Block 003 Lot 003\Drawings\Septic Base - Revised 5-4-21.dwg

**SITE NOTES:**

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  - FOR TITLE REFERENCE TO THE SUBJECT PROPERTY REFER TO THE PLYMOUTH COUNTY REGISTRY OF DEEDS:
  - BOOK 53802, PAGE 1
  - BOOK 53910, PAGE 85
  - BOOK 53884, PAGE 94
  - BOOK 53962, PAGE 266
- FOR PLAN REFERENCE TO THE SUBJECT PROPERTY REFER TO PLAN ENTITLED "DIVISION OF PROPERTY PLAN OF LAND" PREPARED BY LIGHTHOUSE LAND SURVEYING, LLC, BOOK 63, PAGE 517 IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
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**LEGEND**

---	EXISTING CONTOURS
---	EXISTING SPOT ELEVATION
---	EXISTING TESTPI
---	PROPOSED CONTOURS
---	PROPOSED SPOT ELEVATION
---	EXISTING TIRELINE
---	EXISTING OVERHEAD WIRES



N/F  
 CROSSLOR SOLAR LLC  
 129 CROOKED LN - LAKEVILLE, MA  
 ASSESS. MAP 026 - PARCEL ID: 026-004-004  
 DEED BK 49847 / PAGE 263

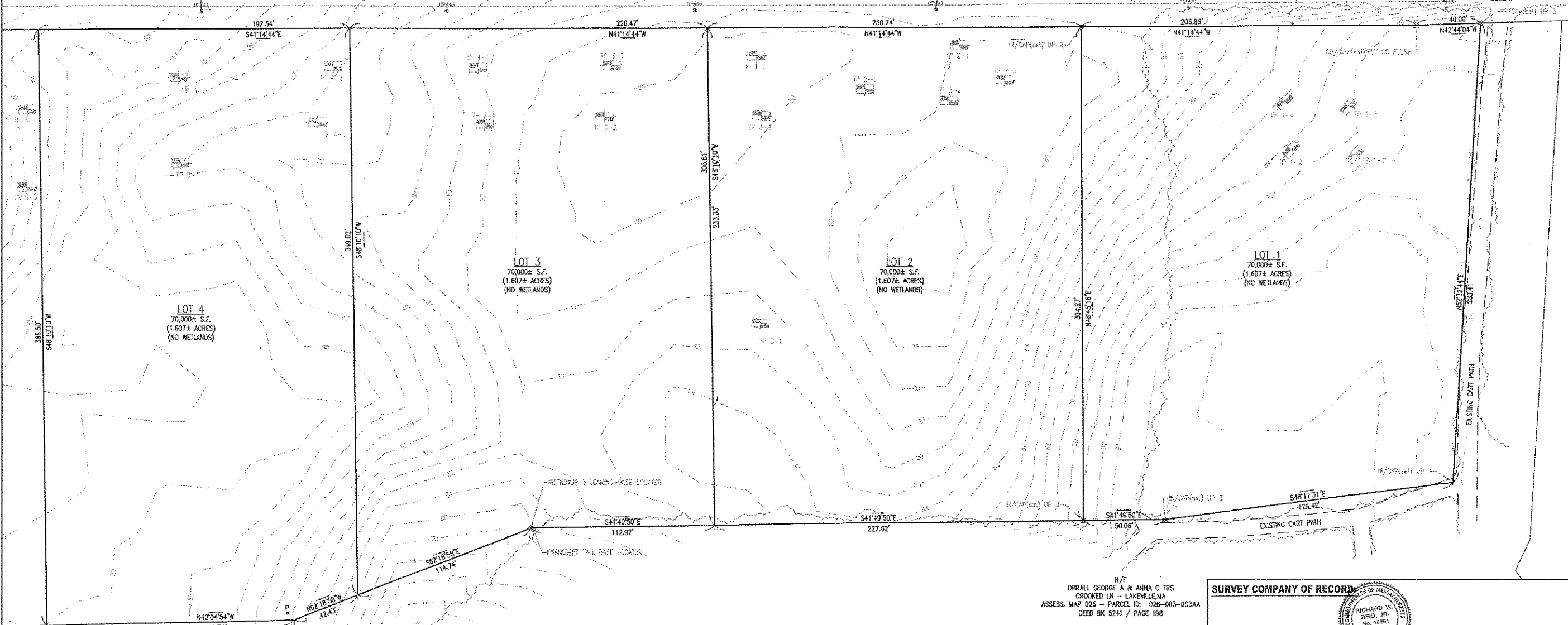
N/F  
 O.E. REALTY OF MASSACHUSETTS INC  
 123 CROOKED LN - LAKEVILLE, MA  
 ASSESS. MAP 026 - PARCEL ID: 026-004-005  
 DEED BK 20392 / PAGE 61

**ZONING - RESIDENTIAL**

LOT AREA	70,000 S.F.
LOT FRONTAGE	175 FEET
FRONT YARD SETBACK	40 FEET
REAR YARD SETBACK	20 FEET
SIDE YARD SETBACK	20 FEET
UPLAND AREA	52,500 S.F.

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

**CROOKED (PUBLIC - COUNTY LAYOUT #1201) LANE**



DATE	REV.	DESCRIPTION	BY	APP.
4-21-21	1	5/3/2021 GRADING REVS & ADD LOT #	JLB	RJD

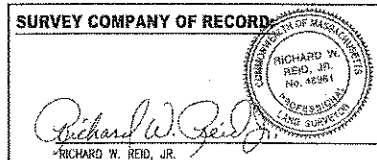
**EXISTING CONDITIONS PLAN  
 NEW CONSTRUCTION**

**LOTS 1, 2, 3 & 4 CROOKED LANE  
 LAKEVILLE, MASSACHUSETTS**

**CRAIG CROSSLEY  
 111 LINCOLN STREET  
 NORTON, MA 02766**

N/F  
 ORRALL GEORGE A & ANNA C TRS  
 CROOKED LN - LAKEVILLE, MA  
 ASSESS. MAP 026 - PARCEL ID: 026-003-004  
 DEED BK 29752 / PAGE 75

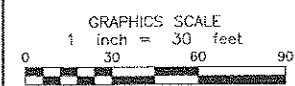
N/F  
 ORRALL GEORGE A & ANNA C TRS  
 CROOKED LN - LAKEVILLE, MA  
 ASSESS. MAP 026 - PARCEL ID: 026-003-003AA  
 DEED BK 5241 / PAGE 198



**SURVEY COMPANY OF RECORD**

Richard W. Reid, Jr.  
 RICHARD W. REID, JR.  
 PROFESSIONAL  
 LAND SURVEYOR

DATE: 5-7-2021



**LIGHTHOUSE LAND SURVEYING, LLC**  
 75 KIMBERLY ROAD - TAUNTON, MASSACHUSETTS  
 TEL.: 508.287.0896  
 website: www.lighthouseandsurveying.com

S:\2021 Engineering Projects\Lakeville\Crooked Lane\026 Crooked Lane (Map 026 Block 003 Lot 003)\DWG\Static Base - Revised 5-14-21.dwg

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  - BOOK 53910, PAGE 65
  - BOOK 53884, PAGE 94
  - BOOK 53892, PAGE 268
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**CONSTRUCTION NOTES:**

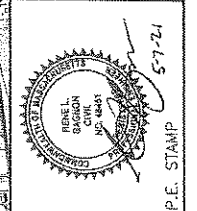
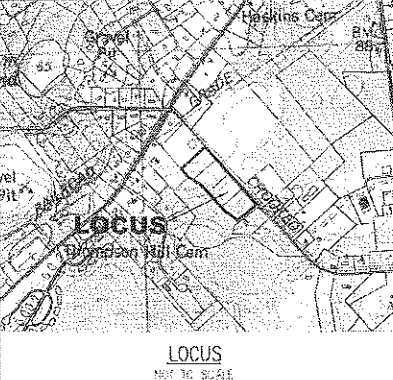
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**LEGEND**

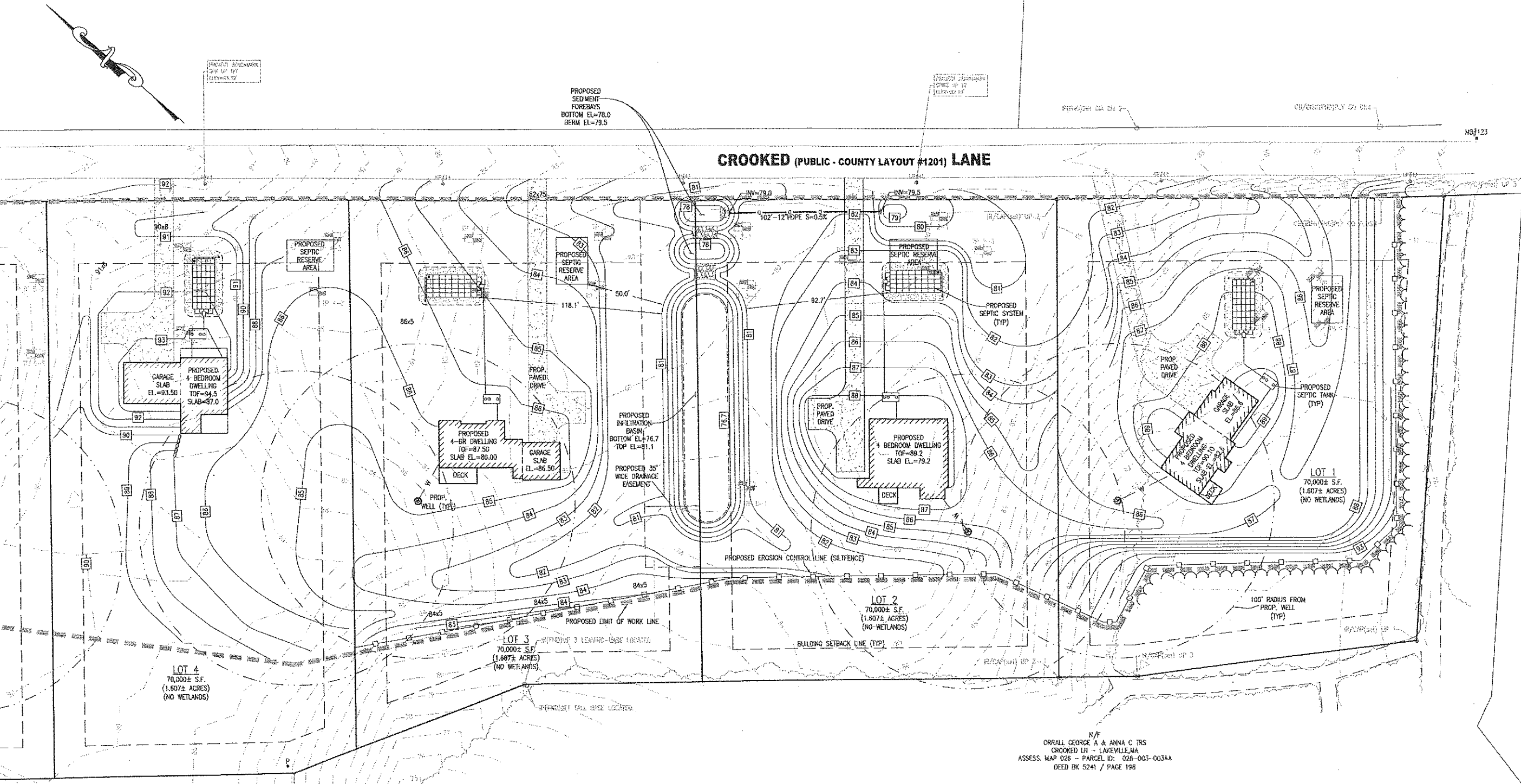
---	EXISTING CONTOURS
---	EXISTING SPOT ELEVATION
---	EXISTING TESTPIT
---	PROPOSED CONTOURS
---	PROPOSED SPOT ELEVATION
---	EXISTING TREE LINE
---	EXISTING OVERHEAD WIRES
---	PROP. EROSION CONTROL

**ZONING - RESIDENTIAL**

	REQUIRED
LOT AREA	70,000 S.F.
LOT FRONTAGE	175 FEET
FRONT YARD SETBACK	40 FEET
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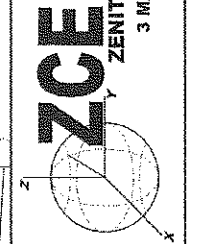
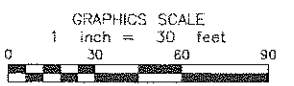


**ZENITH CONSULTING ENGINEERS, LLC**  
 3 MAIN STREET LAKEVILLE, MA 02347  
 PHONE: (508) 947-4208



N/F  
 ORRALL GEORGE A & ANNA C TRS  
 CROOKED LN - LAKEVILLE, MA  
 ASSESS. MAP 026 - PARCEL ID: 026-003-004  
 DEED BK 29752 / PAGE 75

N/F  
 ORRALL GEORGE A & ANNA C TRS  
 CROOKED LN - LAKEVILLE, MA  
 ASSESS. MAP 026 - PARCEL ID: 026-003-003AA  
 DEED BK 5241 / PAGE 198



DATE	BY	APP.	DESCRIPTION
4-21-21	REG		GRADING REVS & ADD LOT 4
5/3/2021	JLB		

**SITE PLAN**  
**NEW CONSTRUCTION**  
**LOTS 1, 2, 3, & 4 CROOKED LANE**  
 LAKEVILLE, MASSACHUSETTS  
**CRIGAG CROSSLEY**  
 111 LINCOLN STREET  
 NORTON, MA 02766

S:\Civil Engineering\Projects\Lakeville\Crooked Lane\Map 026 Block 003 Lot 003\DWG\Septic Base - Revised 5-4-21.dwg



**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 FENCE 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 FOLLOWING A STORM EVENT SHALL BE PROMPTLY REPLACED OR REPAIRED IN A SATISFACTORY MANNER SO AS TO PREVENT SEDIMENT FROM BYPASSING THE EROSION CONTROL BARRIER.
- 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, THE INFILTRATION BASIN SHALL BE CONSTRUCTED AND STABILIZED AS SOON AS POSSIBLE. METHODS OF STABILIZATION INCLUDE, BUT ARE NOT LIMITED TO, HYDROSEED, LOAM AND SEED, STRAW MULCH, EROSION CONTROL BLANKETS, ETC.
- THE INFILTRATION BASIN SHALL BE INSPECTED WEEKLY OR AFTER ALL RAINFALL EVENTS GREATER THAN 1/2 INCH, WHICHEVER OCCURS SOONER. ANY EROSION WITHIN THE BASIN SHALL BE FILLED AND RESTABILIZED IN A MANNER TO PREVENT FUTURE EROSION. IN ADDITION, THE OUTER PORTIONS OF THE INFILTRATION BASINS SHALL BE INSPECTED IN A SIMILAR MANNER.

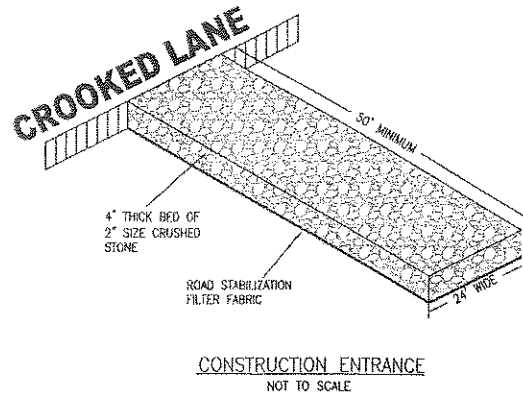
**CONSTRUCTION SEQUENCE OF OPERATIONS**

THE FOLLOWING SEQUENCE OF OPERATION SHALL BE FOLLOWED TO ENSURE THE PROPER CONSTRUCTION AND FUNCTION OF THE DRAINAGE AND EROSION CONTROL SYSTEMS.

- PRIOR TO ANY EARTH DISTURBING ACTIVITIES, THE EROSION CONTROL BARRIERS CONSISTING OF SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE SITE PLANS.
- THE EXISTING TREES AND SHRUBS WITHIN THE LIMIT OF WORK SHALL THEN BE CLEARED AND GRUBBED.
- THE CONSTRUCTION PHASE OF THE PROJECT SHALL BEGIN WITH THE CONSTRUCTION OF THE INFILTRATION BASIN.
- THE AREA SHALL THEN BE FILLED AND COMPACTED IN 12 INCH LIFTS TO THE PROPOSED ROUGH GRADE.
- SIDE SLOPES THAT ARE TO BECOME LAWN IN THE FINAL CONDITION SHALL THEN RECEIVE A 4 INCH LAYER OF LOAM AND THEN BE SEEDED WITH A QUALITY HYDROSEED MIX.
- THROUGHOUT THE REMAINDER OF THE CONSTRUCTION PHASE, THE ENTIRE PROJECT SITE SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER ANY RAIN EVENT GREATER THAN 1 INCH FOR INDICATORS OF EROSION. ANY ERODED AREAS SHALL BE REPAIRED IMMEDIATELY AND STABILIZED WITH VEGETATION, GEGRID OR ANY METHOD THE CONTRACTOR DETERMINES TO BE ADEQUATE.

**SITE NOTES:**

- THE SITE IS SHOWN ON THE TOWN OF LAKEVILLE ASSESSORS MAP AS MAP 026 BLOCK 003 LOTS 003-01, 003-02, 003-03 & 003-04.
- PROPERTY LINE INFORMATION WAS TAKEN FROM:
  - FOR TITLE REFERENCE TO THE SUBJECT PROPERTY REFER TO THE PLYMOUTH COUNTY REGISTRY OF DEEDS:
    - BOOK 53002, PAGE 1
    - BOOK 53910, PAGE 65
    - BOOK 53884, PAGE 94
    - BOOK 53962, PAGE 268
  - FOR PLAN REFERENCE TO THE SUBJECT PROPERTY REFER TO PLAN ENTITLED "DIVISION OF PROPERTY PLAN OF LAND" PREPARED BY LIGHTHOUSE LAND SURVEYING, LLC. BOOK 63, PAGE 517 IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
- PROPERTY LINE AND TOPOGRAPHY INFORMATION TAKEN FROM FIELD SURVEY BY LIGHTHOUSE LAND SURVEYING, LLC. IN JUNE 2017.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SCALED FROM THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF PLYMOUTH COUNTY, MAP NUMBER 25023004276, EFFECTIVE DATE JULY 18, 2015.
- THE SUBJECT PROPERTY IS NOT LOCATED IN A ZONE R OR WPA (WELL HEAD PROTECTION AREA).
- THE SYSTEM IS NOT LOCATED WITHIN A ZONE A OF A SURFACE WATER SUPPLY.
- THE PROPERTY IS LOCATED IN A PRIORITY HABITAT OR ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 14TH EDITION EFFECTIVE DATE AUGUST 1, 2017. SEE CONSERVATION AND MANAGEMENT PERMIT RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEED BOOK 52056 PAGE 9 (PAGES 1-23).
- THE PROJECT IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
- A PORTION OF THE SITE IS LOCATED IN AN OUTSTANDING RESOURCE WATER AREA (ORWA).
- ALL UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE. LOCATIONS WERE TAKEN FROM PLANS OF RECORD WITH THE MUNICIPALITY, DIG SAFE LOCATIONS OR FIELD EVIDENCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DIG SAFE (1-888-DIG SAFE) AND ALL UTILITY COMPANIES TO CONFIRM LOCATIONS AND ELEVATIONS PRIOR TO THE START OF WORK.
- ALL WORK SHALL TO CONFORM TO THE CONDITIONS SET FORTH IN THE CONSERVATION AND MANAGEMENT PERMIT RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEED BOOK 52056 PAGE 9 (PAGES 1-23).

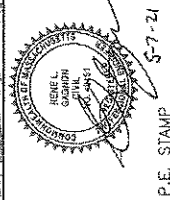
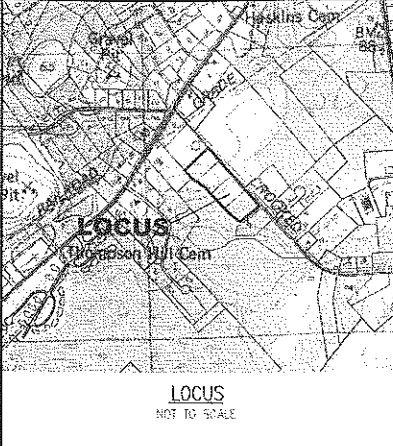


**LEGEND**

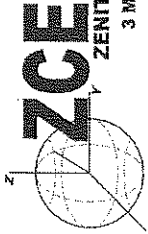
---	EXISTING CONTOURS
---	EXISTING SPOT ELEVATION
---	EXISTING TEST PIT
---	PROPOSED CONTOURS
---	PROPOSED SPOT ELEVATION
---	EXISTING TREE LINE
---	EXISTING OVERHEAD WIRES
---	PROP. EROSION CONTROL

**ZONING - RESIDENTIAL**

LOT AREA	REQUIRED
76,000 S.F.	
LOT FRONTAGE	175 FEET
FRONT YARD SETBACK	40 FEET
REAR YARD SETBACK	20 FEET
SIDE YARD SETBACK	20 FEET
UPLAND AREA	52,500 S.F.

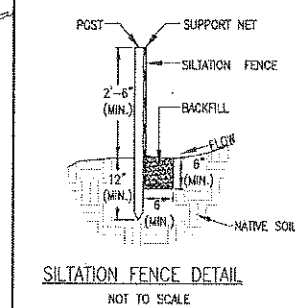
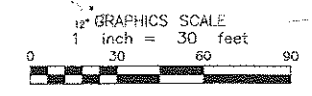
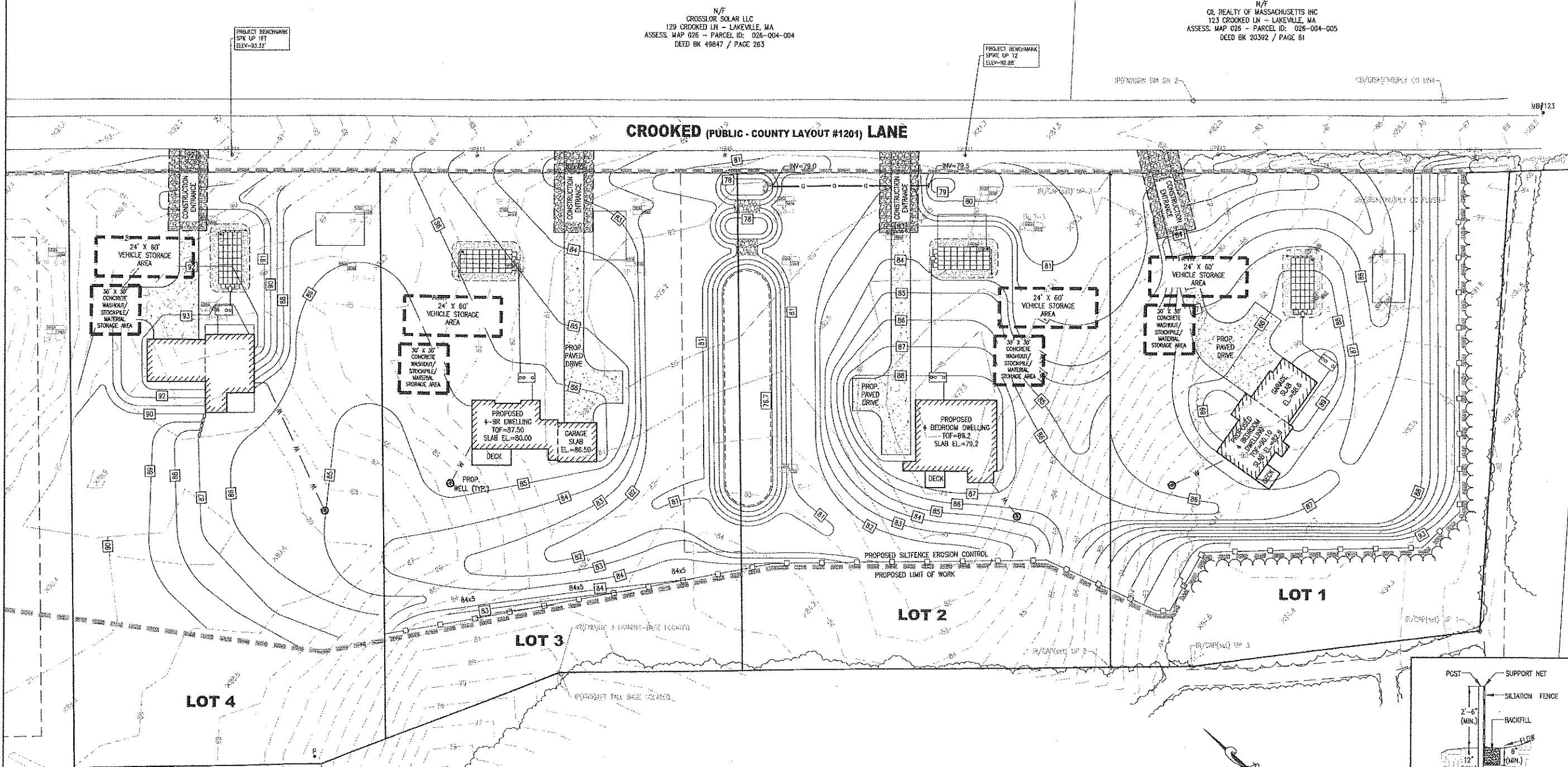


**ZENITH CONSULTING ENGINEERS, LLC**  
 3 MAIN STREET LAKEVILLE, MA 02347  
 PHONE: (508) 947-4208



N/F  
 CROSSLOR SOLAR LLC  
 129 CROOKED LN - LAKEVILLE, MA  
 ASSESS. MAP 026 - PARCEL ID: 026-004-004  
 DEED BK 49847 / PAGE 263

N/F  
 OIL REALTY OF MASSACHUSETTS INC  
 123 CROOKED LN - LAKEVILLE, MA  
 ASSESS. MAP 026 - PARCEL ID: 026-004-005  
 DEED BK 20392 / PAGE 61

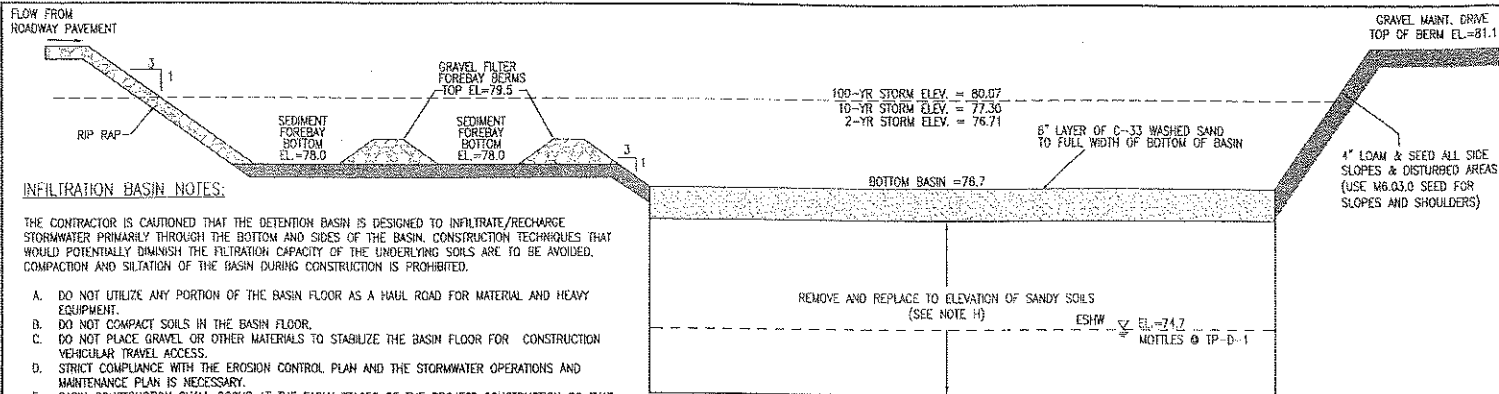


**EROSION CONTROL PLAN NEW CONSTRUCTION**  
 LOTS 1, 2, 3 & 4 CROOKED LANE  
 LAKEVILLE, MASSACHUSETTS  
 CLIENT INFO: CRIAG CROSSLEY  
 111 LINCOLN STREET  
 NORTON, MA 02766

DATE	REV.	DESCRIPTION	BY	APP.
4-16-2021	1	5/7/2021 GRADING REVS & ADD LOT 4	JLB	JLB

DATE	4-16-2021
PROJECT NUMBER	0410-01-03
SCALE	1"=30'
SHEET ID	EC

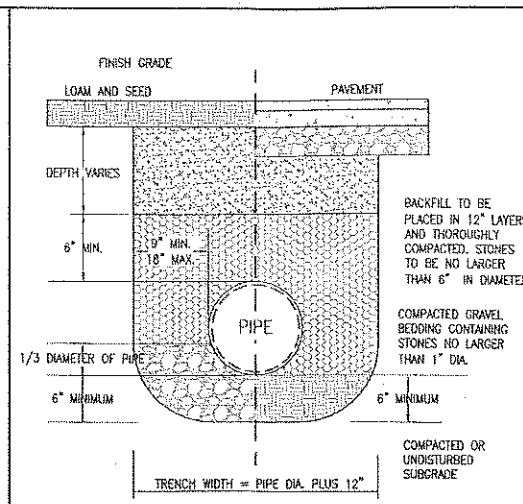
S:\2021 Engineering Projects\Lakeville\Crooked Lane\0 Crooked Lane (Map 026 Block 003 Lot 003)\DWG\Septic Base - Revised 5-4-21.dwg



**INFILTRATION BASIN NOTES:**

- THE CONTRACTOR IS CAUTIONED THAT THE DETENTION BASIN IS DESIGNED TO INFILTRATE/RECHARGE STORMWATER PRIMARILY THROUGH THE BOTTOM AND SIDES OF THE BASIN. CONSTRUCTION TECHNIQUES THAT WOULD POTENTIALLY DIMINISH THE FILTRATION CAPACITY OF THE UNDERLYING SOILS ARE TO BE AVOIDED. COMPACTION AND SILTATION OF THE BASIN DURING CONSTRUCTION IS PROHIBITED.
- DO NOT UTILIZE ANY PORTION OF THE BASIN FLOOR AS A HAUL ROAD FOR MATERIAL AND HEAVY EQUIPMENT.
  - DO NOT COMPACT SOILS IN THE BASIN FLOOR.
  - DO NOT PLACE GRAVEL OR OTHER MATERIALS TO STABILIZE THE BASIN FLOOR FOR CONSTRUCTION VEHICULAR TRAVEL ACCESS.
  - STRICT COMPLIANCE WITH THE EROSION CONTROL PLAN AND THE STORMWATER OPERATIONS AND MAINTENANCE PLAN IS NECESSARY.
  - BASIN CONSTRUCTION SHALL OCCUR AT THE EARLY STAGES OF THE PROJECT CONSTRUCTION SO THAT THEY ARE FULLY VEGETATED AND STABILIZED PRIOR TO RECEIVING STORMWATER.
  - RIP-RAP IN THE FOREBAYS TO BE PLACED, NOT DUMPED. DO NOT COMPACT.
  - DO NOT USE THE INFILTRATION BASIN AS A TEMPORARY SEDIMENT BASIN OR DE-WATERING BASIN.
  - AS PART OF THE INFILTRATION BASIN CONSTRUCTION, THE CONTRACTOR SHALL REMOVE TOPSOIL, SUBSOIL, AND OTHER UNSUITABLE SOIL THAT MAY BE ENCOUNTERED DOWN TO FINE-MEDIUM SAND SOILS (C3 LAYER @ TP-3-4). THE REMOVED MATERIAL SHALL BE REPLACED BY CLEAN SAND WHICH MEETS TITLE V (310 CMR 15.255) REQUIREMENTS. AFTER THE REMOVAL OF UNSUITABLE MATERIAL AND PRIOR TO THE PLACEMENT OF THE CLEAN SAND, AN INSPECTION BY THE DESIGN ENGINEER SHALL BE COMPLETED TO CONFIRM CONDITIONS. SIEVE ANALYSIS OF THE CLEAN SAND SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL PRIOR TO PLACEMENT AND SAMPLED ON-SITE BY THE DESIGN ENGINEER.

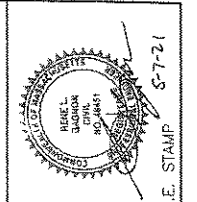
**INFILTRATION BASIN CROSS SECTION DETAIL**  
NOT TO SCALE



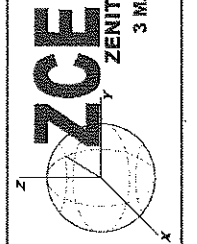
**DRAINAGE PIPE TRENCH DETAIL**  
NOT TO SCALE

**CONSTRUCTION NOTES:**

- CONTRACTOR TO VERIFY THAT A HPDES PLAN MUST BE SUBMITTED FOR THIS PROJECT PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY BENCHMARKS FOR CONSISTENCY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ZENITH CONSULTING ENGINEERS, LLC OF ANY DISCREPANCIES.
- CONTRACTOR SHALL VERIFY WATER TABLE ELEVATIONS AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES FROM THE PLAN.
- IT IS THE 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.
- SITE IS TO BE SERVED BY PRIVATE WELL WATER AND SEPTIC SYSTEMS.
- PROPOSED UTILITIES AND CONSTRUCTION METHODS UNDER AREAS SUBJECT TO TRAFFIC LOADING SHALL BE INSTALLED TO WITHSTAND H-20 TRAFFIC LOADING STANDARDS. CONTRACTOR SHALL VERIFY THAT ALL STRUCTURES COMPLY TO THIS STANDARD.
- IF APPLICABLE, ANY RETAINING WALLS SHALL BE DESIGNED BY A MASSACHUSETTS REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.
- ALL WORK SHALL CONFORM TO THE TOWN OF LAKEVILLE RULES AND REGULATIONS AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY AND BRIDGES, MOST CURRENT VERSION OF PLAN SET.
- ALL WORK SHALL CONFORM TO THE CONDITIONS SET FORTH IN THE CONSERVATION AND MANAGEMENT PERMIT RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEED BOOK 52056 PAGE 9 (PAGES 1-23).



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



**SOIL LOGS:**

DATE: 4-2-19  
PERFORMED BY: NYLES ZAGER  
ZENITH CONSULTING ENGINEERS, LLC.  
WITNESSED BY: KEVIN BERNARDO  
LAKEVILLE BOARD OF HEALTH

TP-1-1	TP-1-2	TP-1-3	TP-1-4	TP-2-1	TP-2-2	TP-2-3	TP-2-4	TP-3-1	TP-3-2	TP-3-3	TP-4-1	TP-4-4
0	0	0	0	0	0	0	0	0	0	0	0	0
8	6	8	8	18	12	10	12	14	10	12	12	12
22	24	28	22	40	30	28	26	28	28	28	26	32
116	124	114	122	112	102	68	122	116	118	125	122	118
ELEV. (FEET) 80.6	ELEV. (FEET) 89.2	ELEV. (FEET) 89.8	ELEV. (FEET) 88.2	ELEV. (FEET) 80.0	ELEV. (FEET) 79.5	ELEV. (FEET) 79.4	ELEV. (FEET) 80.5	ELEV. (FEET) 79.5	ELEV. (FEET) 79.8	ELEV. (FEET) 80.5	ELEV. (FEET) 82.2	ELEV. (FEET) 82.2
0/A SANDY LOAM 10R 2/2	0/A SANDY LOAM 10R 2/2	0/A SANDY LOAM 10R 2/2	0/A SANDY LOAM 10R 2/2	A SANDY LOAM 10R 2/2	A SANDY LOAM 10R 2/2	A SANDY LOAM 10R 2/2	A SANDY LOAM 10R 2/2	A SANDY LOAM 10R 2/2	A SANDY LOAM 10R 2/2	A SANDY LOAM 10R 2/2	A SANDY LOAM 10R 2/2	A SANDY LOAM 10R 2/2
B SANDY LOAM 10R 4/6	B SANDY LOAM 10R 4/6	B SANDY LOAM 10R 4/6	B SANDY LOAM 10R 4/6	B SANDY LOAM 10R 4/6	B SANDY LOAM 10R 4/6	B SANDY LOAM 10R 4/6	B SANDY LOAM 10R 4/6	B SANDY LOAM 10R 4/6	B SANDY LOAM 10R 4/6	B SANDY LOAM 10R 4/6	B SANDY LOAM 10R 4/6	B SANDY LOAM 10R 4/6
C FINE MEDIUM SAND 2.5S 5/4	C FINE MEDIUM SAND 2.5S 5/4	C1 FINE MEDIUM SAND 2.5S 5/4	C1 FINE MEDIUM SAND 2.5S 5/4	C1 FINE MEDIUM SAND 2.5S 5/4	C1 FINE MEDIUM SAND 2.5S 5/4	C1 FINE MEDIUM SAND 2.5S 5/4	C1 FINE MEDIUM SAND 2.5S 5/4	C1 MEDIUM COARSE SAND & GRAVEL 2.5S 5/4	C1 FINE MEDIUM SAND 2.5S 5/4	C1 FINE MEDIUM SAND 2.5S 5/4	C1 MEDIUM COARSE SAND & GRAVEL 2.5S 5/4	C1 FINE MEDIUM SAND 2.5S 5/4
MOTTLING @ NONE	MOTTLING @ NONE	MOTTLING @ 114"	MOTTLING @ NONE	MOTTLING @ 100"	MOTTLING @ 96"	MOTTLING @ 68"	MOTTLING @ 90"	MOTTLING @ 40"	MOTTLING @ 48"	MOTTLING @ 42"	MOTTLING @ 102"	MOTTLING @ NONE
WEEPING @ NONE	WEEPING @ NONE	WEEPING @ NONE	WEEPING @ NONE	WEEPING @ NONE	WEEPING @ NONE	WEEPING @ NONE	WEEPING @ NONE	WEEPING @ NONE	WEEPING @ NONE	WEEPING @ NONE	WEEPING @ NONE	WEEPING @ NONE
STANDING @ NONE	STANDING @ NONE	STANDING @ NONE	STANDING @ NONE	STANDING @ NONE	STANDING @ NONE	STANDING @ NONE	STANDING @ 98"	STANDING @ 98"	STANDING @ 90"	STANDING @ 110"	STANDING @ NONE	STANDING @ NONE
ESHW EL. = 80.3	ESHW EL. = 80.3	ESHW EL. = 80.3	ESHW EL. = 80.3	ESHW EL. = 71.7	ESHW EL. = 71.8	ESHW EL. = 73.7	ESHW EL. = 73.0	ESHW EL. = 75.2	ESHW EL. = 71.6	ESHW EL. = 75.8	ESHW EL. = 73.7	ESHW EL. = 74.7
PERC DEPTH: 34"-56"	PERC DEPTH: 34"-52"	PERC DEPTH: NONE	PERC DEPTH: NONE	PERC DEPTH: 40"-58"	PERC DEPTH: 30"-48"	PERC DEPTH: NONE	PERC DEPTH: NONE	PERC DEPTH: 30"-48"	PERC DEPTH: NONE	PERC DEPTH: 28"-46"	PERC DEPTH: 30"-48"	PERC DEPTH: NONE
PERC RATE: <2 MPI	PERC RATE: <2 MPI	PERC RATE: NONE	PERC RATE: NONE	PERC RATE: <2 MPI	PERC RATE: <2 MPI	PERC RATE: NONE	PERC RATE: NONE	PERC RATE: 2 MPI	PERC RATE: NONE	PERC RATE: <2 MPI	PERC RATE: <2 MPI	PERC RATE: NONE

**SOIL LOGS:**

DATE: 5-4-2021  
PERFORMED BY: NYLES ZAGER  
ZENITH CONSULTING ENGINEERS, LLC.  
WITNESSED BY: WILLIAM CONNELLY  
ZENITH CONSULTING ENGINEERS, LLC.

TP-D-1
0
72
96
ELEV. (FEET) 80.7 (NOTE A,B AND SOME C LAYER WERE REMOVED PRIOR TO TESTING)
C1 FINE MEDIUM SAND
C2 FINE SANDY LOAM
MOTTLING @ 72"
WEEPING @ NONE
STANDING @ NONE
ESHW EL. = 74.7
PERC DEPTH: NONE
PERC RATE: NONE

DATE	DESCRIPTION	BY	APP.
4-15-2021			
5/7/2021	GRADING REVISIONS & ADD LOT 4	RLG	JLB

**DETAILS**  
**NEW CONSTRUCTION**  
**LOTS 1, 2, 3 & 4 CROOKED LANE**  
**LAKEVILLE, MASSACHUSETTS**  
**CRJAG CROSSLEY**  
**111 LINCOLN STREET**  
**NORTON, MA 02786**

**Planning Board  
Lakeville, Massachusetts  
Minutes of Meeting  
March 25, 2021  
Remote meeting**

On March 25, 2021, the Planning Board held a remote meeting. It was called to order by Chairman Knox at 7:00 p.m. LakeCam was recording, and it was streaming on Facebook Live.

**Members present:**

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

**Others present:**

Nyles Zager, Zenith Consulting Engineers, Bo McMahon, Atty. Michael O'Shaughnessy, Norman Orrall

**Agenda item #1**

Mr. Knox read this item into the record. It was an explanation of the Governor's Order Suspending Certain Provisions of the Open Meeting Law related to the 2020 novel Coronavirus outbreak emergency which was why the Board was meeting remotely.

**Site Plan Review – 15 Main Street – presented by Zenith Consulting Engineers**

Mr. Nyles Zager was present. He advised they were here before them for a project at 15 Main Street. The applicant is Bluefin Realty located in Middleborough. The property is located about two lots south of the CVS Pharmacy on Route 105, and across from Riverside Drive. The lot is approximately 3.26 acres with a wetland at the rear of the property. Mr. Zager then shared his screen. He advised the lot is located in both the business district which is 600 feet back from Main Street and also the residential district. The high point of the site is approximately at elevation 122 feet, and it slopes all the way down to roughly elevation 80 at the rear wetland line. It is approximately elevation 105 on Main Street.

Mr. Zager stated that approximately two thirds of the property is cleared. The remainder of the rear of the property is wooded. There are two existing concrete foundations that are in disrepair which he pointed out on the Plan. They will both be removed as part of this proposal. Mr. Zager said there is no flood zones on the property, no Natural Heritage endangered species, no areas of critical environmental concern, and it is not located within the zone two of a public water supply well.

Mr. Zager then went to the proposed layout of the site. The proposal is a 24,000 square foot, three-story, self-storage facility with a total gross floor area of 72,000 square feet. The parking is proposed in the front with a total of eight spaces. One of those spaces will be handicapped van accessible. There will be a small office space located at the north east corner of the front portion of the building. The building meets all zoning setbacks in a business district which are 40 feet for the front, rear, and side. Mr. Zager said the landscaping that is currently proposed in the front is two ten feet high plus dogwood trees, nine azalea shrubs, and two green giant arborvitaes. Lighting will be wall mounted on each unit above the door. He noted that all lighting will face downward to ensure that no lighting will spill onto any abutting properties.

Mr. Zager stated the dumpster is located in the rear and will be on a concrete pad, completely fenced in and gated, so it is blocked from the public. The property will be serviced by City of Taunton Water and by an on-site septic system. Perc tests were done and witnessed by the Lakeville Board of Health. Almost all the storm water for the entire property is going to be conveyed through catch basins and drainage manholes, which are all being piped along the sides of the building. Then they're being piped into this drain manhole which has the first defense unit in it. That unit is used as a proprietary measure to remove total suspended solids (tss.) That stormwater requires 80% removal, and these units alone remove that. Mr. Zager continued that there was also a large infiltration basin, located where everything is discharged to. This basin is sized to meet the 100 year, 24-hour storm event. That is seven inches of rain over a 24-hour span and is the DEP requirement for stormwater management.

Mr. Zager advised there was also a small infiltration with underground chambers located at the front of the site. He explained there is a five to six-foot slope at the entrance and they couldn't get all the water to the back because of the depth of the pipe that would need to be there. As this is also a State highway layout, Mass Dot will not allow any water from a proposed property to go onto their layout. They provide this trench grate to ensure that is not the case. This will all be reviewed by Mass DOT as part of their approval process once they get to that point.

The next sheet of the plan, erosion control, was more for the contractor Mr. Zager said, to make sure things are handled properly. There is a construction entrance proposed. It's a rip rap entrance that is there for when large trucks or construction vehicles are coming on and off the site. It knocks the debris off the tires so it doesn't go out onto Main Street. Any debris that did get onto Main Street would have to be swept daily or as needed. That information is all provided in the operation and maintenance plans. Mr. Zager said they are providing silt sock for erosion control at the down gradient side of the project. Silt sacs go into the catch basins and capture any silt that gets into the drainage piping before it gets in there. The contractor will have to empty these as needed. He noted that the entire site has been designed to meet DEP Stormwater Management Standards and all that information had been provided.

Mr. Knox said that he had spoken to Mr. Bissonnette earlier in regards to the landscaping. Mr. Bo McMahan, the owner of the property was present. He said that he had been advised that the Board would be looking for some sort of an enhanced landscape plan, which he was more than willing to do. Mr. Knox said the lot coverage shown on the cover of the plan shows 44%. Mr. Zager said that was correct. Mr. Knox said he was questioning if the residential zone could be used for the business property, so he didn't know if that lot coverage should be based only on the business

property, which would change that percentage quite a bit. That in turn would trigger at least one of the Town's density bonuses. He thought the Planning Board would be requesting an opinion from Town Counsel on the lot coverage based on the zoning. Through that opinion if the residential zone is not counted toward the lot coverage, it would trigger the architectural bonus rather than landscaping, and the Planning Board would have some flexibility as long as one of the density bonuses was met.

Mr. Knox asked if they had received any approval on the curb cut from Mass DOT. Mr. Zager replied that Mass DOT will not review any access permits until all local approvals are in hand. He advised they had also had a traffic assessment completed which had been provided to the Board. They looked at the stop and sight distance, traffic count, etc. He believed all those concerns have been addressed. Mr. Knox asked if the eight parking spaces provided was based on the number of employees. He thought there was the potential for more vehicle flow than that. He said it was employee based. If you look at other storage facilities, there is not a lot of traffic flow. The average statistic is a person visits their storage unit about two and a half times per year. These sites do not generate a lot of traffic. It is their position this does meet the requirements for parking.

Mr. Knox said there are two other self-storage facilities in Town one in the business zone and one in the industrial zone. He has tried to find within the zoning breakdown, the most similar use as a comparison, or if it's not in there, it's not allowed. He could not find anything in the Business Zoning District, that he found to be similar to self-storage. Mr. Zager said one of the first things they did was reach out to the Building Commissioner with this question. It was his determination that under the business district there is a category as business use, and it was his understanding that met the requirement for the self-storage. Mr. Zager then read the email determination from the Building Commissioner into the record.

Mr. Knox asked if they had received their water allocation. Mr. Zager said they had not, and this was the first step. Mr. Knox said when they do the work within the layout of the road, will they need to comply with State standards and repaint the crosswalk? Mr. Zager said yes, they will be required. More detailed plans will be generated from Mass DOT, and they will have to go through that rigorous process. It typically takes six to eight months to get that approval.

Mr. Knox noted that on the southern edge of this property, it appears to abut some sort of a roadway or right of way. Mr. Zager believed that was the access to the proposed Rhino Capital project. The funeral home is on the other side. Ms. Mancovsky asked if there was a rendering. Mr. Zager said they didn't have a colored rendering yet. He then displayed the rear elevation and front elevation. Mr. McMahon said it showing both the front and front northerly side of the building being mostly glass. The right-side elevation would be the elevation presented while entering the Town and would be a mostly glass façade in the front. The rest of it is going to have base level roll up door units and the building will be insulated, metal panels. Around the entry and loading doors to get in and out to access the elevators, there will be masonry or veneer paneling.

Mr. Lynch asked if there was anyway to control the contents that is going into these units. Chief O'Brien had a concern regarding hazardous materials. Mr. McMahon replied there was a lease agreement that was standard across New England. There was a detailed list of prohibited materials that would be barred from entry in the unit. That would be explained and signed during lease up

and during the signing of each individual lease. Mr. Knox then read the March 12, 2021, memo from Chief O'Brien into the record. It noted the following comments: a clearly marked fire lane 20 feet in width, with a turning radius that will accommodate the ladder truck will be required; the sprinkler connection will be on the street side of the facility; the installation of a fire hydrant near the front entrance of the facility will also be required. He also spoke to the potential of the storage of hazardous materials, the difficulty to breach the units in case of a fire, and also the possible obstruction by the contents of a unit of the sprinkler system.

Mr. Knox asked if the design accommodated for the fire lane. Mr. Zager replied they could make that available and stripe a 20-foot fire lane around the entire building. They have also run a turning template model of the largest ladder truck and can provide that information in the revised plans to the Board. Mr. Knox then read the March 10, 2021, memo from the Board of Selectmen into the record. They had the following concerns that they wanted addressed: they would like a landscaping plan; the front design should be done appropriately; a condition should be put in place that no business be allowed to do work in the storage area; there is not enough fire access if vehicles are parked on the side of the building; and a peer review should be done.

Mr. Conroy said there would be a 20-foot fire lane around the outer radius, would that be a no parking zone at all times. Mr. Zager said that was correct. Mr. Conroy then asked if the entirety of the building is sprinklered. Mr. Zager replied it was. Mr. Conroy asked if the City of Taunton has indicated if they can provide this water in their intent letter. Mr. McMahon said they cannot get that letter until they complete this stage. He has reached out to them, and they are willing to review it. He noted the full fire suppression sprinkler system will have its own dedicated line from the street.

Mr. Conroy asked if there would be a gate, or would anyone be able to drive in and around the whole facility. Mr. McMahon replied at this current design they are contemplating potential gate designs that would be past the office area. Mr. Conroy also asked how many units were in the facility. Mr. McMahon said there is a total of 455 units. It was then asked if eight parking spaces would be adequate. Mr. Conroy asked what if several people were using the side doors near their elevators. Mr. McMahon said generally with these buildings the maximum amount of traffic would be during lease up, and the majority of lease up happens 9 to 14 months from project completion. The industry average for Massachusetts is two and a half unit visits per year, per unit.

Mr. Knox said a comment had been made by Mr. Day regarding the contents of the unit. Did this mean it's the honor system after the customer has signed the agreement, and there are no checks after the initial signing of the contract? Mr. McMahon said it is a standard contract, and it would be similar to having a single-family home and renting it. It is very difficult to control what is brought inside the home. As a business owner, you cannot just break into the unit to see what they have in there. However, if it was found out, it would be reason for removal from their unit.

Mr. Knox noted regarding the whole first floor, if it's overhead doors and if he had a pickup truck, he would back into that door. If a truck is typically 20 feet long and with 30 feet of pavement, that only leaves 10 feet in front of the truck for fire apparatus to get in front of the vehicle. He felt that should be brought into consideration with the updated design. Mr. Zager said there is still 10 feet plus if they back into it and unload. They are assuming worst case scenario 20 feet out, and they

could back into the facility itself, so there would be less of an overhang. Mr. Zager said he understood the fire lane is 20 feet wide, and the fire truck is roughly 8 to 9 feet wide. Even if there was a truck there and fully overlapping, the fire truck would still be able to get by. Mr. Knox said except for the corners which had also been discussed. Mr. Zager said they would look at that. He will provide for the next meeting the plan that shows the turning radius, the truck size, and how it will wrap around the entire building facility. It will demonstrate that it does work.

Ms. MacEachern said when she looks under business uses, it states business or professional, office, or bank. There is an office, and it would almost appear that the storage portion is an accessory use. Do other members think that it would be appropriate for these plans to be seen by the Zoning Board of Appeals under storage of junk for commercial purposes. Ms. Mancovsky agreed and had several concerns. They need to first find out from Town Counsel if this is an appropriate use.

Mr. Knox noted that they would do that but it is his understanding that an accessory building is detached, and it would not be the main purpose of the occupancy of the main tenant. It would be an accessory use that the main tenant could survive without. Atty. O'Shaughnessy was present for the applicant. He stated that the Building Commissioner's opinion had been based on the historical application of this type of facility that has been interpreted over two or three of his predecessors in time. If a shift was made now, it would be very inconsistent with past practice. Mr. Knox agreed on all parts, but said he would also like an opinion from Town Counsel.

Ms. Mancovsky said the landscaping has been brought up by the Board of Selectmen, and it was something that she had also noticed. They don't have the design guidelines for the building materials and if they can't compromise on that, but in her opinion, she would like it to be screened as much as possible. She would also like to know what signage they are proposing, as well as their hours of operation. Mr. McMahon said they don't have a design yet for the proposed sign out front. It would be very minimal and meet the sign requirements. Ms. MacEachern said if this did go forward, she would like to see a peer review and also have the traffic projections reviewed as well. She also asked if there had been any discussion as to a combined entrance. As there may be a proposed traffic light at that same area, if possible, wouldn't it make more sense to have all the traffic entering through that light? Multiple entrances so close together just seemed like poor planning.

Mr. Knox said something like that would require easements and strict compliance from a neighbor because it is not a roadway they would be going on but their property. Atty. O'Shaughnessy said it was a good point that had been brought up, but they would need cross easements. He would suggest, in the time they have before the next meeting, speaking with Mr. McMahon and then possibly reaching out to Rhino Capital to see if they are willing to work with them.

Mr. Knox asked if there were any comments regarding peer review. Ms. Mancovsky said she thought the following items should be reviewed: stormwater management, traffic, the sprinkler plan, parking, and landscaping. The use and lot coverage should first be determined. She noted that it would be nice if the landscaping had some continuity with the other development. Atty. O'Shaughnessy said that he did not think an enhanced landscaping plan is unreasonable particularly with what is given there. They can look at what Rhino has done and see if they can incorporate some of their components to make the transition look nice. Is he correct that is what

the Board is requesting. Mr. Knox replied yes and they were looking more at the front., maybe 25% of the building location, that people would see from Route 105.

Mr. Knox asked Ms. Mancovsky if she would like to take any action towards requesting some pricing or peer review. She replied she would first like to hear back from Town Counsel regarding the lot coverage and use. Mr. Conroy asked what the harm would be in doing those items simultaneously and at least getting an estimate. Mr. Knox agreed but they should be specific in the disciplines they have reviewed such as the stormwater management, the traffic study, the parking, and possibly fire suppression would be the most important in his estimation. Atty. O'Shaughnessy said that the fire suppression calculations are looked at and was part of the Fire Department's bailiwick. Once this is approved the Fire Department would have a fire suppression engineer come and review both calculations and make sure it is sufficient to cover the building. It would be part of the building permit process.

Mr. Knox then made a motion to continue this Site Plan Review until April 8, 2021, at 7:00 p.m. In the interim, the Planning Board will seek some pricing on peer review of stormwater management, parking, and traffic. They will also get an opinion from Town Counsel regarding the lot coverage and use. The motion was seconded by Ms. MacEachern.

**Roll Call Vote:** Ms. Mancovsky-Aye, Mr. Conroy-Aye, Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Knox-Aye

#### **Floodplain Bylaw – Update**

Mr. Knox said he had received an update from the Building Commissioner. He had gotten some guidance from Eric Carlson from the State level. Ms. Mancovsky asked if they had heard back from Atty. Kwesell. Ms. Murray said it had been sent to Atty. Kwesell but she had not heard anything back from her. She will follow up to get Atty. Kwesell's approval as well as the language needed for the legal ad.

#### **Site Plan Review Bylaw – Update**

Mr. Knox said regarding this he had also not seen anything since Atty. Kwesell's original comments. He asked Ms. Murray to follow up with this and if it was not ready in time, they would have to take it off their agenda, miss this Town Meeting, and continue to work on it for the fall. Mr. Knox noted that Norman Orrall was present in regards to this item. He advised they were trying to amend this bylaw so that it does not trigger for review existing properties that make changes that are for a change of tenants or are not significant.

Mr. Orrall thanked him for that information. He would ask if there is a need to look at Section 6.7.3 which is the residential procedure. He was looking for clarification because he saw work being done on residential lots disturbing more than an acre, and there has been no Site Plan Review. His understanding would be that would be when the building permit application happens. He didn't think the bylaw was clear as to when the Site Plan has to be approved. Is it after construction



or is it before construction begins? That would be his question. If they are making minor modifications to the commercial portion, is there something to look at in the residential portion to tighten up when the procedure applies. Was that timing being looked at and should it be looked at?

Ms. Mancovsky said that was an excellent point. She noted that people also don't realize that if you remove a certain amount of soil from a property, there are fees assessed with that. Mr. Orrall said that was correct, but then who is the enforcement officer for those sorts of things. He noted his understanding was you get erosion controls, grading, and stormwater improvements, all of which are part of the bylaw for residential Site Plan Review, done prior to beginning construction and moving and exposing dirt.

After further discussion, Mr. Orrall stated that it would be his suggestion or request to look at the residential. He thought currently it was being ignored and not being applied at all. Mr. Knox agreed. He noted they just discussed the gravel removal and curb cuts that are granted by the Board of Selectmen. Is the right Board watching the things that would trigger the other issue that had been brought up? Mr. Orrall then thanked the Board for their time and attention to this matter.

#### **Master Plan Implementation – Approve response to February 28, 2021, email.**

Ms. Mancovsky stated that an email had been sent to Ms. Murray outlining the progress the Board had so far made. Her suggestion is to send the memo over to Master Plan Implementation Committee (MPIC) to update them.

Ms. Mancovsky then made a motion, seconded by Ms. MacEachern, to approve this memo and forward it to MPIC on behalf of the Planning Board. Ms. MacEachern noted there was a spelling error that needed to be corrected. There were no other changes.

Ms. Mancovsky then made a motion to approve and forward the corrected memo to MPIC. It was seconded by Ms. MacEachern.

**Roll Call Vote:** Ms. Mancovsky-Aye, Mr. Conroy-Aye, Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Knox-Aye

#### **Master Plan Implementation – Fee Review Project – update**

Ms. MacEachern said she believed last time they went through everything, and they were just looking to have some feedback from Mr. Darling. Ms. Murray thought it had been forwarded by Ms. Mancovsky. Ms. Mancovsky said she would forward it now.

#### **Approve meeting minutes**

Mr. Conroy made a motion, seconded by Mr. Knox, to approve the meeting minutes from the May 28, 2020, meeting.

**Roll Call Vote:** Mr. Conroy-Aye, Mr. Knox-Aye, Ms. Mancovsky-Abstain, Ms. MacEachern-Abstain, Mr. Lynch-Abstain

Mr. Conroy made a motion, seconded by Mr. Knox, to approve the meeting minutes from the June 11, 2020, meeting.

**Roll Call Vote:** Mr. Conroy-Aye, Mr. Knox-Aye, Ms. Mancovsky-Abstain, Ms. MacEachern-Abstain, Mr. Lynch-Abstain

Mr. Conroy made a motion, seconded by Ms. MacEachern, to approve the meeting minutes from the June 18, 2020, meeting.

**Roll Call Vote:** Ms. Mancovsky-Aye, Mr. Conroy-Aye, Ms. MacEachern-Aye, Mr. Knox-Aye, Mr. Lynch-Abstain

Mr. Conroy made a motion, seconded by Ms. MacEachern, to approve the meeting minutes from the June 25, 2020, meeting.

**Roll Call Vote:** Mr. Conroy-Aye, Ms. MacEachern-Aye, Mr. Knox-Aye, Ms. Mancovsky-Abstain, Mr. Lynch-Abstain

Ms. MacEachern noted several amendments that needed to be made to the minutes of January 7, 2021.

Mr. Knox made a motion to approve the minutes from the January 7, 2021, meeting with the changes as noted, pending any additional changes made by any other Board. It was seconded by Ms. Mancovsky.

**Roll Call Vote:** Ms. Mancovsky-Aye, Mr. Conroy-Aye, Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Knox-Aye

### **Old Business**

Ms. MacEachern requested that an item be added to their next agenda to have someone appointed to the CPC Committee.

### **New Business – approve Invoice for Standish Enterprise**

Ms. Mancovsky made a motion, seconded by Mr. Conroy, to approve the Invoice for Standish Enterprise for envelopes. Mr. Knox wanted to clarify that would also be for him to sign the Invoice on behalf of the Planning Board. Ms. Mancovsky said that was correct. Mr. Conroy agreed.

**Roll Call Vote:** Ms. Mancovsky-Aye, Mr. Conroy-Aye, Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Knox-Aye

**New Business – SRPEDD update**

Ms. Mancovsky said she had sent out an email to the Board of Selectmen regarding the Federal funds and the opportunities that would be coming their way. They are looking for shovel ready projects to be prioritized by SRPEDD in the next couple of weeks. They are particularly interested in water, clean water, infrastructure, and infrastructure for broadband. She had also forwarded to them a PowerPoint presentation on affordable housing. Lastly, she thought it would be beneficial if they updated their Housing Production Plan which was last done in December of 2017. Before she reached out to SRPEDD for cost and timing, she would like to get a sense from the Board and Mr. Darling if it would be beneficial. She explained that this was a plan that if they stayed in compliance with protects them from 40B developments. If the Board thought it was valuable, then she could get an estimate from SRPEDD and pursue the timeline and what would be involved so they could present that to the Board of Selectmen for their consideration.

**Next meeting**

The next meeting is scheduled for April 8, 2021, at 7:00 p.m.

**Adjourn**

Ms. Mancovsky made a motion, seconded by Ms. MacEachern, to adjourn the meeting.

**Roll Call Vote:** Ms. Mancovsky-Aye, Ms. MacEachern-Aye, Mr. Conroy-Aye, Mr. Lynch-Aye, Mr. Knox-Aye

Meeting adjourned at 8:45.



**Laurie Goodman**

**Jun Zhu**

## The Forthcoming Senior Rental Crisis Has Implications for Federal, State, and Local Policymaking

Between 2020 and 2040, the number of senior households (those headed by someone age 65 or older) [will explode](#). And during this period, we project the senior homeownership rate will drop from 78 to 73 percent. As a result of these two effects, the nation will need to house an additional 5.5 million senior renter households—more than half of whom will be households of color. But nationally, [we do not have enough affordable senior-friendly rental units](#) for this growing population.

Our [new state-level projections](#) illustrate how needs differ by state and identify the states where the senior renter growth is the most rapid and the need for housing solutions is most acute.

### Growth of senior renter households

Close to 70 percent of the increase in the number of senior renters will come from 15 states: California, Florida, Texas, New York, North Carolina, Georgia, Arizona, Ohio, Illinois, New Jersey, Missouri, Tennessee, Michigan, Virginia, and Washington State. The first five of those states will experience the largest growth in the number of senior renters—collectively an increase of more than 2 million renters from 2020 to 2040.

## States with the greatest senior renter increase

Rank	State	Increase in the number of senior renters	Change, 2020-2040	Senior renter share in 2020	Senior renter share in 2040
1	California	623,146	67%	16%	24%
2	Florida	590,432	123%	18%	27%
3	Texas	505,697	112%	12%	18%
4	New York	258,855	35%	21%	31%
5	North Carolina	210,876	102%	15%	23%
6	Georgia	190,332	103%	13%	21%
7	Arizona	170,162	116%	16%	25%
8	Ohio	169,528	56%	19%	27%
9	Illinois	147,289	54%	17%	26%
10	New Jersey	134,273	60%	19%	28%
11	Missouri	128,255	90%	18%	30%
12	Tennessee	125,998	98%	15%	22%
13	Michigan	121,814	58%	19%	27%
14	Virginia	119,666	75%	15%	21%
15	Washington	113,286	69%	15%	18%

The senior renter shares will also follow different trajectories in different states. For example, New York, which currently has the highest senior renter share among all states, will see its senior renter share increase from 21 to 31 percent. New Jersey, Ohio, and Illinois will also experience similarly marked increases, in part because of an absolute decline in the number of younger renters.

Some states, like Texas, will experience a more moderate increase. Though we project the growth rate of the number of senior renters to be high, we expect the same of young renters. As a result, the senior renter share will increase from 12 to 18 percent—a smaller increase than in any other state on the list, except Washington State. Washington can expect relatively high growth in its senior renter population, but we project the younger renter population will expand faster than in any other of the 15 states with the greatest expected increase in senior renters.

## Race and ethnicity of senior households

The expected growth rate of senior renters differ sharply not only by state but by race and ethnicity. The share of the change produced by white senior renters ranges from 18 percent in New Jersey to 72 percent in Missouri. Nevertheless, the trend is clear: households of color will drive much of the increase in the number of senior renters. For example, of the projected increase of 623,146 senior renters in California, 52 percent will be Hispanic renters, 16 percent will be Asian and other renters (“other” includes households that are not white, Black, or Hispanic and is a very small percentage, so we’ve grouped “Asian and others” together throughout this post), 10 percent will be Black renters, and 22 percent will be white renters. In the six states with the largest increase in senior renters, less than half the increase is projected to be white.

Focusing on individual states’ senior renter increases from 2020 to 2040, we found that the growth rate of renters of color is almost always higher than that of white renters. For example, in Georgia, the number of white senior renters is expected to increase by 53 percent, compared with 123 percent for Black senior households, 465 percent for Hispanic seniors, and 166 percent for Asian and other households. Similar patterns hold in all other states projected to see major growth in senior renters.

## Races and ethnicities of renters in states with the greatest senior renter increases

State	Share of the total senior renters' change				Increase in the number of senior renters			
	White	Black	Hispanic	Asian and other	White	Black	Hispanic	Asian and other
California	22%	10%	52%	16%	28%	67%	156%	65%
Florida	46%	20%	33%	1%	94%	162%	165%	133%
Texas	29%	32%	39%	0%	55%	190%	184%	28%
New York	26%	30%	44%	0%	16%	42%	59%	94%
North Carolina	47%	37%	15%	0%	75%	113%	429%	75%
Georgia	26%	50%	15%	9%	53%	123%	465%	166%
Arizona	53%	8%	32%	7%	88%	168%	238%	230%
Ohio	62%	30%	5%	4%	46%	76%	119%	27%
Illinois	43%	29%	26%	2%	37%	54%	179%	637%
New Jersey	18%	27%	48%	6%	19%	77%	140%	71%
Missouri	72%	19%	7%	3%	89%	85%	261%	140%
Tennessee	58%	32%	11%	0%	75%	132%	423%	0%
Michigan	61%	35%	3%	1%	46%	80%	72%	46%
Virginia	43%	39%	15%	3%	48%	90%	354%	612%
Washington	60%	15%	24%	1%	43%	154%	360%	74%

## Emerging challenges will require federal, state, and local policy responses

Although the growth of the senior renter population will be robust nationwide, some states will face more significant challenges related to affordability and accessibility. Senior renters are more likely to be cost burdened than their homeownership counterparts, with more than half of senior renters currently [spending more than 30 percent of their income on rent](#) and close to a quarter spending more than 50 percent. Moreover, renters of color have much lower incomes and [less wealth than their white counterparts](#) because of [historic, structural barriers](#). The expected high growth in the share of senior renters of color in most states may amplify the number of older households who will be cost burdened in the years ahead.

An increased commitment of federal, state, and local funds will be necessary to ease the near-future rental crisis for seniors, both through an increased supply of affordable rental units for senior households and through the expansion of supportive services.

At the federal level, one of the most effective programs to address the needs of senior renters is the US Department of Housing and Urban Development's (HUD's) [Section 202 program](#). This program addresses both affordable supply and the connection between housing and supportive services by providing interest-free capital advances to nonprofit sponsors to finance housing that offers rental assistance and supportive housing for seniors with low incomes. Despite this program's effectiveness and the large growth of the senior population, [the number of new Section 202 units has declined dramatically over the past decade](#). Our projections strongly suggest the need to expand the program, targeting those areas with the greatest need for this type of housing.

To accommodate the increasing number of senior renters, many more housing units at all affordability levels will need to be made accessible to seniors, through both new construction and modification of existing housing units. Tax credits or grants at both the federal and the state and local levels, like the [Low-Income Housing Tax Credit program](#), could fund additional construction of senior-tailored units to help alleviate affordability pressures.

Connecting housing and health services is also important, and multiple programs are available at both the federal and the state and local levels. HUD's Supportive Services Demonstration for Elderly Households gives grants to develop multifamily housing units that aid residents' housing stability and health care utilization. Similar state-level programs are also available. For example, in Vermont, Support and Service at Home uses housing as a platform for health services delivered through a team of housing staff and health workers.



These programs should be expanded, and new programs that connect housing and health should be developed using existing successful programs as models.

Federal, state, and local policymakers all have a role to play in accommodating the coming surge of senior renters, who will need more affordable, senior-friendly housing in the next two decades. Failure to do so will not only fail one of our [most vulnerable populations](#) but will have a profound impact on their children and their communities.