

TOWN OF LAKEVILLE MEETING POSTING & AGENDA

*Town Clerk's Time Stamp
received & posted:*

LAKEVILLE TOWN CLERK
MAY 8 2024 4:02 PM

Kuprane

*48-hr notice effective
when time stamped*

Notice of every meeting of a local public body must be filed and time-stamped with the Town Clerk's Office at least 48 hours prior to such meeting (excluding Saturdays, Sundays and legal holidays) and **posted thereafter in accordance with the provisions of the Open Meeting Law, MGL 30A §18-22 (Ch. 28-2009)**. Such notice shall contain a listing of topics the Chair reasonably anticipates will be discussed at the meeting.

Name of Board or Committee:	Planning Board
Date & Time of Meeting:	Thursday, May 9, 2024 at 7:00 p.m.
Location of Meeting:	Lakeville Police Station 323 Bedford Street, Lakeville, MA 02347
Clerk/Board Member posting notice:	Cathy Murray

Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

PLEASE ASK IF ANYONE IS RECORDING THE MEETING AND ANNOUNCE THAT LAKECAM IS RECORDING

A G E N D A

1. **Public Hearing (7:00) Site Plan Review -2 & 4 Bedford St., continued** – upon the application for a Site Plan Review and Approval submitted by Twin Boys, LLC for proposed contractor bays-presented by Zenith Consulting Engineers-possible vote
2. **2023 Town Report – ratify vote**
3. **Executive Office of Housing and Livable Communities (EOHLC) listening sessions - discussion**
4. **Planning Board budget and legal fees – discussion**
5. **43 Main Street – Approval Application - discussion**
6. **Approve the February 29, 2024, March 14, 2024, and March 28, 2024, Meeting Minutes**
7. **Old Business**
 - **Pincrest Village peer review only update**
8. **Correspondence**
 - **Fuller Shores**
9. **Next meeting. . . May 23, 2024 at the Lakeville Police Station.**
10. **Any other business that may properly come before the Planning Board.**
11. **Adjourn**

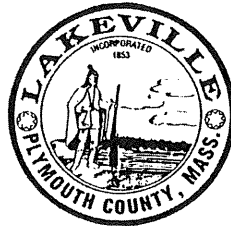
*Please be aware that this agenda is subject to change. If other issues requiring immediate attention of the **Planning Board** arise after the posting of this agenda, they may be addressed at this meeting*

Town of Lakeville

PLANNING BOARD

346 Bedford Street

Lakeville, MA 02347



NOTICE OF PUBLIC HEARING LEGAL NOTICE

The LAKEVILLE PLANNING BOARD pursuant to the Town of Lakeville Code Bylaws, Chapter 270, §270-6.7, will hold a Public Hearing on **THURSDAY, May 9, 2024, at 7:00 PM** at the Lakeville Police Station, 323 Bedford Street. The purpose of the Public Hearing will be to receive information and public comment on the following Site Plan Review application:

2 & 4 Bedford Street – The applicant, Twin Boys, LLC, seeks Site Plan Review and Approval for a proposed business park consisting of four (4) buildings, and associated site improvements. Three (3) buildings are for contractor bays and one (1) building consists of one (1) contractor bay and eleven (11) offices.

Michele MacEachern, Chair

May 9, 2024



Town of Lakeville
Board of Health
241 Main Street
Lakeville, MA 02347

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

April 30, 2024

Town of Lakeville
Planning Board
Attn: Michele MacEachern
346 Bedford Street
Lakeville, MA 02347

Re: 2 and 4 Bedford Street

Dear Chair MacEachern:

The Board of Health has received a copy of Twin Boys Business Park at 2 and 4 Bedford Street revised 3/13/24. The plan shows 11 contractor bays and 11 offices, and an area for the leaching field. Since the site is serviced by a public water supply, there is no need for a well, and the area in the southeast corner of the lot is sufficient for a leaching field for the contractor bays and offices.

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

Sincerely yours,
For the Board of Health

Edward Cullen
Health Agent

Cathy Murray, Planning Department Clerk

From: Michael P. O'Brien, Fire Chief
Sent: Wednesday, May 1, 2024 11:46 AM
To: Cathy Murray, Planning Department Clerk
Subject: RE: 2 & 4 Bedford Street-Site Plan

Dear Cathy –

I have met in person with the applicant and the documentation appears to address the Fire Department's concerns.

We look forward to reviewing the fire alarm plan permit submission in the future.

Thank you!

Mike

Michael P. O'Brien

FIRE CHIEF
LAKEVILLE FIRE DEPARTMENT

From: Cathy Murray, Planning Department Clerk <cmurray@lakevillema.org>
Sent: Tuesday, April 30, 2024 11:22 AM
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; Franklin Moniz, DPW Director <fmoniz@lakevillema.org>; Michael P. O'Brien, Fire Chief <mobrien@lakevillema.org>; Matthew Perkins, Lakeville Chief of Police <mperkins@lakevillema.org>; Amy Knox <Amyknox95@gmail.com>
Cc: Fran Lawrence, Part time Board of Health Clerk <flawrence@lakevillema.org>; Clorinda Dunphy <cdunphy@lakevillema.org>; Lori Canedy <lcandedy@lakevillema.org>; Jennifer Jewell, DPW - Administrative Assistant <jjewell@lakevillema.org>; Pamela Garant, Fire Deputy Chief <pgarant@lakevillema.org>; Kristen Campbell, Administrative Assistant, Lakeville Police Department <kcampbell@lakevillema.org>; eaglelady27@gmail.com; Robert Nunes <rnunes@lakevillema.org>
Subject: 2 & 4 Bedford Street-Site Plan

Hi everyone,

Attached is a revised Site Plan that has been received for 2 & 4 Bedford Street. This will be on the 5/9 meeting agenda of the Planning Board. Please forward me any comments you may have regarding this Site Plan at your earliest convenience. If you would prefer a hard copy, let me know as I do have some in the office.

Thank you.

Cathy

"TWIN BOYS BUSINESS PARK"

2 & 4 BEDFORD STREET

LAKEVILLE, MASSACHUSETTS

SITE NOTES:

1. THE SITE IS LISTED ON THE TOWN OF LAKEVILLE ASSESSORS PROPERTY RECORD CARDS AS MAP 24 BLOCK 8 LOTS 1 & 2.
2. PROPERTY LINE AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A FIELD SURVEY BY ZENITH LAND SURVEYORS, LLC.
3. PLYMOUTH COUNTY REGISTRY OF DEEDS:
DEED REFERENCE: BOOK 57851 PAGE 157
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 250230314J, MAP REVISED 7-17-12.
5. THE SITE IS NOT LOCATED IN A PRIORITY HABITAT AND ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 15TH EDITION EFFECTIVE DATE AUGUST, 2021.
6. THE WETLAND SHOWN HEREON IS PRIMARILY OFF-SITE AND LOCATION IS APPROXIMATE.
7. THE PROJECT IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
8. THE SITE IS NOT LOCATED IN A ZONE II TO A PUBLIC WATER SUPPLY WELL.
9. THE SITE IS NOT IN A ZONE A TO A SURFACE WATER SUPPLY AREA.
10. THE SITE IS NOT LOCATED IN AN OUTSTANDING RESOURCE WATER AREA (ORW).

CONSTRUCTION NOTES:

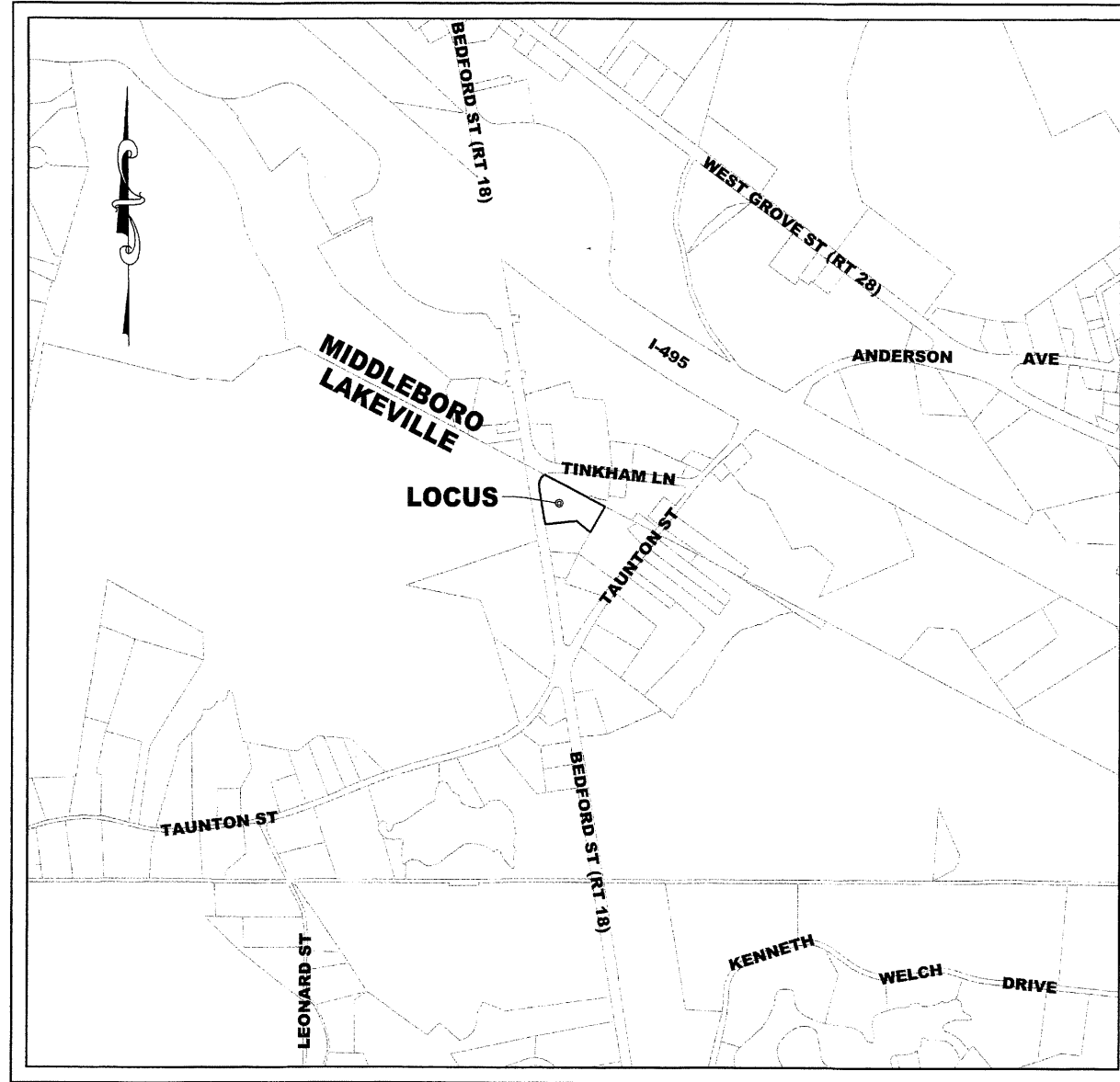
1. A NPDES PERMIT MUST BE OBTAINED FOR THIS PROJECT PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY BENCHMARKS FOR CONSISTENCY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ZENITH CONSULTING ENGINEERS, LLC OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL VERIFY WATER TABLE ELEVATIONS AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES FROM THE PLAN.
4. 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.
5. SITE IS TO BE SERVICED BY MUNICIPAL WATER AND A PRIVATE ON-SITE SEPTIC SYSTEM.
6. ALL PAVEMENT MARKING AND SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.
7. 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.
8. WHERE ALL CONCRETE STRUCTURES INTERCEPT THE SEASONAL HIGH GROUNDWATER TABLE, THE CONTRACTOR SHALL SEAL THE ENTIRE STRUCTURE WITH WATERPROOF SEALER.
9. IF APPLICABLE, ANY RETAINING WALLS SHALL BE DESIGNED BY A MASSACHUSETTS REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.
10. 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.

PARKING SUMMARY:

ZONING REGULATION 6.5.3.3
 WHOLESALE WAREHOUSE OR STORAGE ESTABLISHMENT - 1 SPACE / EMPLOYEE ON THE LARGEST SHIFT
 1 SPACE X 1 EMPLOYEES PER BAY X 11 BAYS = 11 SPACES REQUIRED
 OFFICE - 1 SPACE / 300 S.F. OR 1 SPACE / EMPLOYEE
 1 SPACE X 11 EMPLOYEES = 11 SPACES REQUIRED
 22 TOTAL SPACES REQUIRED
 HANDICAPPED PARKING
 ADA STANDARDS FOR ACCESSIBLE DESIGN 28 CFR PART 36
 MINIMUM REQUIRED - 1 FOR PARKING LOT BETWEEN 1 AND 25 SPACES, 2 FOR PARKING LOT BETWEEN 25 AND 50 SPACES
 PROVIDED PARKING
 26 TOTAL SPACES ARE PROVIDED
 2 OF THESE SPACES ARE HANDICAP ACCESSIBLE

ZONING SUMMARY AND COMPLIANCE TABLE (BUSINESS ZONE)			
CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT AREA	70,000 S.F.	89,067± S.F.	89,067± S.F.
CONTIGUOUS UPLAND	52,500 S.F.	89,067± S.F.	89,067± S.F.
FRONTAGE	175'	337.67'	337.67'
FRONT BUILDING SETBACK	40'	-	> 40'
SIDE BUILDING SETBACK	40'	-	> 40'
REAR BUILDING SETBACK	40'	-	> 40'
MAX BUILDING HEIGHT	35'	-	< 35'
MAX IMPERVIOUS COVER	50%	30.7% (27,340 S.F.)	49.0% (SEE BELOW)

IMPERVIOUS COVER (PER LAKEVILLE ZONING SECTION 5.2.2.1)	
TOTAL LOT AREA	89,067 SF
WETLAND AREA	190 SF
PROPOSED DRAINAGE BASINS	2,260 SF
ADJUSTED AREA FOR IMPERVIOUS CALCULATION	86,617 SF
PROPOSED ROOF AND PAVEMENT AREA	42,460 SF
IMPERVIOUS AREA = 42,460 SF	= 49.0%
ADJUSTED AREA = 86,617 SF	



LOCUS PLAN
SCALE: 1"=500'

OWNER/APPLICANT
TWIN BOYS, LLC
 261B MIDDLEBORO ROAD
 FREETOWN, MA 02717

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
[Symbol]	BUILDING	[Symbol]
[Symbol]	CONTOUR	[Symbol]
[Symbol]	SPOT GRADE	[Symbol]
[Symbol]	SILT FENCE/SILT SOCK	[Symbol]
[Symbol]	CHAINLINK FENCE	[Symbol]
[Symbol]	STOCKADE FENCE	[Symbol]
[Symbol]	GUARDRAIL	[Symbol]
[Symbol]	SIGN	[Symbol]
[Symbol]	TEST PIT	[Symbol]
[Symbol]	DRAINAGE PIPE	[Symbol]
[Symbol]	ROOF DRAIN PIPE	[Symbol]
[Symbol]	CATCH BASIN	[Symbol]
[Symbol]	DOUBLE GRATE CATCH BASIN	[Symbol]
[Symbol]	DRAIN MANHOLE	[Symbol]
[Symbol]	FLARED END	[Symbol]
[Symbol]	GAS MAIN	[Symbol]
[Symbol]	GAS SERVICE	[Symbol]
[Symbol]	ELEC/TELE/CABLE	[Symbol]
[Symbol]	OVERHEAD WIRES	[Symbol]
[Symbol]	UNDERGROUND ELECTRIC	[Symbol]
[Symbol]	UTILITY POLE	[Symbol]
[Symbol]	GUY POLE	[Symbol]
[Symbol]	GUY WIRE	[Symbol]
[Symbol]	LIGHT POLE	[Symbol]
[Symbol]	FLOOD LIGHT	[Symbol]
[Symbol]	GRAVITY SEWER MAIN	[Symbol]
[Symbol]	FORCE SEWER MAIN	[Symbol]
[Symbol]	SEWER MANHOLE	[Symbol]
[Symbol]	FIRE SUPPRESSION SERVICE	[Symbol]
[Symbol]	WATER MAIN	[Symbol]
[Symbol]	WATER SERVICE	[Symbol]
[Symbol]	HYDRANT	[Symbol]
[Symbol]	WATER GATE/VALVE	[Symbol]
[Symbol]	WATER SHUTOFF	[Symbol]
[Symbol]	WELL	[Symbol]
[Symbol]	TREELINE	[Symbol]
[Symbol]	STONEWALL	[Symbol]
[Symbol]	WETLAND LINE	[Symbol]
[Symbol]	50' BUFFER	[Symbol]
[Symbol]	100' BUFFER	[Symbol]
[Symbol]	WETLAND FLAG	[Symbol]

SCHEDULE OF DRAWINGS		
SHEET ID	PLAN TITLE	LATEST REVISION DATE
C	COVER SHEET	4-24-24
X	EXISTING CONDITIONS PLAN	4-24-24
L	LAYOUT, LIGHTING & LANDSCAPING PLAN	4-24-24
G	GRADING AND DRAINAGE PLAN	4-24-24
E	EROSION CONTROL PLAN	4-24-24
D1-2	SITE DETAILS	4-24-24

RECEIVED
 APR 2024
 PLANNING BOARD

COMMONWEALTH OF MASSACHUSETTS
 JONATHAN J. PINK
 NO. 41787
 REGISTERED PROFESSIONAL ENGINEER
 4-24-24

DECEMBER 5, 2023
REVISED MARCH 13, 2024

P.E. STAMP

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

REV.	DATE	DESCRIPTION	BY	APP.
1	4-24-24	ADD OFFICE SPACE	NCZ	

DATE:	PROJECT NUMBER:	DRAWING SCALE:
12-5-23	0422-02-01	1" = 500'

DATE:	PROJECT NUMBER:	DRAWING SCALE:
4-24-24	0422-02-01	1" = 500'

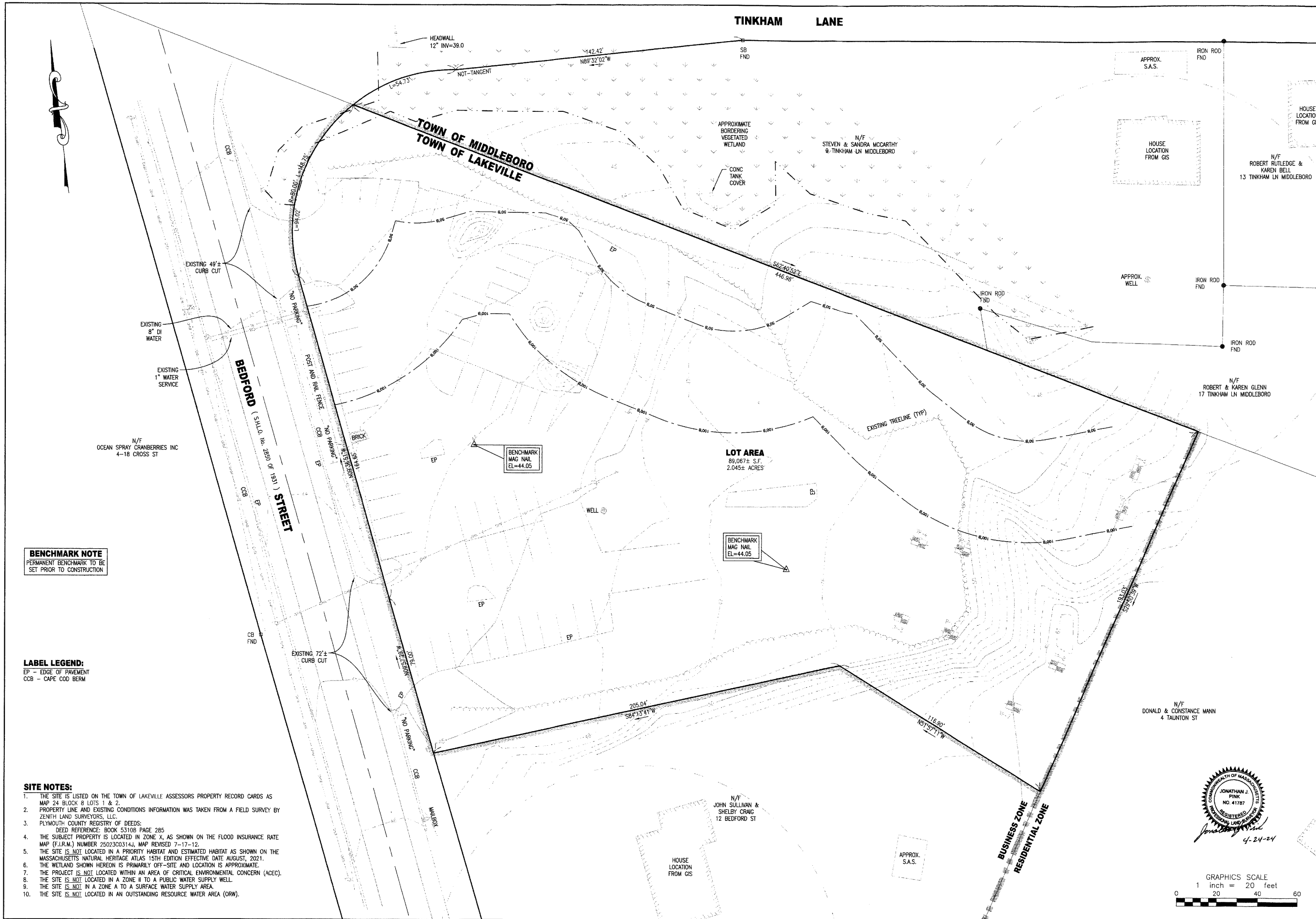
DATE:	PROJECT NUMBER:	DRAWING SCALE:
4-24-24	0422-02-01	1" = 500'

"TWIN BOYS BUSINESS PARK"
COVER SHEET

2 & 4 BEDFORD STREET
LAKEVILLE, MASSACHUSETTS

TWIN BOYS, LLC
 261B MIDDLEBORO ROAD
 FREETOWN, MASSACHUSETTS 02717

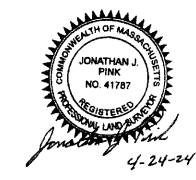
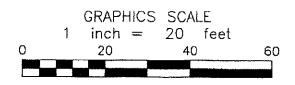
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BENCHMARK NOTE
 PERMANENT BENCHMARK TO BE SET PRIOR TO CONSTRUCTION

LABEL LEGEND:
 EP - EDGE OF PAVEMENT
 CCB - CAPE COD BERM

- SITE NOTES:**
1. THE SITE IS LISTED ON THE TOWN OF LAKEVILLE ASSESSORS PROPERTY RECORD CARDS AS MAP 24 BLOCK B LOTS 1 & 2.
 2. PROPERTY LINE AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A FIELD SURVEY BY ZENITH LAND SURVEYORS, LLC.
 3. PLYMOUTH COUNTY REGISTRY OF DEEDS:
 DEED REFERENCE: BOOK 53108 PAGE 285
 4. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 2502300314.J, MAP REVISED 7-17-12.
 5. THE SITE IS NOT LOCATED IN A PRIORITY HABITAT AND ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 15TH EDITION EFFECTIVE DATE AUGUST, 2021.
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P.E. STAMP

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

DATE	REV.	DESCRIPTION	BY	APP.
12-5-23	1	ADD OFFICE SPACE	TEM	NCZ
4-24-24	1	ADD OFFICE SPACE	TEM	NCZ

DATE: 12-5-23	PROJECT NUMBER: 0422-02-01
DRAWING SCALE: 1" = 20'	SHEET ID: X

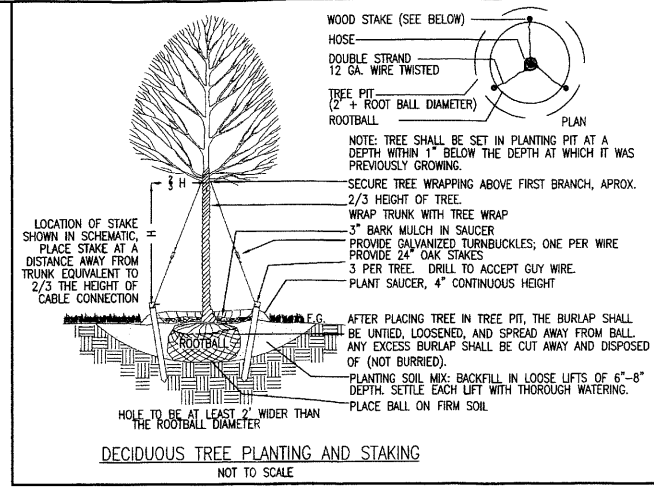
DRAWN BY: TEM	DESIGNED BY: TEM	CHECKED BY: NCZ	APPROVED BY: NCZ
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"TWIN BOYS BUSINESS PARK"
EXISTING CONDITIONS PLAN
 PROJECT SITE:
2 & 4 BEDFORD STREET
 LAKEVILLE, MASSACHUSETTS
 OWNER INFO:
TWIN BOYS, LLC
 261B MIDDLEBORO ROAD
 FREETOWN, MASSACHUSETTS 02717

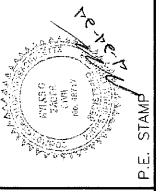
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TINKHAM LANE

TOWN OF MIDDLEBORO
TOWN OF LAKEVILLE



DECIDUOUS TREE PLANTING AND STAKING
NOT TO SCALE



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

- LIGHTING NOTES:**
1. ALL LIGHTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 2. ALL LIGHTING ON BUILDINGS SHALL BE DOWNWARD FACING.

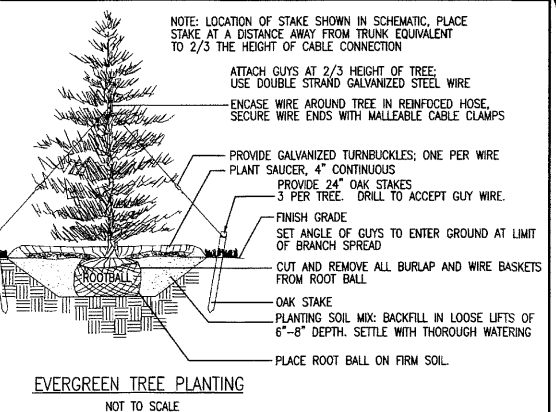
PLANTING SCHEDULE

SYMBOL	COMMON NAME	SIZE
○	EVERGREENS	4' HEIGHT (MIN.)
●	RED MAPLE *	6' HEIGHT (MIN.) 2-3" CALIPER (MIN.)
⊙	BLACK WILLOW	6' HEIGHT (MIN.) 2-3" CALIPER (MIN.)
⊙	EASTERN RED CEDAR	6' HEIGHT (MIN.) 2-3" CALIPER (MIN.)

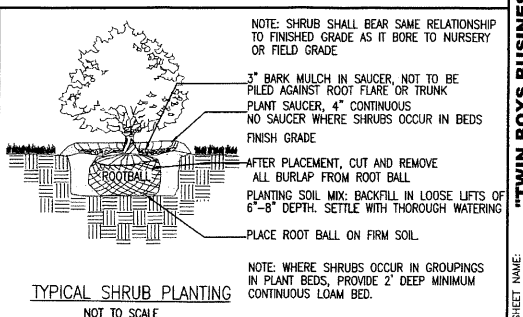
* EXCLUDING CRIMSON KING VARIETY

ZONING SUMMARY AND COMPLIANCE TABLE (BUSINESS ZONE)

CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT AREA	70,000 S.F.	89,067± S.F.	89,067± S.F.
CONTIGUOUS UPLAND	52,500 S.F.	89,067± S.F.	89,067± S.F.
FRONTAGE	175'	337.67'	337.67'
FRONT BUILDING SETBACK	40'	-	> 40'
SIDE BUILDING SETBACK	40'	-	> 40'
REAR BUILDING SETBACK	40'	-	> 40'
MAX BUILDING HEIGHT	35'	-	< 35'
MAX IMPERVIOUS COVER	50%	30.7% (27,340 S.F.)	49.0% (SEE COVER)



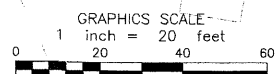
EVERGREEN TREE PLANTING
NOT TO SCALE



TYPICAL SHRUB PLANTING
NOT TO SCALE

BEDFORD STREET
VCC ALONG RADI

EXISTING CURB CUT TO BE REMOVED. INSTALL CAPE COD BERM TO MATCH BEDFORD ST



40' BUFFER REQUIRED WHERE THE SITE ADJUTS A RESIDENTIAL ZONE (NO BUILDINGS OR PAVEMENT)

N/F DONALD & CONSTANCE MANN
4 TAUNTON ST

N/F JOHN SULLIVAN & SHELLEY CRAIG
12 BEDFORD ST

SHEET NAME: "TWIN BOYS BUSINESS PARK"
LAYOUT, LIGHTING & LANDSCAPING PLAN
PROJECT SITE: 2 & 4 BEDFORD STREET LAKEVILLE, MASSACHUSETTS
OWNER INFO: TWIN BOYS, LLC 2618 MIDDLEBORO ROAD FREETOWN, MASSACHUSETTS 02717

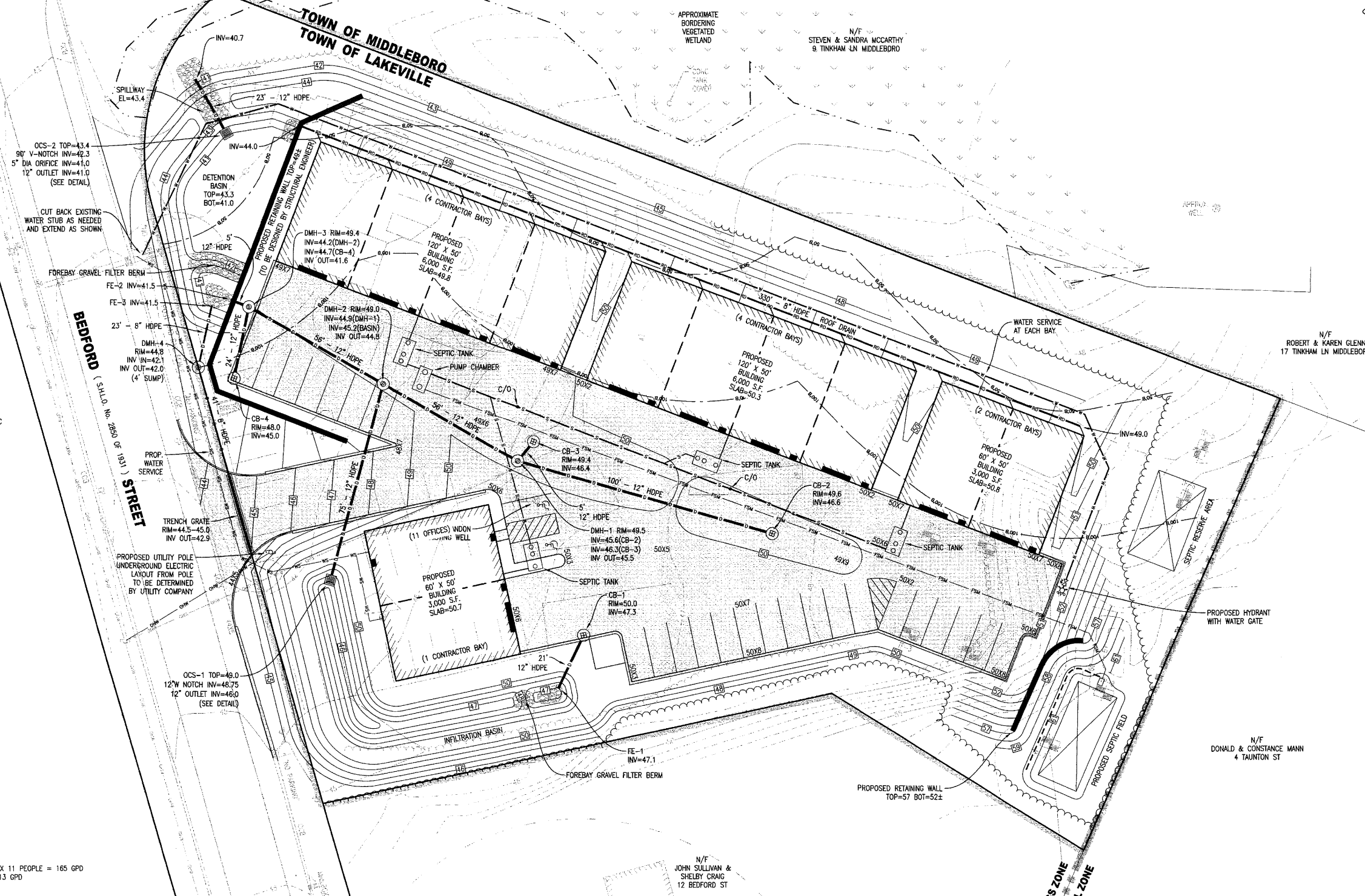
REV.	DATE	DESCRIPTION	BY	APP.
1	4-24-24	ADD OFFICE SPACE	TEM	NCZ

DATE	PROJECT NUMBER	DRAWING SCALE	SHEET ID
12-5-23	0422-02-01	1" = 20'	L

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

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TINKHAM LANE



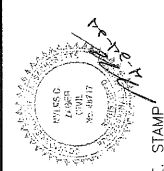
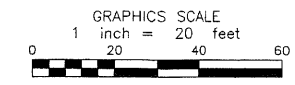
OCS-2 TOP=43.4
90" V-NOTCH INV=42.3
5" DIA ORFICE INV=41.0
12" OUTLET INV=41.0
(SEE DETAIL)
CUT BACK EXISTING
WATER STUB AS NEEDED
AND EXTEND AS SHOWN

FOREBAY GRAVEL FILTER BERM
FE-2 INV=41.5
FE-3 INV=41.5
23' - 8" HDPE
DMH-4
RIM=44.8
INV IN=42.1
INV OUT=42.0
(4' SUMP)

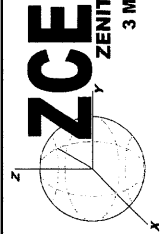
TRENCH GRATE
RIM=44.5-45.0
INV OUT=42.9
PROPOSED UTILITY POLE
UNDERGROUND ELECTRIC
LAYOUT FROM POLE
TO BE DETERMINED
BY UTILITY COMPANY

OCS-1 TOP=49.0
12" V-NOTCH INV=48.75
12" OUTLET INV=46.0
(SEE DETAIL)

SEPTIC DESIGN CALCULATIONS:
ESTIMATED DAILY FLOW:
WAREHOUSE W/O CAFETERIA: 15 GPD PER PERSON X 11 PEOPLE = 165 GPD
OFFICE: 75 GPD PER 1,000 S.F. X 1,500 S.F. = 113 GPD
TOTAL FLOW = 165 GPD + 113 GPD = 278 GPD
SEPTIC TANKS:
USE 1,500 GALLON TWO-COMPARTMENT SEPTIC TANK PER BUILDING
SOIL ABSORPTION SYSTEM REQUIREMENT:
PERCOLATION RATE - 12 MIN./INCH (CLASS II SOIL)
ALLOWED LOADING RATE = 0.56 GPD/SF
LEACHING AREA REQ'D = (278 GPD) / (0.56 GPD/SF) = 497 SF
SEPTIC SYSTEM SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE. A SEPTIC DESIGN PLAN SHALL BE PREPARED AND SUBMITTED TO BOARD OF HEALTH FOR APPROVAL PRIOR TO CONSTRUCTION.



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



REV.	DATE	DESCRIPTION	BY	APP.
1	4-24-24	ADD OFFICE SPACE	NCZ	NCZ

SHEET NAME:	"TWIN BOYS BUSINESS PARK" GRADING & DRAINAGE PLAN
PROJECT SITE:	2 & 4 BEDFORD STREET LAKEVILLE, MASSACHUSETTS
OWNER INFO:	TWIN BOYS, LLC 2618 MIDDLEBORO ROAD FREETOWN, MASSACHUSETTS 02717
DRAWN BY:	TEM
DESIGNED BY:	TEM
CHECKED BY:	NCZ
APPROVED BY:	NCZ
DATE:	12-5-23
PROJECT NUMBER:	0422-02-01
DRAWING SCALE:	1" = 20'
SHEET ID:	G

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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.

1. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO STUMP REMOVAL AND CONSTRUCTION. STABILIZATION OF ALL REGRADED AND SOIL STOCKPILE AREAS WILL BE INITIATED AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL MUNICIPAL REGULATIONS. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION. A STAKED SILT SOCK SHALL BE INSTALLED DOWN GRADIENT OF ALL DRAINAGE OUTFALLS.
3. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF DEEMED NECESSARY BY THE OWNER OR AGENTS OF THE OWNER.
4. 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 GRADE OPENING UNTIL PAVEMENT IS IN PLACE AND GROUND SURFACE IS STABILIZED.
5. SEEDING MIXTURE FOR FINISHED GRASSED AREAS WILL BE AS FOLLOWS:
45% KENTUCKY BLUE GRASS - 45% CREEPING RED FESCUE - 10% PERENNIAL RYEGRASS
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.
6. AREAS THAT ARE NOT THE LOCATION OF ACTIVE CONSTRUCTION WHICH ARE TO BE LEFT BARE FOR OVER ONE MONTH BEFORE FINISHED GRADING AND SEEDING IS ACHIEVED, SHALL BE MULCHED OR RECEIVE TEMPORARY STABILIZATION SUCH AS JUTE NETTING OR SHALL RECEIVE A TEMPORARY SEEDING OF PERENNIAL RYEGRASS APPLIED TO A RATE OF 2 LBS./1,000 SQ. FT. LIMESTONE (EQUVALENT TO BE 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) SHALL BE APPLIED AS SEEDBED PREPARATION AT A RATE OF 90 LBS./1,000 SQ. FT. PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 1. AREAS TO BE LEFT BARE BEFORE FINISH GRADING AND SEEDING OUTSIDE OF PLANTING SEASONS SHALL RECEIVE AN AIR-DRIED WOOD CHIP MULCH, FREE OF COARSE MATTER.
7. 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.
8. 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.
9. 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.
10. 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.
11. THE CONTRACTOR SHALL SECURE THE SERVICES OF A PROFESSIONAL ENGINEER, WHO SHALL VERIFY IN THE FIELD THAT THE CONTROL 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.
12. 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, SILT FENCING SHALL BE USED. SIDE SLOPES SHALL NOT EXCEED 2:1.
13. 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.
14. 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.
15. SILT SOCK SHALL BE USED ONLY AS A TEMPORARY MEASURE. WHERE CONTROL MEASURES WILL BE REQUIRED FOR LONGER THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED.
16. WHERE DEWATERING IS NECESSARY, THERE SHALL NOT BE A DISCHARGE DIRECTLY INTO WETLANDS OR WATERCOURSES. PROPER MEANS 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

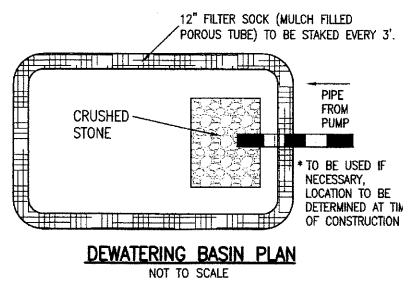
THE OPERATION AND MAINTENANCE (O&M) SCHEDULE DURING THE CONSTRUCTION PHASE IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE CONTRACTOR. THE OUTLINE BELOW SHALL BE ADHERED TO AS CLOSELY AS POSSIBLE TO ENSURE THE PROPER CONSTRUCTION AND FUNCTION OF THE DRAINAGE SYSTEM.

1. PRIOR TO CONSTRUCTION, SILT SOCK SHALL BE INSTALLED PER THE APPROVED PLANS. THE SILT SOCK SHALL BE INSPECTED PRIOR TO A LARGE STORM EVENT TO ENSURE THAT THE EROSION CONTROL WILL FUNCTION AS REQUIRED AND FOLLOWING A STORM TO INSPECT FOR DAMAGE TO THE EROSION CONTROL ELEMENTS. ANY DAMAGE OR IMPROPER INSTALLATION THAT IS NOTICED PRIOR TO OR FOLLOWING A STORM EVENT SHALL BE PROMPTLY REPLACED OR REPAIRED IN A SATISFACTORY MANNER SO AS TO PREVENT SEDIMENT FROM BYPASSING THE EROSION CONTROL BARRIER.
2. THE LIMIT OF CLEARING SHOWN ON THE APPROVED PLAN SHALL BE STRICTLY ADHERED TO. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE LEVEL OF SAFETY OF STANDING TREES.
3. IN CONJUNCTION WITH THE SITE CONSTRUCTION, ALL DRAINAGE STRUCTURES, INCLUDING 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.
4. THE CATCH BASINS AND DRAINAGE MANHOLES 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.
5. 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 RE-STABILIZED IN A MANNER TO PREVENT FUTURE EROSION. IN ADDITION, THE OUTER PORTIONS OF THE INFILTRATION BASIN SHALL BE INSPECTED IN A SIMILAR MANNER.

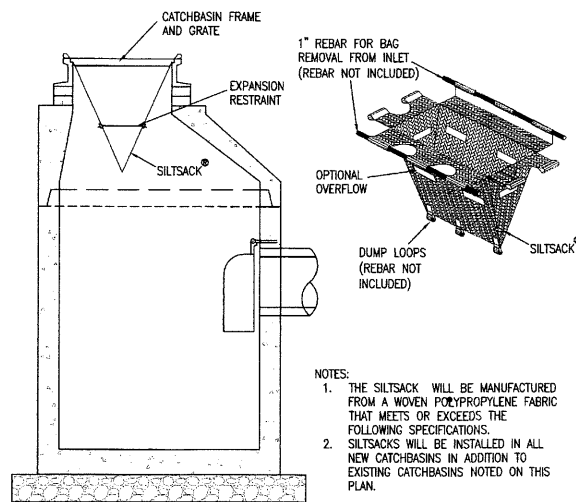
CONSTRUCTION SEQUENCE OF OPERATIONS

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

1. PRIOR TO ANY EARTH DISTURBING ACTIVITIES, THE EROSION CONTROL BARRIERS SHALL BE INSTALLED AS SHOWN ON THE SITE PLANS.
2. ALL EXISTING IMPERVIOUS AREAS (FOUNDATIONS, CONCRETE, AND PAVEMENT) SHALL BE REMOVED FROM THE SITE.
3. THE EXISTING TREES AND SHRUBS WITHIN THE LIMIT OF WORK SHALL THEN BE CLEARED AND GRUBBED.
4. THE CONSTRUCTION PHASE OF THE PROJECT SHALL BEGIN WITH THE CONSTRUCTION OF THE INFILTRATION BASIN.
5. THE AREA SHALL THEN BE GRADED TO THE PROPOSED ROUGH GRADE.
6. 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. THOSE SLOPES THAT ARE DESIGNATED TO RECEIVE SPECIAL SLOPE STABILIZATION AS SHOWN SHALL BE TREATED AS DESCRIBED.
7. 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 INDICATIONS OF EROSION. ANY ERODED AREAS SHALL BE REPAIRED IMMEDIATELY AND STABILIZED WITH VEGETATION, GEGRID OR ANY METHOD THE CONTRACTOR DETERMINES TO BE ADEQUATE.



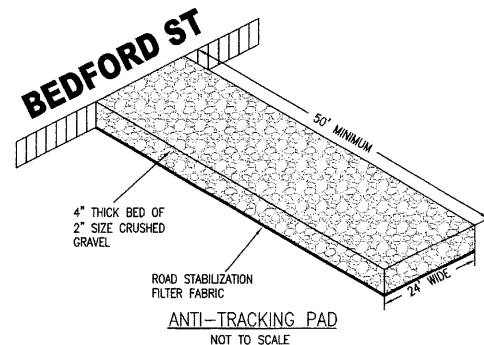
DEWATERING BASIN PLAN
NOT TO SCALE



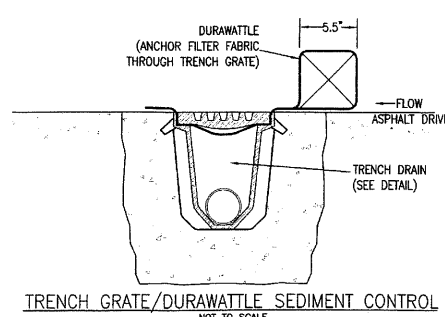
SILT SACK® REGULAR FLOW

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 (6500 HRS)	ASTM D-4355	%	96
ADS	ASTM D-4751	US SIEVE	30
FLOW RATE	ASTM D-4491	GAL/MIN/TF'	66
PERMITTIVITY	ASTM D-4491	SEC-1	0.862

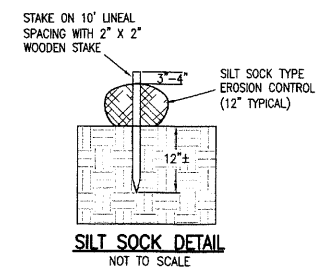
DETAIL OF INLET SEDIMENT CONTROL DEVICE ("SILT SACK")
NOT TO SCALE



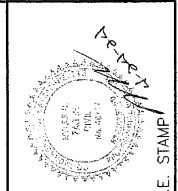
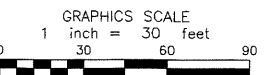
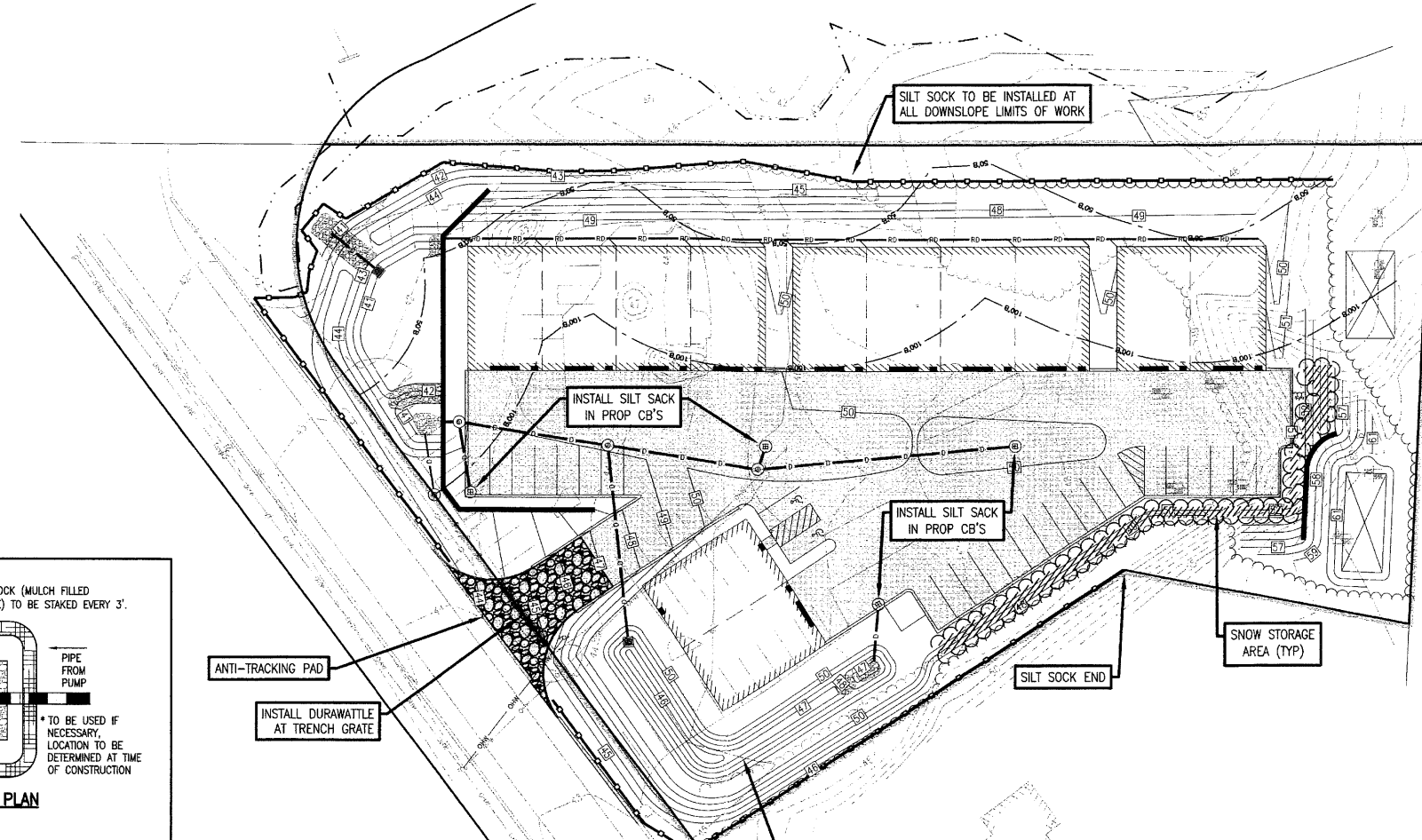
ANTI-TRACKING PAD
NOT TO SCALE



TRENCH GRATE/DURAWATTLE SEDIMENT CONTROL
NOT TO SCALE



SILT SOCK DETAIL
NOT TO SCALE



P. E.

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

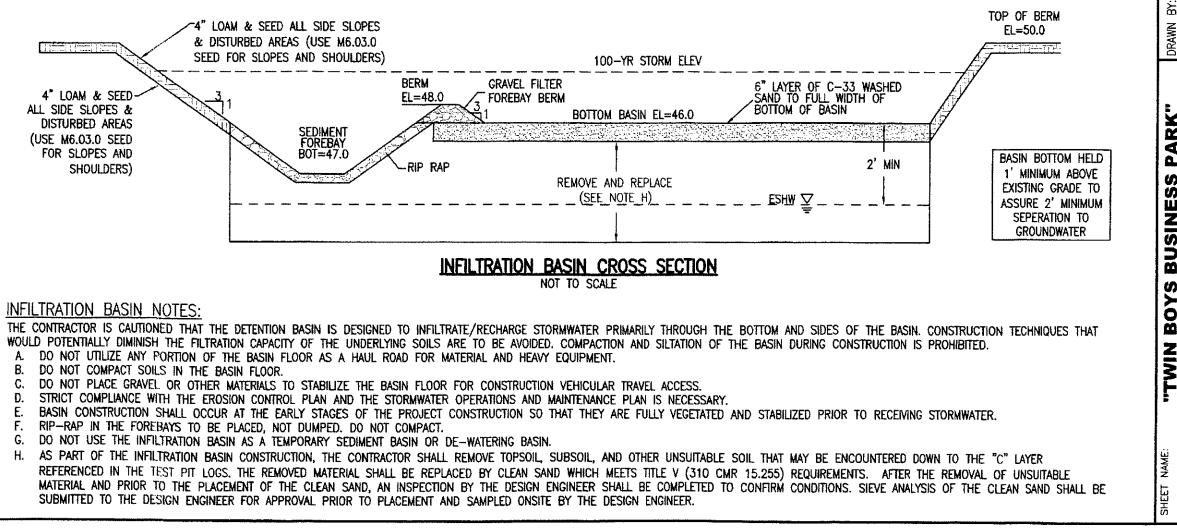
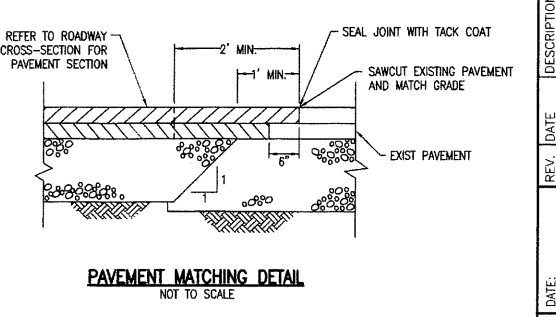
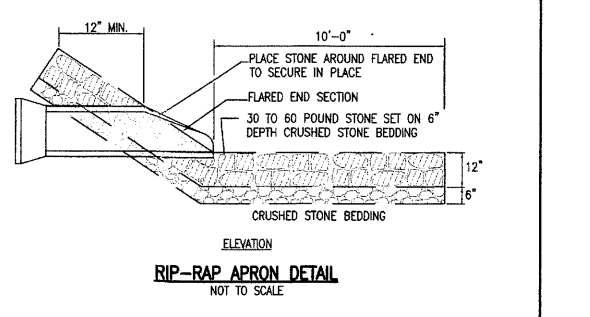
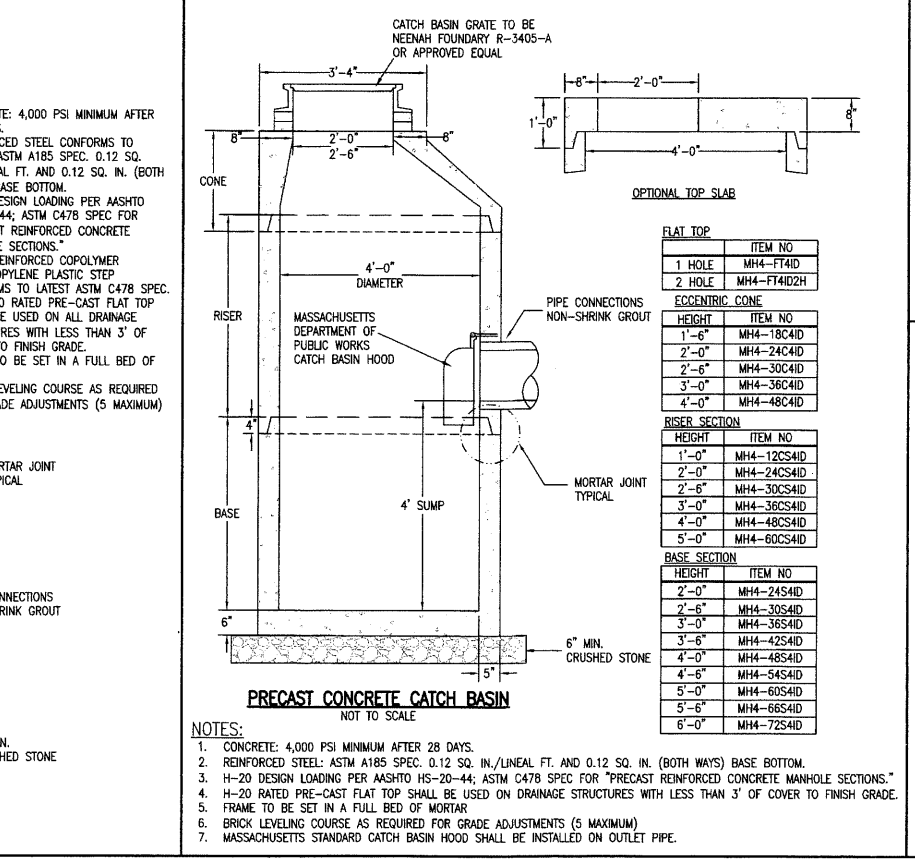
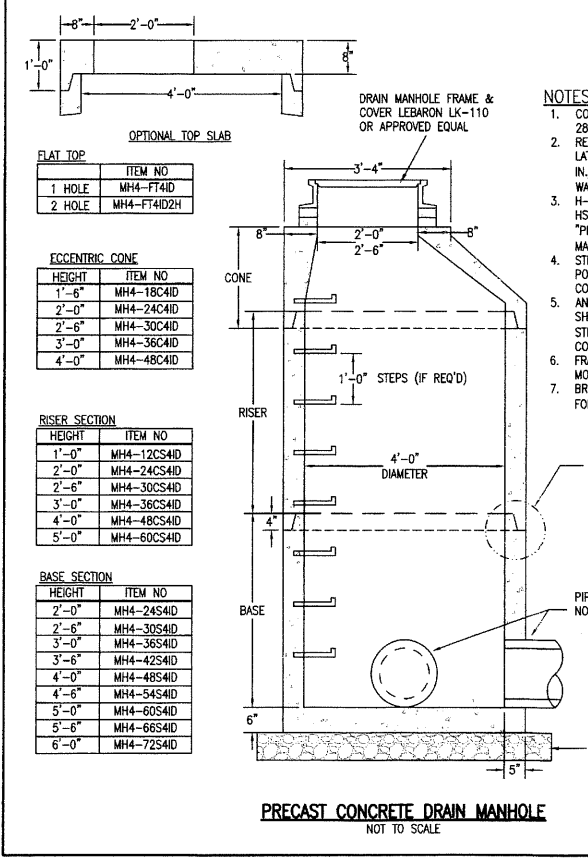
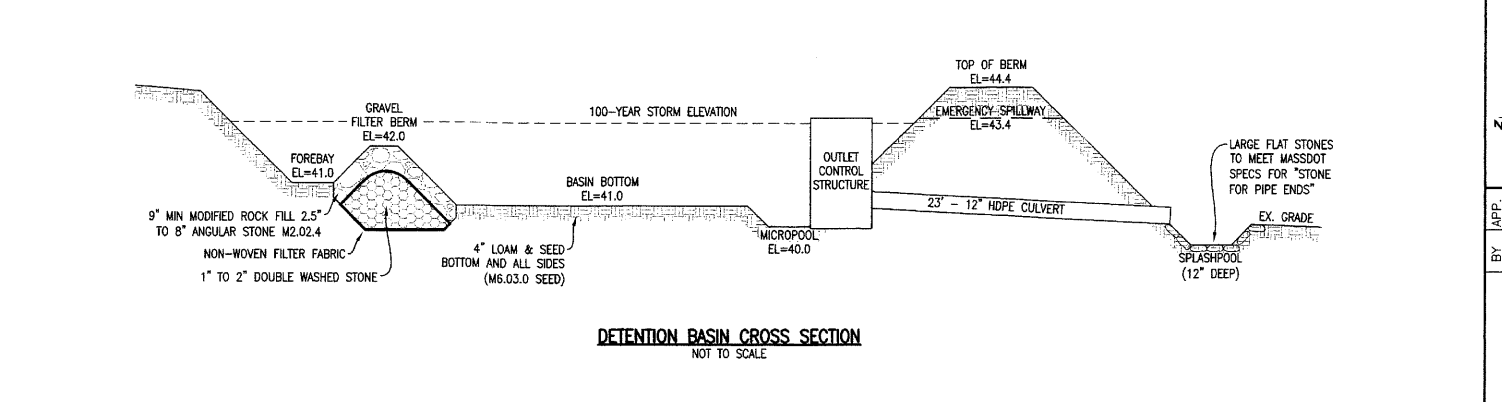
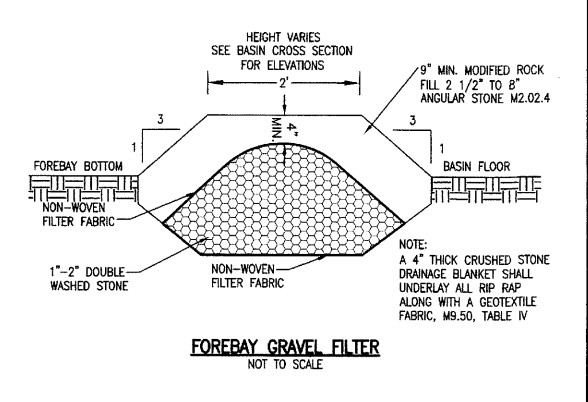
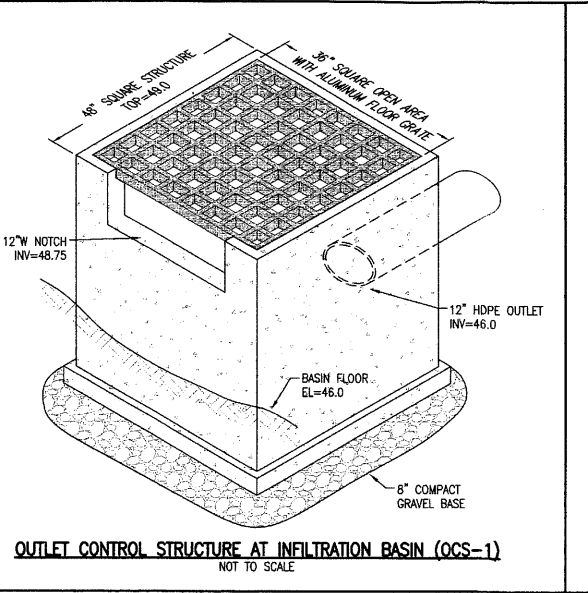
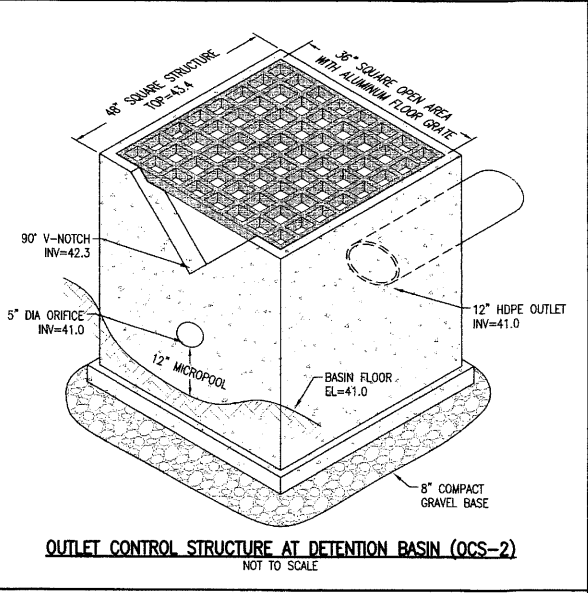
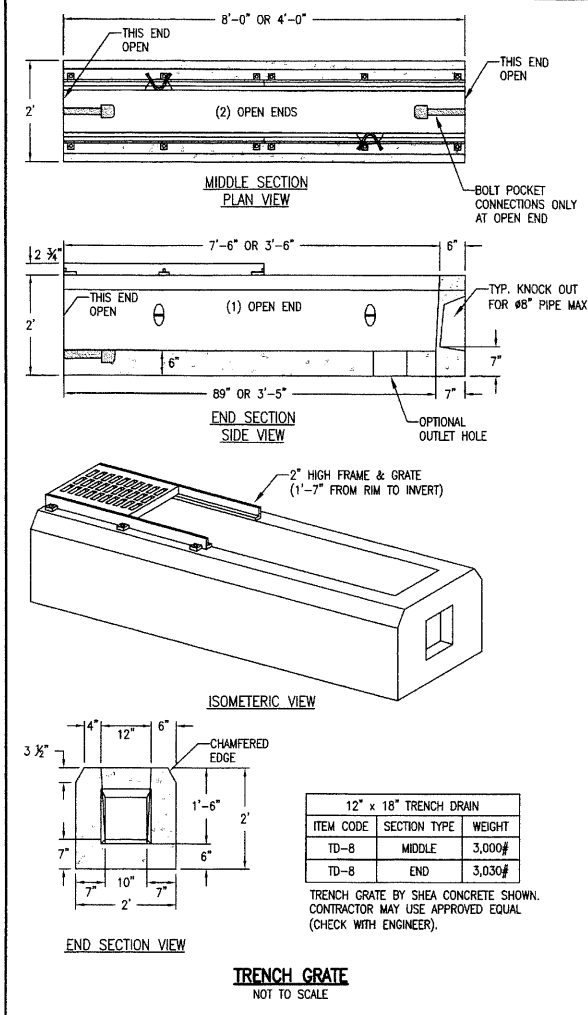



REV.	DATE	DESCRIPTION	BY	APP.
1	4-24-24	ADD OFFICE SPACE	TEM	NCZ

DATE: 12-5-23
PROJECT NUMBER: 0422-02-01
DRAWING SCALE: 1" = 20'
SHEET ID: E

DRAWN BY: TEM	DESIGNED BY: TEM	CHECKED BY: NCZ	APPROVED BY: NCZ
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"TWIN BOYS BUSINESS PARK"
EROSION CONTROL PLAN
2 & 4 BEDFORD STREET
LAKEVILLE, MASSACHUSETTS
OWNER INFO:
TWIN BOYS, LLC
267B MIDDLEBORO ROAD
FREETOWN, MASSACHUSETTS 02717




 P.E. STAMP

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

DATE	REV.	DESCRIPTION
12-5-23	1	100-YEAR STORM ELEVATION
4-24-24	ADD	OFFICE SPACE

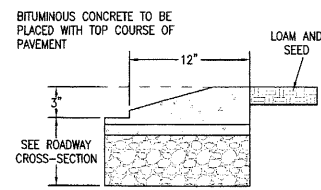
DRAWN BY: TEM
 DESIGNED BY: TEM
 CHECKED BY: NCZ
 APPROVED BY: NCZ

"TWIN BOYS BUSINESS PARK" SITE DETAILS
 2 & 4 BEDFORD STREET
 LAKEVILLE, MASSACHUSETTS
 TWIN BOYS, LLC
 261B MIDDLEBORO ROAD
 FREETOWN, MASSACHUSETTS 02717

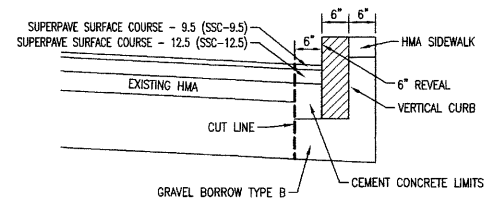
SHEET NAME: PROJECT SITE: OWNER INFO: C:\Users\jenneth\OneDrive\Temp\jenneth\18823\Site Plan - 2 Bedford St - Lakeville.dwg

- 1/2" TYPE I-1 BIT CONC TOP COURSE
- 2" TYPE I-1 BIT CONC BASE COURSE
- 6" GRAVEL BORROW TYPE C (M-1.03.0)
- 6" GRAVEL BORROW TYPE A (M-1.03.0)

PAVEMENT CROSS-SECTION
NOT TO SCALE



CAPE COD BERM DETAIL
NOT TO SCALE



- NOTES:
- THIS PROCEDURE IS APPLICABLE ONLY IF CURB IS TO BE SET AFTER BASE COURSE IS IN PLACE PRIOR TO BINDER AND TOP PLACEMENT.
 - CUT NEAT LINE 6" FROM CURB LINE AND REMOVE BASE AND GRAVEL. REPLACE WITH CEMENT CONCRETE.
 - ANY DESIGNATED CEMENT CONCRETE THAT IS ACCEPTABLE UNDER SECTION M4 OF THE STANDARD SPECIFICATIONS MAY BE USED; ALL TEST REQUIREMENTS ARE WAIVED. HOT MIX ASPHALT SHALL NOT BE USED AS A SUBSTITUTE.

METHOD OF SETTING VERTICAL GRANITE CURB
NOT TO SCALE

SOIL LOGS

DATE: 10-27-20
PERFORMED BY: WILLIAM CONNELLY, ZENITH CONSULTING ENGINEERS
WITNESSED BY: ED CULLEN, LAKEVILLE BOARD OF HEALTH

DEPTH (INCHES)	TP-1 ELEV. (FEET)	DEPTH (INCHES)	TP-2 ELEV. (FEET)	DEPTH (INCHES)	TP-3 ELEV. (FEET)	DEPTH (INCHES)	TP-4 ELEV. (FEET)
0	49.0	0	49.0	0	48.3	0	48.7
18	47.5	20	47.3	16	47.0	18	47.2
128	38.3	108	40.0	120	38.3	108	39.7

MOTTLING @ 16" WEEPING @ 86" STANDING @ 128" ESHW EL= 47.7 PERC DEPTH: 24"-42" PERC RATE: 12 MPI

MOTTLING @ 14" WEEPING @ 56" STANDING @ NONE ESHW EL= 47.8 PERC DEPTH: 22"-40" PERC RATE: 7 MPI

MOTTLING @ 16" WEEPING @ 80" STANDING @ NONE ESHW EL= 47.0 PERC DEPTH: NONE PERC RATE: NONE

MOTTLING @ 18" WEEPING @ NONE STANDING @ NONE ESHW EL= 47.2 PERC DEPTH: NONE PERC RATE: NONE

SOIL LOGS

DATE: 10-10-23
PERFORMED BY: WILLIAM CONNELLY, ZENITH CONSULTING ENGINEERS
WITNESSED BY: ED CULLEN, LAKEVILLE BOARD OF HEALTH

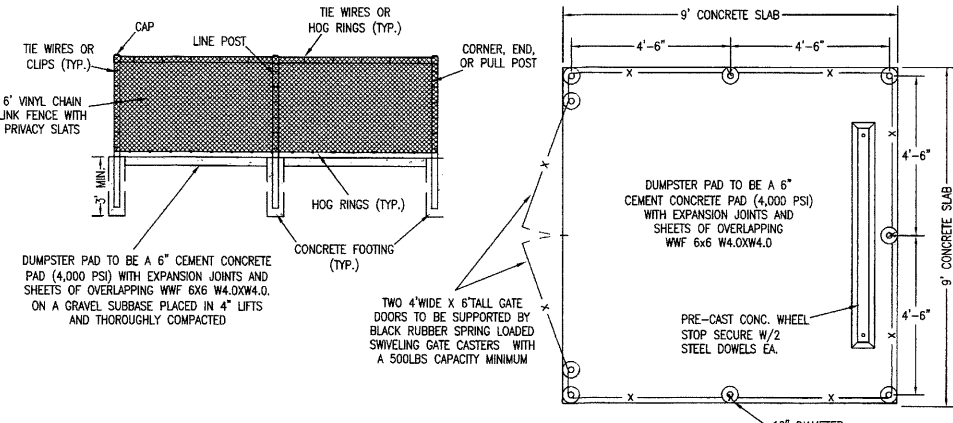
DEPTH (INCHES)	TP-5 ELEV. (FEET)	DEPTH (INCHES)	TP-6 ELEV. (FEET)	DEPTH (INCHES)	TP-7 ELEV. (FEET)	DEPTH (INCHES)	TP-8 ELEV. (FEET)
0	54.0	0	55.0	0	60.0	0	60.3
14	52.8	14	53.8	10	59.2	12	59.3
24	52.0	26	52.8	26	57.8	28	58.0
124	43.7	102	46.5	96	52.0	100	52.0

MOTTLING @ 72" WEEPING @ 108" STANDING @ 110" ESHW EL= 48.0 PERC DEPTH: NONE PERC RATE: NONE

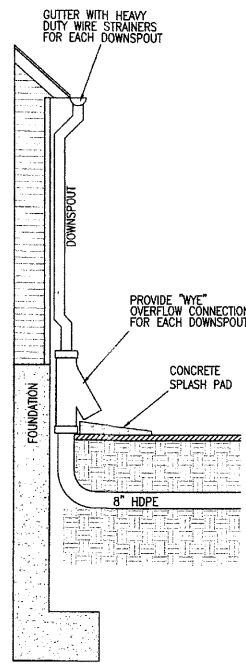
MOTTLING @ 62" WEEPING @ NONE STANDING @ NONE ESHW EL= 49.8 PERC DEPTH: 32"-50" PERC RATE: 2 MPI

MOTTLING @ 60" WEEPING @ NONE STANDING @ NONE ESHW EL= 55.0 PERC DEPTH: NONE PERC RATE: NONE

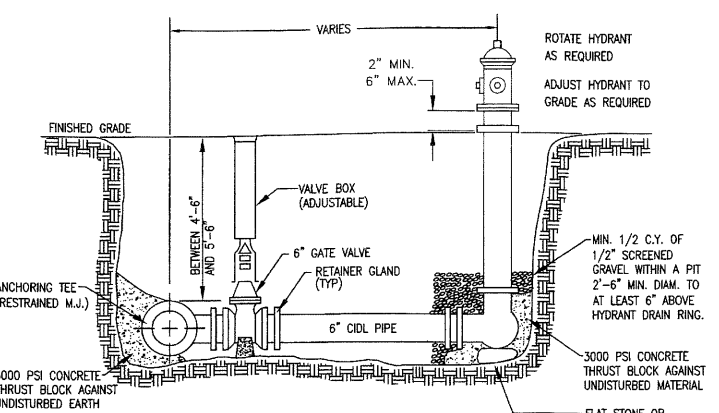
MOTTLING @ 64" WEEPING @ NONE STANDING @ NONE ESHW EL= 55.0 PERC DEPTH: 28"-46" PERC RATE: 4 MPI



CONCRETE DUMPSTER PAD
NOT TO SCALE

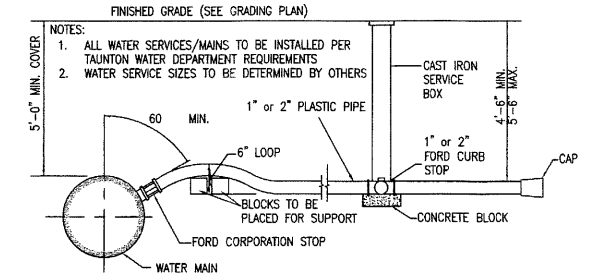


DOWNSPOUT DETAIL
NOT TO SCALE



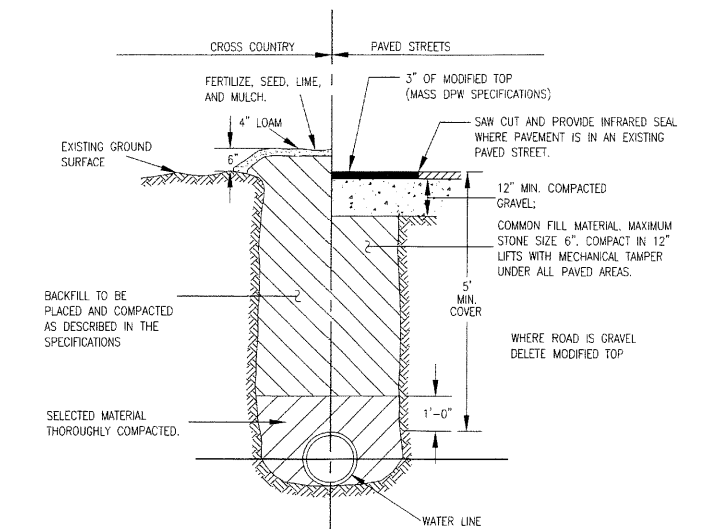
TYPICAL HYDRANT & VALVE
NOT TO SCALE

HYDRANTS SHALL BE DARLING MODEL B-50-B, B-62-B OR MUELLER CENTURION 200 CONFORMING 5-1/4 INCH DIAMETER VALVE OPENING AND 7-INCH DIAMETER TO ANWA C-502, HAVE A MINIMUM BARREL. HYDRANTS SHALL BE OPEN LEFT OR COUNTER CLOCKWISE AND HAVE A 5-1/2 FOOT DEPTH OF BURY.

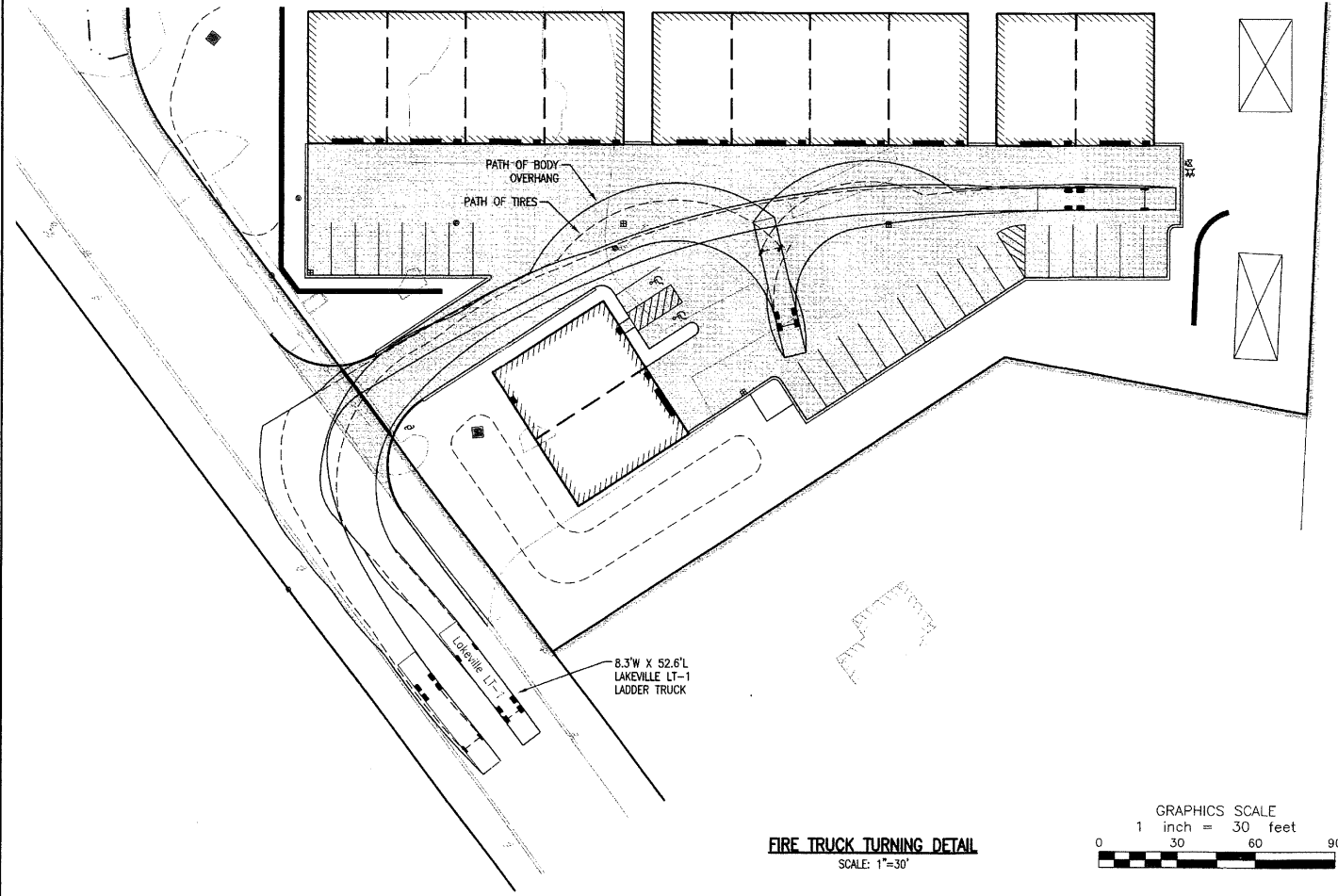


WATER SERVICE CONNECTION DETAIL
NOT TO SCALE

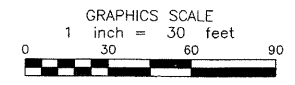
- NOTES:
- ALL WATER SERVICES/MAINS TO BE INSTALLED PER TAUNTON WATER DEPARTMENT REQUIREMENTS
 - WATER SERVICE SIZES TO BE DETERMINED BY OTHERS



UTILITY TRENCH DETAIL
NOT TO SCALE



FIRE TRUCK TURNING DETAIL
SCALE: 1"=30'



P.E. STAMF

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

REV.	DATE	DESCRIPTION	BY	APP.
1	12-5-23	4-24-24 ADD OFFICE SPACE	NCZ	

DATE:	12-5-23	PROJECT NUMBER:	0422-02-01
DRAWN BY:	TEM	CHECKED BY:	NCZ
DESIGNED BY:	TEM	DRAWING SCALE:	N.T.S.
APPROVED BY:	NCZ	SHEET ID:	D2

SHEET NAME: **"TWIN BOYS BUSINESS PARK" SITE DETAILS**

PROJECT SITE: **2 & 4 BEDFORD STREET LAKEVILLE, MASSACHUSETTS**

OWNER INFO: **TWIN BOYS, LLC 261B MIDDLEBORO ROAD FREETOWN, MASSACHUSETTS 02717**

DATE: 12-5-23

PROJECT NUMBER: 0422-02-01

DRAWING SCALE: N.T.S.

SHEET ID: D2

C:\Users\mconnelly\OneDrive\Temp\Mapdata\13837\Site Plan - 2 Bedford St - Lakeville.dwg



STARCK
ARCHITECTS



3 REAR ELEVATION BUILDING "A"
A1 1/4" = 1'-0"



1 FRONT ELEVATION BUILDING "A"
A1 1/4" = 1'-0"



2 SIDE ELEVATION BUILDING "A"
A1 1/4" = 1'-0"



STARCK ARCHITECTS



3 REAR ELEVATION BUILDING "A"
1/4" = 1'-0"



1 FRONT ELEVATION BUILDING "A"
1/4" = 1'-0"



2 SIDE ELEVATION BUILDING "A"
1/4" = 1'-0"

PLANNING BOARD

Mark Knox, Chair

Nora Cline

Michele MacEachern, Vice-Chair

Jack Lynch

John Cabral

The Planning Board is a five (5) member Board with terms staggered so that each year one (1) member is elected at the Annual Town Election for a term of five (5) years. The Board is governed by the statutes of the Massachusetts General Laws, primarily but not limited to Chapter 41. They have authority for the following items within the Town:

Planning in General (Chapter 41, §81A-81J)

Master Plan (Chapter 41, §81D)

Official Land Use Map (Chapter 41, §81E-81H)

Public Ways (Chapter 41, §81I-81D)

Definitive Subdivision Plans or Form C Plans (Chapter 41, §81O)

Approval of Plans not subject to control law (ANR) or Form A Plans (Chapter 41, §81P)

Subdivision Control and the Rules and Regulations that govern the subdivision of land (Chapter 41, §81Q)

Preliminary Subdivision Plans or Form B Plans
(Chapter 41, §81S)

Special Permits (Chapter 40A)

Zoning By-laws (Chapter 40A)

Smart Growth Zoning & Housing Production (Chapter 40R)

Street Names (Chapter 85, §3, 3A, and 3B)

In addition, the Planning Board reviews conceptual plans, Site Plans, and Zoning Board of Appeals applications.

In 2023 the Planning Board endorsed four (4) Form A Plans and approved three (3) Site Plans. They also approved two (2) Definitive Subdivision, Form C plans.

The Board held hearings on Recodification of the Zoning Bylaw; a Citizens petition to amend the Zoning Bylaw Section 4.1, Table of Use Regulations, Sub-section 4.1.2, Business Uses and add: Retail, office or service business (minimum 1,500 sq ft) with up to to 7,000 sq ft of associated storage and wholesale distribution to be allowed only in the Business Zone by Special Permit, which did not receive a favorable recommendation from the Planning Board; to amend the Zoning bylaw Section 270-6.6.F, Special Permits (3) by adding that the Special Permit Granting Authority will be the Zoning Board of Appeals; to amend the Zoning bylaw Section 270-7-4 by adding a new section related to standards for changeable copy signs, electronic message board signs, and internally illuminated signs; and to amend the Zoning bylaw by adding a new Section 270-7.9 Open Space Residential Development which was tabled indefinitely at Town Meeting.

The Planning Board worked towards developing a new Housing Production Plan with the help of SRPEDD, established a set of Planning Board goals to re-visit on a monthly basis, setting time lines for achieving the goals.

Planning Board meetings are held on the second and fourth Thursday of every month. These meetings are normally held at the Lakeville Police Station. These meetings are open to the public and residents are encouraged to attend. All meetings are also recorded and can be viewed later at <http://www.lakecam.tv/>

Additional information on the Planning Board can be found at <https://www.lakevillema.org/lakeville-planning-board>. This includes

current and past agendas, Minutes of Meetings, the Lakeville Master Plan, Planning Board Rules and Regulations, as well as other various information related to the functions of the Planning Board.



THE EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES (EOHLC), WILL HOST REGIONAL LISTENING SESSIONS ACROSS THE STATE TO ENGAGE STAKEHOLDERS AND SOLICIT FEEDBACK AS EOHLC DEVELOPS THE HEALEY-DRISCOLL ADMINISTRATION'S FIRST FIVE-YEAR STRATEGIC STATEWIDE HOUSING PLAN.



2024 STATEWIDE HOUSING PLAN LISTENING SESSIONS

THURSDAY APRIL 11	NORTH SHORE COMMUNITY COLLEGE (LYNN)	1:00 P.M. - 3:00 P.M.	REGISTRATION: https://forms.office.com/g/BczyahTjAW
TUESDAY APRIL 23	SPRINGFIELD TECHNICAL COMMUNITY COLLEGE	9:00 A.M. - 11:00 A.M.	REGISTRATION: https://forms.office.com/g/qpb8xRJ7iN
TUESDAY APRIL 30	UMASS DARTMOUTH	11:00 A.M. - 1:00 P.M.	REGISTRATION: https://forms.office.com/g/9kxx4xxfUc
FRIDAY MAY 3	MASSASOIT COMMUNITY COLLEGE (BROCKTON)	2:00 P.M. - 4:00 P.M.	REGISTRATION: https://forms.office.com/g/01PLRzQ4bQ
THURSDAY MAY 9	UMASS BOSTON	10:00 A.M. - 12:00 P.M.	REGISTRATION: https://forms.office.com/g/Q3p6R0knZ6
WEDNESDAY MAY 15	BERKSHIRE COMMUNITY COLLEGE (PITTSFIELD)	2:00 P.M. - 4:00 P.M.	REGISTRATION: https://forms.office.com/g/bPHf7gTf4Z
THURSDAY MAY 16	GREENFIELD COMMUNITY COLLEGE	2:00 P.M. - 4:00 P.M.	REGISTRATION: https://forms.office.com/g/1hXEVkuRrC
MONDAY MAY 20	VIRTUAL (ZOOM)	5:30 P.M. - 7:30 P.M.	REGISTRATION: https://bit.ly/43QBLty
TUESDAY MAY 21	BLACKSTONE VISITOR CENTER (WORCESTER)	10:00 A.M. - 12:00 P.M.	REGISTRATION: https://forms.office.com/g/Y25JGvziE8
THURSDAY MAY 23	UNITED TEEN EQUALITY CENTER (UTEC- LOWELL)	1:00 P.M. - 3:00 P.M.	REGISTRATION: https://forms.office.com/g/EKkqAbHejp
WEDNESDAY MAY 29	VIRTUAL (ZOOM)	5:30 P.M. - 7:30 P.M.	REGISTRATION: https://bit.ly/4aqrWVH
FRIDAY MAY 31	FRAMINGHAM STATE UNIVERSITY	1:00 P.M. - 3:00 P.M.	REGISTRATION: https://forms.office.com/g/LdwNqwHsiG
MONDAY JUNE 3	CAPE COD COMMUNITY COLLEGE (WEST BARNSTABLE)	10:00 A.M. - 12:00 P.M.	REGISTRATION: https://forms.office.com/g/ccqGQTKPWa
TUESDAY JUNE 4	OAK BLUFFS LIBRARY	1:00 P.M. - 3:00 P.M.	REGISTRATION: https://forms.office.com/g/LEtPKJOBAb

Michele MacEachern

From: Michele MacEachern
Sent: Wednesday, May 1, 2024 3:25 PM
To: Robert Nunes
Cc: cabralj1055@gmail.com
Subject: RE: PB Reorg Budget

Hi Bob,

Here is the recommended break-down for the FY25 Planning budget:

\$35,000 per year for Part-time Coordinator Role
\$54,604 (not to be exceeded) for Planning Consultant(s)

Thank you,

Michele MacEachern
Community Preservation Committee, Chair
Town of Lakeville, MA

From: Robert Nunes <rnunes@lakevillema.org>
Sent: Wednesday, May 1, 2024 2:17 PM
To: Michele MacEachern <mmaceachern@lakevillema.org>
Subject: PB Reorg Budget

Hi Michele,

Just checking in to see if you have a recommended budget for the proposed reorganization of the department.

Bob

Robert Nunes
Interim Town Administrator
Town of Lakeville
346 Bedford Street
Lakeville, MA 02347
[*rnunes@lakevillema.org*](mailto:rnunes@lakevillema.org)
(508) 946-8803



Michele MacEachern

From: Robert Nunes
Sent: Monday, April 29, 2024 11:02 AM
To: Lorraine Carboni; Lia Fabian; Brian Day; Maureen Candito; Brynna Donahue; Michele MacEachern; John Olivieri; Nathan Darling, Building Commissioner & Zoning Enforcement Officer
Cc: Todd Hassett, Lakeville Town Accountant
Subject: PB & ZBA Legal Costs

PLEASE DO NOT REPLY ALL

Hello all,

As we discussed at last week's budget meeting, below are legal costs incurred by the PB and ZBA from 1/23 – 3/24:

KP Law Legal Costs 1/23-3/24		
	PB	ZBA
1/23	0.00	0.00
2/23	0.00	0.00
3/23	176.00	3,531.00
4/23	286.00	1,793.00
5/23	0.00	0.00
6/23	0.00	0.00
7/23	0.00	690.00
8/23	0.00	1,572.00
9/23	1,748.00	112.00
10/23	874.00	759.00
11/23	345.00	0.00
12/23	92.00	0.00
1/24	1,679.00	0.00
2/24	276.00	165.00
3/24	<u>2,783.00</u>	<u>1,353.00</u>
TOTAL	8,259.00	9,975.00

Bob

Robert Nunes



Massachusetts Housing Finance Agency
One Beacon Street Boston, MA 02108

Tel: 617-854-1000
Fax: 617-854-1091

Relay 711
www.masshousing.com

April 16, 2024

VIA ELECTRONIC MAIL

Lorraine Carboni, Chair
Select Board
Town of Lakeville
346 Bedford Street
Lakeville, MA 02347

**RE: Proposed 40B—43 Main St
Lakeville, MA
MH ID No. 1223**

Dear Ms. Carboni:

MassHousing is currently reviewing an application for Site Approval submitted by Lakeville Owner LLC (the Applicant). The proposed development consists of 200 units of rental housing on approximately 6.1 acres of land located at 43 Main Street in Lakeville, MA.

The site approval process is offered to project sponsors who intend to apply for a Comprehensive Permit under Chapter 40B. MassHousing's review involves an evaluation of the site, the design concept, the financial feasibility of the proposal, and the appropriateness of the proposal in relation to local housing needs and strategies. As part of our review, we are soliciting comments from the local community, and we would appreciate your input. You also may wish to include in your response, issues or concerns raised by other Local Boards, officials, or other interested parties. Pursuant to the new Massachusetts General Laws Chapter 40B regulations (760 CMR 56.00) your comments may include information regarding municipal actions previously taken to meet affordable housing needs such as inclusionary zoning, multifamily districts adopted under G.L. c.40A and overlay districts adopted under G.L. c.40R. Your comments will be considered as part of our review.

We have been informed by the Applicant that the town has received a copy of the application and site plans for 43 Main St. Please inform us of any issues that have been raised or are anticipated in the town's review of this application. We request that you submit your comments to this office by Thursday, May 16, 2024, so we may process this application in a timely manner.

During the course of its review, MassHousing will conduct a site visit, which Local Boards, as defined in 760 CMR 56.02, may attend. The site visit for 43 Main St has been tentatively scheduled for Friday, April 26 at 10:00 am. Please notify me promptly if any representatives of your office or if other Local Boards plan to attend the scheduled site visit.

Maura Healey, Governor
Kim Driscoll, Lt. Governor

Jeanne Pinado, Chair
Carolina Avellaneda, Vice Chair

Chrystal Kornegay,
Chief Executive Officer

Please note that if and when an application is submitted for a comprehensive permit, assistance is available to the Zoning Board of Appeals (ZBA) to review the permit application. The Massachusetts Housing Partnership's (MHP) Ch. 40B Technical Assistance Program administers grants to municipalities for up to \$15,000 to engage qualified third-party consultants to work with the town's ZBA in reviewing the Chapter 40B proposal. For more information about MHP's technical assistance grant visit MHP's web site, www.mhp.net/40B or e-mail MHP at emcgurren@mhp.net.

If you have any questions, please do not hesitate email me at kmiller@masshousing.com.

Thank you for your assistance.

Sincerely,

Kat Miller
Planning and Programs Specialist

cc: Robert Nunes, Interim Lakeville Town Administrator

**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
Thursday, February 29, 2024
Remote meeting**

On February 29, 2024, the Planning Board held a remote meeting. The meeting was called to order by Chairman Knox at 4:00 p.m. Mr. Knox read the provisions by which the Board was allowed to meet remotely into the record. LakeCam was recording, and it was streaming on Facebook Live. It was noted that no one else present was recording.

Members present:

Mark Knox, Chair; Michele MacEachern, Vice-Chair, John Cabral, Jack Lynch

Discussion regarding Housing Production Plan (HPP) and Action Area map

Mr. Knox said that it has been brought to the Board's attention that the land fill site is under DEP monitoring control. Even if they did a Feasibility Study, there was a good chance it would not be allowed to be used. They had received a map with two parcels that were checked off. One they had already selected as part of the HPP. He asked Ms. MacEachern to clarify if the other parcel was on the north side of Route 79. She replied it is on the opposite side of the street from the hospital property. Mr. Knox asked if there were any questions from members. There were none. He noted that it was important that they get this HPP done.

Mr. Knox then made a motion, seconded by Mr. Lynch, to amend the Housing Production Plan to remove the landfill property and include parcel 060-007-001E-01. This is a 1.288-acre Town-owned property along Rhode Island Road.

Roll Call Vote: Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Cabral-Aye, Mr. Knox-Aye

Mr. Knox asked if they now had what was needed to return to SRPEDD and amend the HPP. Ms. MacEachern replied that she would amend what had been sent, and contact Ms. Perez who was aware of what the Board was going to do.

Next meeting

The next meeting is scheduled for March 14, 2024, at 7:00 p.m. at the Lakeville Police Station.

Adjourn

Mr. Knox made a motion, seconded by Mr. Lynch, to adjourn the meeting.

Roll Call Vote: Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Cabral-Aye, Mr. Knox-Aye

Meeting adjourned at 4:07.

**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
Thursday, March 14, 2024**

On March 14, 2024, the Planning Board held a meeting at the Lakeville Police Station. The meeting was called to order by Chairman Knox at 7:00 p.m. LakeCam was recording, and it was streaming on Facebook Live. It was noted that no one else present was recording.

Members present:

Mark Knox, Chair; John Cabral, Jack Lynch

Members attending remotely:

Michele MacEachern, Vice-Chair

Public Hearing (7:00) Site Plan Review, continued - 2 & 4 Bedford St.

Mr. Knox advised this was a continued public hearing which had been opened previously. The applicant had requested the hearing be continued to their next meeting.

Mr. Knox made a motion, seconded by Ms. MacEachern, to continue the Site Plan Review hearing for 2 & 4 Bedford Street until March 28, 2024, at 7:00 p.m.

Ms. MacEachern asked if they could request that the applicant withdraw and re-file. She would not want people to lose interest and stop showing up. Mr. Knox discussed sending a letter or email to the applicant to confirm that they would either be in, withdraw, or at the least continue to a date further out. It was agreed an email would be sent expressing the concerns of the Board and asking what the applicant would prefer to do.

Roll Call Vote: Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Cabral-Aye, Mr. Knox-Aye

Public Hearing (7:00) Site Plan Review - 210 Kenneth Welch Dr.

Mr. Knox made a motion to open the public hearing and read the legal ad into the record. It was seconded by Mr. Cabral.

Roll Call Vote: Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Cabral-Aye, Mr. Knox-Aye

Mr. Jim Pavlik, formerly of Outback Engineering, and Mr. Mike Borrelli, owner and managing partner of RH Marine Group, were present. Mr. Pavlik advised the Board may recall seeing a Plan a couple of years ago, and this was the second addition that is now being proposed. This is in an existing paved and also a stone and graveled area. There is minimal additional roof area so there will not be any significant additional runoff. The existing drainage basin is in the northeast corner

of the lot. Mr. Borrelli is planning this addition for the expansion of the lamination shop to accommodate larger boats.

Mr. Pavlik said that he is not anticipating any additional employees, but they have updated the parking and septic information to maximize the number of employees that might be utilizing the building, up to 15 people. They are striping additional spaces on the north of the building to provide for that parking, but there is an adequate amount of employee parking on site. Mr. Borrell added that last year after they finished the building, he had the whole place paved and did the grounds.

Mr. Knox asked how they would be picking up the roof runoff from the addition, and what was the loading and parking area, just to show them the drainage is no different. Mr. Pavlik replied there are existing roof downspouts that are all tied into the existing infiltration basin. There will be some new roof drains at the corners, and it will be tied and piped into the existing basin. Mr. Knox asked if they were swapping impervious for building. Mr. Pavlik answered yes. Mr. Knox said they had two letters for the record. The first was from the Fire Chief. Mr. Borrelli said that the Deputy Chief, Pam Garant, had come down a couple of days ago and did a complete walk through of the place. She said that they were all set, not only could they drive around three sides, they could also drive around even where the new building was going.

Mr. Knox read the March 4, 2024, letter from the Fire Department into the record which requested the Planning Board emphasize the need for clearly marked fire lanes on at least three sides of the building. The configuration of the building must also allow for the Fire Department access to be within 150 feet of any portion of the exterior building. If the building will be sprinkled that can be changed to 250 feet. Mr. Borrelli said the building would be sprinkled. Mr. Knox said that language reflecting his comments would be included in their final decision. If he did not comply, that would be a zoning violation.

Mr. Knox then read the February 28, 2024, letter from the Board of Health. It advised that the proposed addition would not interfere with the footprint of the existing septic system. If the addition did not result in an increase in employees, the system would not be affected and the Board of Health had no objections to the proposed addition. Members had no other questions. Mr. Knox explained they would draft a final decision, and after it was signed there would be a 20-day appeal period.

After discussion regarding the process, Mr. Knox made a motion, seconded by Mr. Cabral, to continue the Site Plan Review hearing for 210 Kenneth Welch Dr. until March 28, 2024, at 7:00 p.m.

Roll Call Vote: Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Cabral-Aye, Mr. Knox-Aye

Review the following Zoning Board of Appeals (ZBA) petitions:

- a. Joyce – 51 Shore Avenue

Mr. Knox made a motion, seconded by Mr. Cabral, to make no recommendation regarding 51 Shore Avenue.

Roll Call Vote: Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Cabral-Aye, Mr. Knox-Aye

b. Rocky Woods

Ms. MacEachern said this property is a Priority Protection Parcel. It has forests, protected species, artifacts, and Native American history. It is mentioned in both their Master Plan and Open Space Plan. Although the State has been mandating housing and 40B is one of those existing housing mandates. Communities are also being required to comply with 3A MBTA zoning, but Milton has denied it, and it will be going to Court. Her recommendation would be to request that the ZBA deny it. She would rather see tax dollars go to a well fought Court case, rather than have to potentially build schools. Mr. Lynch said he was opposed to any impact on Native American areas. Mr. Cabral had no additional comments.

Discussion was then opened up to the public. Mr. Knox reminded everyone that the Planning Board was not hearing this Comprehensive Permit, and that they were just messengers to it. Mr. Mark Massa of 25 Freetown Street advised that with all the rain they have been having, his yard was flooded. The spot where they are planning to do this has not perked since he has lived there, which is fifteen years. He was also concerned about impacts to the school, the Fire Department, and the Police Department. There are artifacts back there and the spotted lizards. He was not in favor of this, and would also be willing to fight it in Court.

Mr. James Maloney of 24 Freetown Street discussed the poor visibility on Freetown Street, and how narrow it is. He was also concerned about the increase in the amount of traffic. Other items of concern were where the water would be coming from and the proposed septic pumping station. Mr. Knox noted that this would all have to be reviewed by their Board of Health agent. Ms. Michelle Carey of 10 Margeaux Drive advised she was opposed to this project. She noted that they had taken out some trees in their yard last year, and they have had flooding in their basement. It has become a huge issue. She was concerned if they cleared all those acres of trees and covered the ground in cement, it would create even more drainage issues.

Mr. Dan Wilga of 8 Dunham Pond Road said that there had been a letter from Mass Housing to the Town which included concerns regarding congestion on the roadways, water capacity, archaeological survey, the wetlands, etc. Has the Town received any information on some of the suggested surveys that need to be done? Mr. Knox was not aware of any, but said that the ZBA will require that as part of the Comprehensive Permit review. Mr. Wilga said there are some major decisions with this project that is going to be very concerning for the Town's people, and it will be a drain of resources, police, fire, the school system, etc. He would like to know what the findings are from these State Agencies.

Ms. MacEachern said she thought Mr. Wilga is asking has there been any due diligence done here? They are leaving it up to the Town, although a peer review would be done. She thought that 40B does not do what it claims to do, create more affordable housing. She noted that if they were to move forward with this, the applicant should probably widen the road and be forced to put in sidewalks because of the proximity to the Schools. She would rather they recommend that the ZBA deny this Comprehensive Permit.

It was asked how many units are proposed. Mr. Knox replied it would be 25% or 50 out of the 200 units. Mr. Knox asked when a larger 40B project gets submitted to the ZBA, do they require

some type of mitigation? Ms. Murray replied that she assumed for a large project like this, that would be on the table.

Mr. Knox then made a motion to recommend the following:

- All Native American sites and artifacts be preserved and protected to the highest level.
- The ZBA strongly consider the importance of the Priority Protection Parcel and its value as open space.
- The ZBA consider strong mitigation means for traffic impacts, school growth impacts, and other impacts on Town infrastructure.
- If no mitigation could be reached to offset the negative impact, the ZBA consider denying the project.

Ms. MacEachern said that she liked the last part of the last one. Mr. Knox said that they needed to understand that the ZBA was going to make that decision and if they didn't make that decision, they still want all those other items to be considered. Mr. Cabral agreed with that but asked does the ZBA take this into account? Mr. Knox then went through the items the ZBA should be considering again, including if Freetown Street needed to be improved, is there a different outlet, the drainage, etc. They are not going to get into the weeds of reviewing the plans, but are trying to make a fair recommendation based on what they think the impacts of the project are.

Ms. MacEachern said she would amend the motion, to remove all parts except the last part of the last item. She noted that the ZBA is going to have to do their due diligence and as Planning Board being elected officials and Zoning Board being appointed officials, ZBA should strongly consider their recommendation. Her recommendation would only be for this project to be denied. Mr. Knox said if making that recommendation, there needs to be some grounds for that denial. Mr. Cabral said he agreed with Ms. MacEachern, but he also agreed that they couldn't just deny without listing the reasons. After further discussion, Ms. MacEachern made a motion, seconded by Mr. Lynch, to forward a recommendation to the ZBA to strongly suggest they deny the Comprehensive Permit for the following reasons:

- 40B does not create more affordability
- This is a Priority Protection parcel
- There are Native artifacts and history
- The protected species and forest
- The impacts to the schools would be too great
- The increase to traffic
- The impact to first responders
- Destruction of natural resources

Roll Call Vote: Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Cabral-Aye, Mr. Knox-Aye

Discuss update of regulations

Mr. Knox said he did not see anything in the packet. Ms. MacEachern said she had circulated a red-line version. Her recommendation was because there is so much in there about street acceptance, they should circulate it to DPW and make sure that everything is still consistent with his end of it. Ms. Murray will send it to Mr. Moniz. Ms. MacEachern asked that the review be everything that is about the roadways and the streets.

Open Space Residential Development (OSRD) – update

Mr. Knox asked Ms. MacEachern if this had been circulated to the Building Commissioner and if she had heard back from him. Ms. MacEachern said that she had not. Mr. Knox said they will look for his input before their next meeting. He believed at that point it could be sent to Counsel for a final review.

Request to release funds – Joshua Estates & Deerfield Estates

Mr. Knox advised they had in their packets a memorandum which he then read into the record. He explained these were funds that were taken many years ago for peer review during the implementation of these two subdivisions. This is something that has to be done. He also spoke to the Building Commissioner who had agreed.

Mr. Knox then made a motion, seconded by Mr. Cabral, that the Planning Board release \$4,828.00 to the original applicant for Joshua Estates.

Roll Call Vote: Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Cabral-Aye, Mr. Knox-Aye

Mr. Knox made a motion, seconded by Mr. Cabral, that the Planning Board release \$9,930.62 to the original applicant for Deerfield Estates.

Roll Call Vote: Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Cabral-Aye, Mr. Knox-Aye

3A/MBTA Zoning - update

Ms. Murray advised that although SRPEDD had done the work and calculations, this has not actually been submitted to the State to see if it is in compliance. She has the document and did a quick first pass through it. There are items that the Town Clerk has to put together, so there is a bit more that has to be done. She noted that they do have two years to complete this, so she would like to try to get a little bit done every couple of weeks. She has spoken to the Building Commissioner and thought they would try to work together as their schedules allowed.

Approve Meeting Minutes

Ms. MacEachern noted that on the second page, first paragraph, the last sentence it was stated ‘it was unsure’ but she thought it should read ‘and was unsure’.

Ms. MacEachern made a motion, seconded by Mr. Knox, to approve the February 8, 2024, meeting minutes as amended.

Roll Call Vote: Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Cabral-Aye, Mr. Knox-Aye

Discuss adoption of the final version of the Housing Production Plan (HPP)

Mr. Knox advised the final version had come in and was being sent off to the State. Tonight, they were just going to do an affirmation vote. Ms. MacEachern said they have the final version, and tonight they have to vote to accept it. The Select Board has to do the same, and a letter has to be sent to the State to formally adopt the HPP. She had sent a sample letter to Ms. Craig-McGee, and this will need to go on the Select Board agenda as well. She was unsure if they should also send a memo to them to make sure that they are on top of this.

Mr. Knox made a motion, seconded by Mr. Cabral, to adopt the final version of the HPP.

Roll Call Vote: Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Cabral-Aye, Mr. Knox-Aye

Discuss recommendation to the Select Board regarding Planner position or other support

Mr. Knox said that he and Ms. MacEachern had talked a couple of times about trying to move forward with a budget for the Planning Board to use legal counsel as needed and/or consultants. He thought there might be some internal things that probably need to happen. It’s difficult to get them done in a timely fashion by a Planning Board member which would be like a final review of something they had voted on. He wanted to make sure that they are doing the right thing, without thinking of all the instances. However, if they voted to approve something contingent upon an edit, then the engineer submitted the plan and it was supposed to be edited, who is reviewing that to make sure the edits are reaching the intent? He thought that would be difficult to do with a consultant or Town Counsel.

Ms. MacEachern said wouldn’t a consultant review a final plan. Mr. Knox said they would, but he felt that something like that should be an internal thing. Ms. MacEachern said that they tried having a Planner, and it was not good for the Town. There were offline discussions with developers and recommendations that weren’t in line with what the Town wants to see, conceptual plans that they were never aware of. She would rather see a combined position that is more of a coordinator, because what they lack the most is communication or possibly for Conservation/Coordinator. She would also like to look into a consultant and see how it works with other Towns. When you create a position, it is more than just a salary. It is benefits, yearly increases, retirement, health insurance, etc. If they could take that position and put some of that money towards a consultant, it would be better for the Town as a whole.

Mr. Knox said that his experience with the Conservation Commission having an agent that reports to them has been a good one. He just wants to be prepared because ultimately it will be the Select Board's decision. He noted that position has been funded within the new budget, but he hoped their recommendation would not be ignored. He agreed that they should look into the consultant option, but if the Select Board is determined to hire a Planner because it is funded, they should insist it be with a reporting structure more mirroring the Board of Health or the Conservation Commission where that position answers to and works for that Board. If from a funding standpoint it is reallocated to a coordinator, that is probably more in line with having that support like those other positions as long as the reporting structure of a coordinator still answers to the Planning Board. He noted that the direct service of the Planning Board would be spread a little thinner because of that connection to multiple boards.

Ms. MacEachern replied that she was fine with that because it wasn't like they had a dedicated Planner, and it didn't feel like he answered to them at all. It seemed like he was on his own and in his own bubble. She would not like to see another Planner hired at this point, but thought the money would be better spent, even if it was a portion, towards a combined position and a consultant. Mr. Knox then discussed the reporting structure. His point was that the person would still be under the supervision of the Town Administrator unless they agreed to say they would put that under Inspectional Services so that it is part of all land use boards. The head of Inspectional Services would have to agree that the Coordinator position would be under his purview. His goal would still be that the Planning Board get the best service from the position.

Mr. Cabral said that maybe with the coordinator and with the allotment, it is the two things that would better serve the Planning Board versus the Town Planner. Mr. Lynch said that he was unsure of what Mr. Resnick did and didn't do, but he was always going to meetings and doing different things. Mr. Knox said the one thing that he never did was circulate information, and this position would guarantee it. Mr. Lynch asked who would do the tasks that he did do. Mr. Knox replied that he knew Ms. Murray had been working with Mr. Darling, but he didn't know about long term. It had been in the Planner's job description to update the subsidized housing inventory, so he thought it would be under this new role, unless it was going to stay with Ms. Murray. Previously, the Town Administrator had always done it.

After further discussion, Mr. Knox asked if it would make sense to try to work together to generate a Town Coordinator job description that would suit all the things they would like. Ms. MacEachern said she would still like to compare a consultant too. Mr. Knox said with a consultant they would have to have a firm give them a description of what services they provide and what fees are involved. They could reach out to some firms and ask some questions. Ms. MacEachern agreed. They would then have that comparison of what a consultant does compared to potentially hiring again. Mr. Knox said that he and Ms. MacEachern could look into a couple of consulting firms. Members could try to create a job description of what they think would serve this Board the best if somebody were to help support them. He would circulate what he had, and they will keep this on the agenda.

Next meeting

The next meeting is scheduled for March 28, 2024, at 7:00 p.m. at the Lakeville Police Station.

Ms. MacEachern asked about the placeholder they had sent to the Select Board regarding the 40R district. Did they need to withdraw? Mr. Knox replied that there was a working group with Mr. Day, Mr. Darling, and Mr. Nunes. As an update, Atty. Kwesell had reached out to the State and Atty. Mather had reached out and advised that his group had also done some research. He said that although they keep using the term 40R, everything Lakeville has is 40S. It's very similar, but they have the Smart Growth Overlay, and he has been told that is slowly being phased out and everything else will be 40R. They are hoping that it is compatible. He believed the group is aware that this will be pushed to the fall Town Meeting, and it probably won't happen now because they don't have information with a subdivision from the developer of the property. They can't create a Zoning Overlay until there is a subdivision. He asked that a memo be sent to the Select Board that they think they need to possibly remove the 40R request for a placeholder from Town Meeting Warrant with confirmation from the Select Board.

Adjourn

Mr. Knox made a motion, seconded by Mr. Lynch, to adjourn the meeting.

Roll Call Vote: Ms. MacEachern-Aye, Mr. Lynch-Aye, Mr. Cabral-Aye, Mr. Knox-Aye

Meeting adjourned at 8:31.

**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
Thursday, March 28, 2024**

On March 28, 2024, the Planning Board held a meeting at the Lakeville Police Station. The meeting was called to order by Chairman Knox at 7:03 p.m. LakeCam was recording, and it was streaming on Facebook Live. It was noted that no one else present was recording.

Members present:

Mark Knox, Chair; Michele MacEachern, Vice-Chair, Jack Lynch

Public Hearing (7:00) Site Plan Review, continued - 2 & 4 Bedford St.

Mr. Knox advised the applicant has made a request to continue this hearing until May 9, 2024, which is when they anticipate they will be ready to present.

Mr. Knox made a motion, seconded by Mr. Lynch, to continue the Site Plan Review hearing for 2 & 4 Bedford Street until May 9, 2024, at 7:00 p.m.

Ms. MacEachern asked if the abutters could be noticed again. She then read some of the Bylaw into the record. She noted that they had not yet gotten revised plans. When they send those in for a completed application, the hearing should be posted again. This is a long time for people to have to continue to track the date, and now it is being pushed out to May. She would suggest they continue it but ask that they post and notify the abutters again.

Mr. Nyles Zager, engineer from Zenith Consulting, replied they understood it has been some time. The applicant has been waiting on an attorney, and the plans are basically done. If the Board wants them to renotify, that is not an issue. Ms. Murray asked for a point of clarification. Did they want the hearing readvertised and/or just abutters noticed again. Ms. MacEachern replied both. Ms. Murray noted that is not done by the engineer, it is done by the Town.

Mr. Knox amended his motion to reflect and include the hearing would be re-noticed and re-advertised. It was seconded by Ms. MacEachern. The **vote** was **unanimous for**.

Public Hearing (7:00) Site Plan Review, continued – 210 Kenneth Welch Drive

Mr. Knox said they discussed this at their last meeting for a proposed addition on the back of the building. The Board had requested an Operations and Maintenance Plan be added to the Stormwater Recovery System. That has been added to the Plan. An additional condition to be included was in regards to the Fire Department's letter and addressing their concern that the fire lane stay clear. Ms. MacEachern said they should specify that the lane must be clear of any obstructions, vehicles, boats, etc. Although the applicant did speak to it, she did not believe they

had received a letter from the Fire Chief saying it was addressed. Mr. Knox advised it was also included in the narrative, and with the condition, did that satisfy the concern? After discussion, it was agreed to add the word unobstructed to the condition.

Regarding condition #2, Ms. MacEachern said that was good, but she believed condition #3 was a question of an amount. Mr. Knox said he thought as this was an addition, the stormwater was already in place, they were removing pavement to put up the building, and the owner had a good track record of completing work on the site, they could remove condition #3. Regarding condition #7, it could be taken out or Mr. Knox suggested that a silt sack be installed in any catch basin exposed to runoff or siltation from construction be added. It should also be changed to Building Department. Regarding condition #14, the question mark can be removed.

Ms. MacEachern then made a motion, seconded by Mr. Lynch, to approve the conditions in the decision with the following changes:

- Removing condition #3
- Changing #7 from Planning Board Inspector to Building Department
- Removing any question marks
- Adding the word unobstructed to the beginning of condition #24

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

ANR Plan – 92 Howland Road – Zenith Consulting Engineers

Mr. Nyles Zager from Zenith Consulting Engineers was present. He advised they were before them for the creation of a Form A lot at Howland Road. He explained the Plan, which had an existing home on Lot 4. There is a Lot 1, Lot 2, and Lot 3 which all have at least 175 feet of frontage. They meet the 70,000 feet and has over 52,500 feet of upland. Mr. Knox said the Building Commissioner had indicated the Plan looks good, so they would have no problem endorsing this Plan. There were no questions from other Board members.

Mr. Knox made a motion, seconded by Mr. Lynch to endorse the ANR Plan for 92 Howland Road, which had been revised on 3/21/24. The **vote** was **unanimous for**.

Discuss Planning Board goals

Ms. MacEachern said she had not had a chance to print out a copy, and there was nothing in the packet. She wanted to discuss the 5% minimum land area towards Safe Harbor. She had put together a spreadsheet and thought this was something they could have SRPEDD work on and map. Since the Housing Production Plan is done, and she had only asked for that Overlay Map, she thought they could use any remaining hours on this. Mr. Knox said as she was the SRPEDD representative, could she go to who she thought would handle that task, as there had been a disagreement with the Town Planner about how that was calculated and what was covered. He would recommend getting a clarification to make sure they are going down the right path, before they commissioned SRPEDD to take on that job. Ms. MacEachern said they still need a starting

point where they will have a map they can add to. Mr. Knox agreed, but did not want to promise them hours and money until they had that clarification.

Mr. Knox made a motion, seconded by Mr. Lynch, to have Ms. MacEachern start this conversation with SRPEDD. The **vote** was **unanimous for**.

Discuss update of regulations

Ms. MacEachern said it had been sent out to Mr. Moniz, and he was supposed to send over something to them. Mr. Knox said that Mr. Moniz had called him trying to get a clarification of what they were looking for. Mr. Knox had advised they were looking for input on the standards of the road for a subdivision private road compared to if it was going to be an accepted road. Mr. Moniz was going to try to set up a meeting between the Planning Board, Mr. Darling, and himself. That is where it had been left.

OSRD – update

Ms. MacEachern said she had sent this off to the Building Commissioner, but had not yet seen a response. Mr. Knox said they will need to prompt him for a reply, and push that off to the next meeting.

Discuss recommendation to the Select Board regarding Planner position or other support

Mr. Knox said he had sent out a proposal to them from Environmental Partners. It gave an example of what they do for another Town, and listed the fees. Mr. Knox felt that if this is a recommendation from the Planning Board to the Select Board, Mr. Turner could speak regarding this at a joint meeting in front of the Select Board. He had also spoken to him regarding peer review and a possible conflict. Mr. Turner explained that where they do peer review and administrative review and assistance for a Town, it's typically not a conflict. If they do have a meeting with the Select Board, they would probably want to bring some options to vet that process.

Ms. MacEachern said that she had looked up a couple of firms that do this Planning Consultation. Should she reach out to them on behalf of the Planning Board? Mr. Knox said that she should ask them for a proposal and within that provide them a description of what services they give. If they work for another Town, it would be nice to see that it is a Town that is similar to Lakeville and that it is similar tasks. He would like to continue this so they could see some additional proposals.

Priority Development/Priority Protection Areas (PDA/PPA)

Ms. MacEachern said they finally received this from SRPEDD. She noted that some farmland had been listed as a combined Priority Protection/Priority Development area. That map from the Registry of Deeds is what she had sent around to the members. This is the field along Bridge Street. That should only be in Priority Protection. Mr. Darling had also sent her some additional documentation that she had not had a chance to look through yet, but he agreed that it should not

be a Priority Development. She had brought the maps showing the Chapter 61 parcels and suggested they send them back to SRPEDD and ask if they could include some more of these Chapter 61 properties. Maybe not all of them, but anything over a certain acreage. She would like to see more areas designated than what is proposed. She noted that Mr. Darling had just gotten the updated list.

Mr. Knox asked if there was some kind of deadline on this. Ms. MacEachern said that they were supposed to get this last month but that had turned into two months. The project is being funded by the MBTA expansion, so she thought there were probably a lot of Towns involved, which might be the reason for the delay. She would recommend that they request SRPEDD to include those Chapter 61 parcels. Mr. Knox said that would be fine. He asked that when she received the list from Mr. Darling that it be circulated to the Planning Board, so she would then be prepared to have five or ten other properties identified. She replied that the list is lengthy. She almost would rather go by the map that they have in the Master Plan that shows the Chapter land, so it would almost be like an overlay with this and they could compare and possibly do it in another color.

Correspondence – Realtor Association Southeastern Massachusetts

Mr. Knox said they had some correspondence from a Realtor Association which he read into the record. The Association was asking if they would like to be a resource for the Town as it pertains to housing information, statistics, analysis, etc. No action was taken. The correspondence will be placed on file.

Approve Meeting Minutes

Ms. MacEachern made a motion, seconded by Mr. Lynch, to approve the February 22, 2024, meeting minutes. The **vote** was **unanimous for**.

Next meeting

The next meeting is scheduled for April 11, 2024, at 7:00 p.m. at the Lakeville Police Station.

Adjourn

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

Meeting adjourned at 7:45.

April 19, 2024

Town of Lakeville Board,

My name is Ross Enmark and I have been a resident at 51 Fuller Shores for the past 12 years. I am writing this letter to inform you the issues and concerns I have with recent flooding to my property.

Around 2016, a proposal was created to put in a street off Fuller Shores called Justines Way to accommodate three properties for residential construction. Fuller Shores HOA along with the residents of Nelson Shores had concerns regarding the change of landscape, installing drainages, and future water flow from the development of the three houses. Fuller Shores brought it to the Board to decline the proposal due to our concerning predictions. but was turned down.

After Justines Way was put in, more water was running into Fuller Shores street year-round which also led to an unsafe massive sheet of ice during the winter months. The solution was to hire a company to install a trench down the side of our street to direct water downward away from the top. All expenses came from Fuller Shores resident's pockets. This was the first evidence that the new construction altered the natural occurrence of water flow and made it more prevalent into areas it was not supposed to be.

Fast forward to this past year, we have received more than usual precipitation spread out in the course of winter and early spring months, but nothing significant enough to bring concerns to me that my property would be flooded. 10 inches of rain throughout a couple of months should not have created what I saw as "flash flooding". When the first bog/marsh between Fuller Shores and Nelson Shores fills, it flows to the second marsh (holding pond) next to Fuller Shores. When the second holding pond reaches a certain level, water flows into a large underground drain to the wooded marsh on the south side (next to my property). I have watched an excessive amount of water flow into the second holding pond from the first bog/marsh on the north side and dumping into our wetlands at an extreme pace due to what I believe is from a failed engineered drainage system on Justine's way. Pre-construction, I have witnessed water being saturated and holding longer on top but is now draining 100% down to us below, fast!

In conclusion, I have attached a map and photos of my property flooded. I had to sandbag in the backyard and install pumps to prevent water from entering up over my bulkhead and into the basement. The standing water has been present for over three weeks now. My biggest concern is this issue can get worse and/or will continue to be a problem in the future. I am asking for your help to further investigate and remedy the issues that I am facing. It is obvious that whatever system they installed is not working and is flowing more than the usual amount of water our way resulting in my property being affected.

Contact info: Ross Enmark | 586-292-4610 | renmark85@gmail.com











April 16, 2024

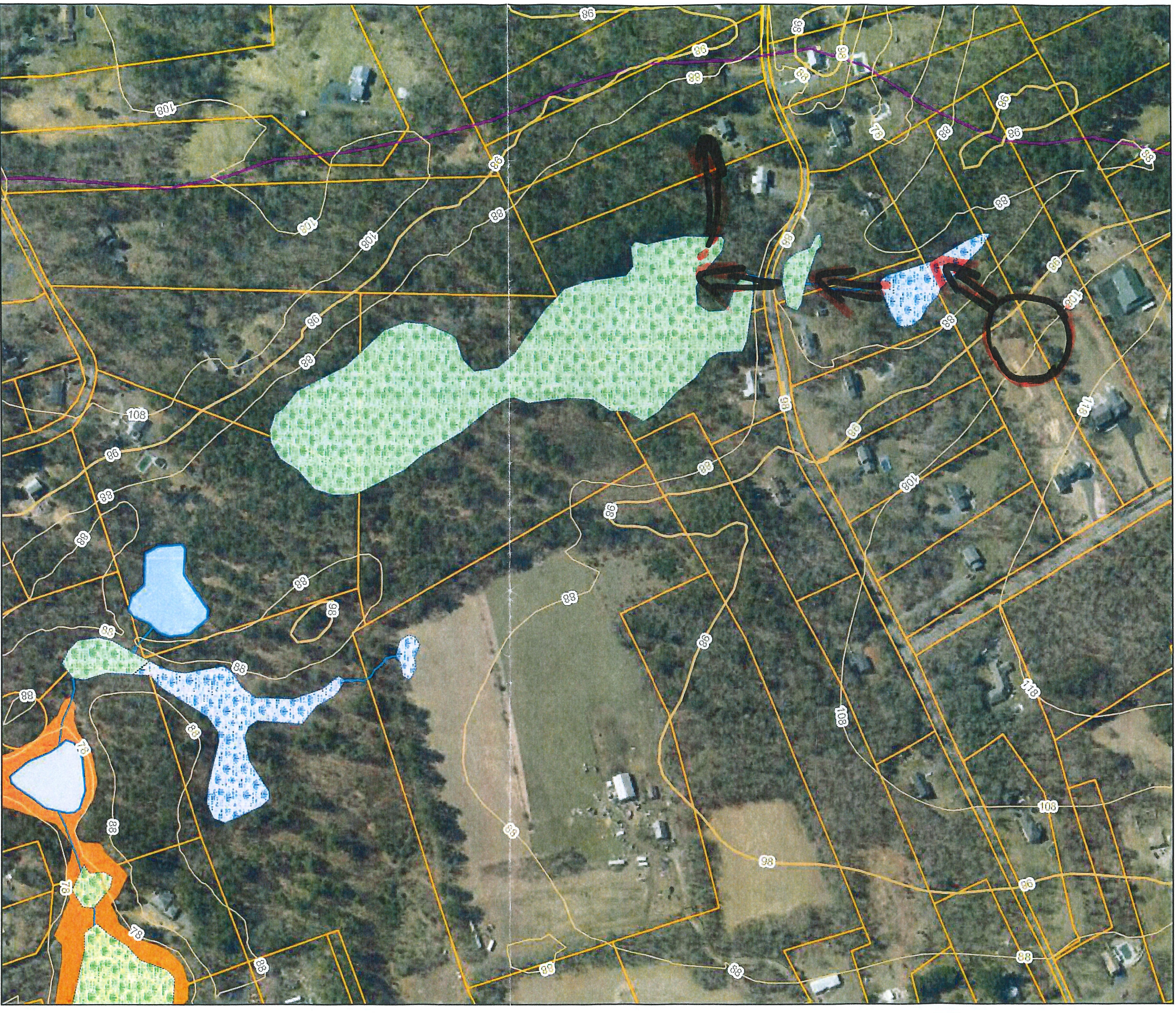
51 Fuller Shores

Town of Lakeville, MA

1 inch = 250 Feet



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	Index Contour		Open Water
	Other Contour		0.2% Annual Chance Flood Hazard
	Shoreline		Major Drainage Basins
	Hydrologic Connection		Sub-basins
	Wetland Limit		Private Road
	Closure Line		Property Line
	Marsh/Bog		Public Road
	Wooded marsh		Right of Way

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.