

TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp
received & posted:
K. DeCoyne

LAKEVILLE TOWN CLERK
RCUD 2022 JUL 26 PM 12:20
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, July 28, 2022 at 7:00 p.m.
Location of Meeting:	Lakeville Public Library 4 Precent Street, Lakeville, MA 02347
Clerk/Board Member posting notice:	Cathy Murray

Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

Revised A G E N D A

7:00 p.m. - Joint meeting with the Zoning Board of Appeals to discuss the following Petition and Site Plan Review for 310 Kenneth W. Welch Drive.

1. **TAC VEGA MA Owner, LLC, continued – 310 Kenneth W. Welch Drive** – request for a Variance under 5.1 and 8.2.2 to allow the lot coverage to exceed the maximum allowed with a density bonus of 70% by 3%, for a total of 73%.
2. **Site Plan Review – 156 Rhode Island Road, continued (7:30)** – T. Sikorski Realty, LLC– applicant
Accept request to continue
3. **124, 126, & 128 Crooked Lane – Review project status**
4. **Public Hearing (8:00 p.m.) - To amend the Zoning By-Law Section 7.9, Subsections 7.9.1-7.9.6 with respect to removing in its entirety the Development Opportunities District Bylaw.**
5. **Discussion regarding Housing Production Plan**
6. **Discussion and action on possible Articles for fall Town Meeting:**
 - a. **Alternate member**
 - b. **Adoption of the Mullin Rule, Chapter 39, Section 23D**
 - c. **Open Space Residential Design (OSRD)**
 - d. **Retail with storage and distribution in the Business Zone**
 - e. **Modifying setbacks and lot coverage in the Business/Industrial Zone**
 - f. **Development Opportunities District revisions**
 - g. **Industrial District revisions**
 - h. **Off premise sign clarification**
7. **Approve the June 9, 2022, and June 23, 2022, Meeting Minutes**
8. **Review correspondence**
9. **Next meeting. . . August 11, 2022**
 - **Discuss August meeting dates**
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*

#1

Petition to be filed with Town Clerk

EXHIBIT "A"

TOWN OF LAKEVILLE MASSACHUSETTS

RECEIVED MAY 25 2022

ZONING BOARD OF APPEALS PETITION FOR HEARING

BOARD OF APPEALS

Name of Petitioner: TAC Vega MA Owner, LLC

Mailing Address: 3414 Peachtree Rd, Suite 990 Atlanta, GA 30326

Name of Property Owner: TAC Vega MA Owner, LLC

Location of Property: 310 Kenneth Welch Dr., Lakeville, MA 02347

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

Registry of Deeds: Book No. 42252-51023 Page No. 256 16

Map 061 Block 002 Lot L003

*Per Massachusetts Interactive Property Map

Petitioner is: X owner tenant licensee prospective purchaser

Nature of Relief Sought:

Special Permit under Section (s) of the Zoning Bylaws

X Variance from Section (s) 5.1 of the Zoning Bylaws.

Appeal from Decision of the Building Inspector/Zoning Enforcement Officer

Date of Denial

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

On behalf of the owner, we would like to petition for a hearing to discuss the proposed site layout changes at 310 Kenneth Welch Drive. The proposed layout exceeds the maximum lot coverage (with density bonus) of 70% by 3%, at 73%. This slight overage allows maximization of on-site parking to alleviate parking on Kenneth Welch drive and maintains the proper buffers for on-site wetlands.

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

Petitioner: TAC Vega MA Owner, LLC

Date: 5/25/2022

Signed:

Telephone:

Owner Signature: (with DocuSign logo and signature)

Owner Telephone: 770-400-9681

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

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

X Yes No

Terence Russell, Epstein Project Manager (Name and Title)



#1

RESPONSES TO REVIEW COMMENTS RECEIVED

AT THE LAKEVILLE ZONING MEETING

JUNE 16 2022

Project Name: Vega Strategic Lakeville MA

310 Kenneth Welch Drive

EPN: 22157

Response to question regarding NEA and Jushi shift counts.

NEA averages 70 for grow / post-harvest activities, 40-50 manufacturing, so a total of 110 – 125 staff at a given time.

The Jushi side is similar, 100-125 staff.

Another consideration is that each tenant has multiple shifts and the staff counts vary based on the activity scheduled to be performed.

Conservation Commission (Robert Bouchard)

Epstein is working with Goddard Consulting who has re-delineated the wetlands and has found it to be consistent with prior delineations.

The wetland limits have been surveyed and will be shown on Epstein's proposed site plans.

Goddard consulting will utilize Epstein's drawings and submit to the Conservation Commission a Request for Determination of Applicability.

Board of Health

The existing septic system northwest of the building has existing surface elevations ranging from 54.00 to 54.50. In that area of the site, Epstein is matching existing grades as close as possible. Proposed grades over the septic field range from 54.17 to 54.60. So, no material is being removed and the septic field should function as originally designed.

Plan Commission Request for a Landscape Plan

Epstein has engaged the services of Brown + Sardina, a local landscape architecture firm, to provide a design for the site. Their drawings will be included with this submittal.

#1



Town of Lakeville
Conservation Commission
346 Bedford St.
Lakeville, MA 02347

Phone: (508) 946-8823 FAX: (508) 946-0112

To: Zoning Board of Appeals & Planning Board
From: Conservation Commission
Date: July 27, 2022

Subject: 310 Kenneth Welch Drive

The Conservation Commission has reviewed the request for extended parking at the referenced location. The proposed parking lot is adjacent to a large wetland area previously identified by the applicant.

It is the opinion of the Commission that such a large extension onto town owned property would have a significant impact on the wetland and surrounding buffer zone. Therefore, the Commission does not recommend approval of this project.

Sincerely,

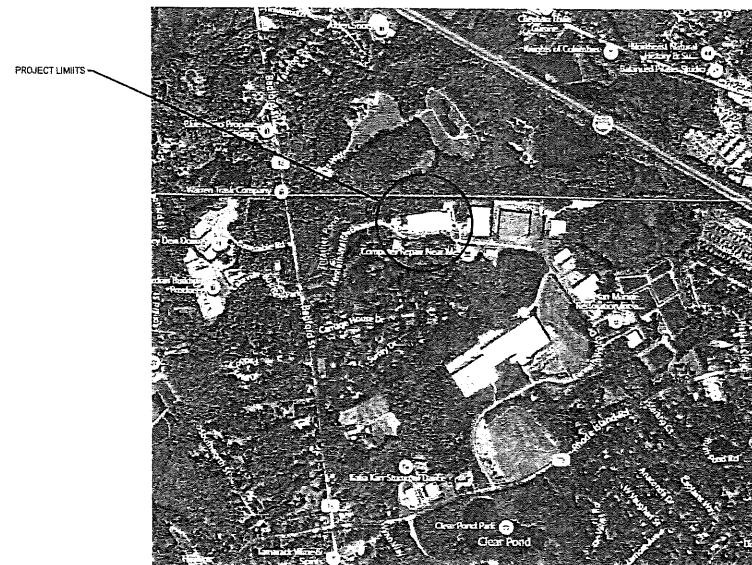
Robert Bouchard
Conservation Agent

Kira #1

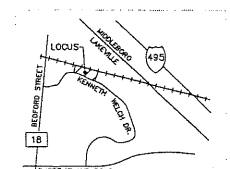
VEGA STRATEGIC SITE IMPROVEMENTS

LAKEVILLE, MASSACHUSETTS

310 KENNETH W. WELCH DRIVE, LAKEVILLE, MA
02347



LOCATION MAP
N.T.S.



NO.	DATE	REVISIONS/ISSUANCES
01	07/21/2022	PLANNING & ZONING APPROVAL

EPSTEIN
Architecture Interiors Engineering Construction
Chicago, IL 60661-1239
New York, NY
Boston, MA
Waukegan, IL

800 W. Fulton Street
Chicago, IL 60661-1239
T 312.454.9100
www.epsteinglobal.com

PROJECT NUMBER: 22157
PROJECT MANAGER: T. RUSSELL
PA I.P.E.: T. SMILES
DRAWN BY: C. NICEWICK
CHECKED BY: D. HILTY

COVER SHEET

C-001

ABBREVIATIONS		
BC	BOTTOM OF CURB = FLOWLINE	P.C.C.
CB	CATCH BASIN	P.V.
C.O.	CLEAN OUT	P.L.
CONC.	CONCRETE	PRC
CSP	CORRUGATED STEEL PIPE	P.U.D.
DA	DIAMETER	PVC
DI	DUCTILE IRON PIPE	PPVC
DIP	DIP	PVMT
E	EAST	R
EL. OR ELEV.	ELEVATION	R.C.P.
ELEC.	ELECTRICAL	R.O.W.
EOA	EDGE OF AGGREGATE	S.
EQP	EDGE OF PAVEMENT	SAN.
EX. OR EXIST.	EXISTING	SE.
FES	FINISHED FLOOR	SMH
F.F.	FINISHED FLOOR	SPK
FL	FLOW LINE	STD
FOC	FACE OF CURB	SW.
GAL	GALLON	TBM
GR.	GRADE	TC
HDWALL	HEADWALL	TYP.
HP	HIGH POINT	TW
INV.	INVERT	UST
INV.	INVERT	VCP
MAINT.	MAINTENANCE	VMF
MH	MANHOLE	W.W.F.
MECH.	MECHANICAL	W.
N	NORTH	WM
NE	NORTHEAST	WI
NW	NORTHWEST	WI

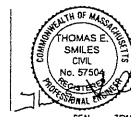
LEGEND	
DESCRIPTION	EXISTING / PROPOSED
FLARED END SECTION	EXISTING: [Symbol] PROPOSED: [Symbol]
FIRE HYDRANT	EXISTING: [Symbol] PROPOSED: [Symbol]
INLET	EXISTING: [Symbol] PROPOSED: [Symbol]
CATCH BASIN	EXISTING: [Symbol] PROPOSED: [Symbol]
MANHOLE	EXISTING: [Symbol] PROPOSED: [Symbol]
POST INDICATOR VALVE	EXISTING: [Symbol] PROPOSED: [Symbol]
BOLLARD (GUARDPOST)	EXISTING: [Symbol] PROPOSED: [Symbol]
SIGN	EXISTING: [Symbol] PROPOSED: [Symbol]
VALVE	EXISTING: [Symbol] PROPOSED: [Symbol]
UTILITY POLE	EXISTING: [Symbol] PROPOSED: [Symbol]
LIGHT	EXISTING: [Symbol] PROPOSED: [Symbol]
ELECTRICAL HANDHOLE	EXISTING: [Symbol] PROPOSED: [Symbol]
CHAIN LINK FENCE	EXISTING: [Symbol] PROPOSED: [Symbol]
SANITARY SEWER	EXISTING: [Symbol] PROPOSED: [Symbol]
STORM SEWER	EXISTING: [Symbol] PROPOSED: [Symbol]
TELEPHONE	EXISTING: [Symbol] PROPOSED: [Symbol]
ELECTRIC	EXISTING: [Symbol] PROPOSED: [Symbol]
GAS	EXISTING: [Symbol] PROPOSED: [Symbol]
CONTOUR LINE	EXISTING: [Symbol] PROPOSED: [Symbol]

PROJECT INFORMATION	
ADDRESS:	310 KENNETH W. WELCH DRIVE, LAKEVILLE, MA 02347
PROJECT DESCRIPTION:	PROVIDING PARKING LOT ON WEST END OF SITE, ENLARGING PARKING LOT AT SOUTHWEST CORNER OF SITE, CGN FACILITY ON NORTHEAST CORNER OF SITE, RE-PAVING FIRE LANE, LANDSCAPING AND SCREENING
LAND USE ZONE:	INDUSTRIAL
TOTAL SITE AREA:	13.07 ACRES
BENCHMARKS:	SQUARE IN CPD CORNER, ELEV: 59.46', NAVD 86 SQUARE IN CPD CORNER, ELEV: 55.18' NAVD 86
DESIGNER INFORMATION	
EPSTEIN	600 W. FULTON STREET CHICAGO, ILLINOIS 60661
LICENSED PROFESSIONAL ENGINEER (LICENSE PENDING)	THOMAS E. SMILES, PE DIRECTOR OF ENGINEERING PHONE: 312.454.9314 EMAIL: TSMILES@EPSTEINGLOBAL.COM

INDEX OF DRAWINGS	
Sheet Number	INDEX OF DRAWINGS
C-001	COVER SHEET
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C-011	EXISTING CONDITIONS PLAN 1 OF 2
C-012	EXISTING CONDITIONS PLAN 2 OF 2
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C-100	OVERALL SITE LAYOUT PLAN
C-101	SITE LAYOUT PLAN
C-102	SITE LAYOUT PLAN
C-103	SITE LAYOUT PLAN
C-200	OVERALL SITE PAVING PLAN
C-201	SITE PAVING PLAN
C-202	SITE PAVING PLAN
C-203	SITE PAVING PLAN
C-300	OVERALL SITE GRADING PLAN
C-301	GRADING PLAN
C-302	GRADING PLAN
C-303	GRADING PLAN
C-304	GRADING PLAN
C-400	OVERALL SITE UTILITY PLAN
C-401	SITE UTILITY PLAN
C-402	SITE UTILITY PLAN
C-403	SITE UTILITY PLAN
C-500	OVERALL EROSION AND SEDIMENT CONTROL PLAN
C-501	SITE EROSION AND SEDIMENT CONTROL NOTES & DETAILS
C-502	SITE EROSION AND SEDIMENT CONTROL NOTES & DETAILS
C-503	SITE EROSION AND SEDIMENT CONTROL NOTES & DETAILS
C-504	SITE EROSION AND SEDIMENT CONTROL NOTES & DETAILS
C-600	SITE DETAILS
C-601	PAVING DETAILS
C-602	CGN FUELING STATION DETAILS
C-603	CGN FUELING STATION DETAILS
L-100	OVERALL PLANTING DEMOLITION PLAN
L-200	OVERALL PLANTING PLAN
E-001	ELECTRICAL SYMBOLS AND LEGENDS
E-002	ELECTRICAL ABBREVIATIONS
E-003	ELECTRICAL GENERAL NOTES
E-012	ELECTRICAL SINGLE LINE DIAGRAM
E-200	LIGHTING OVERALL SITE PLAN
E-201	LIGHTING SITE PLAN - WEST PARKING LOT
E-202	LIGHTING SITE PLAN - EAST PARKING LOT

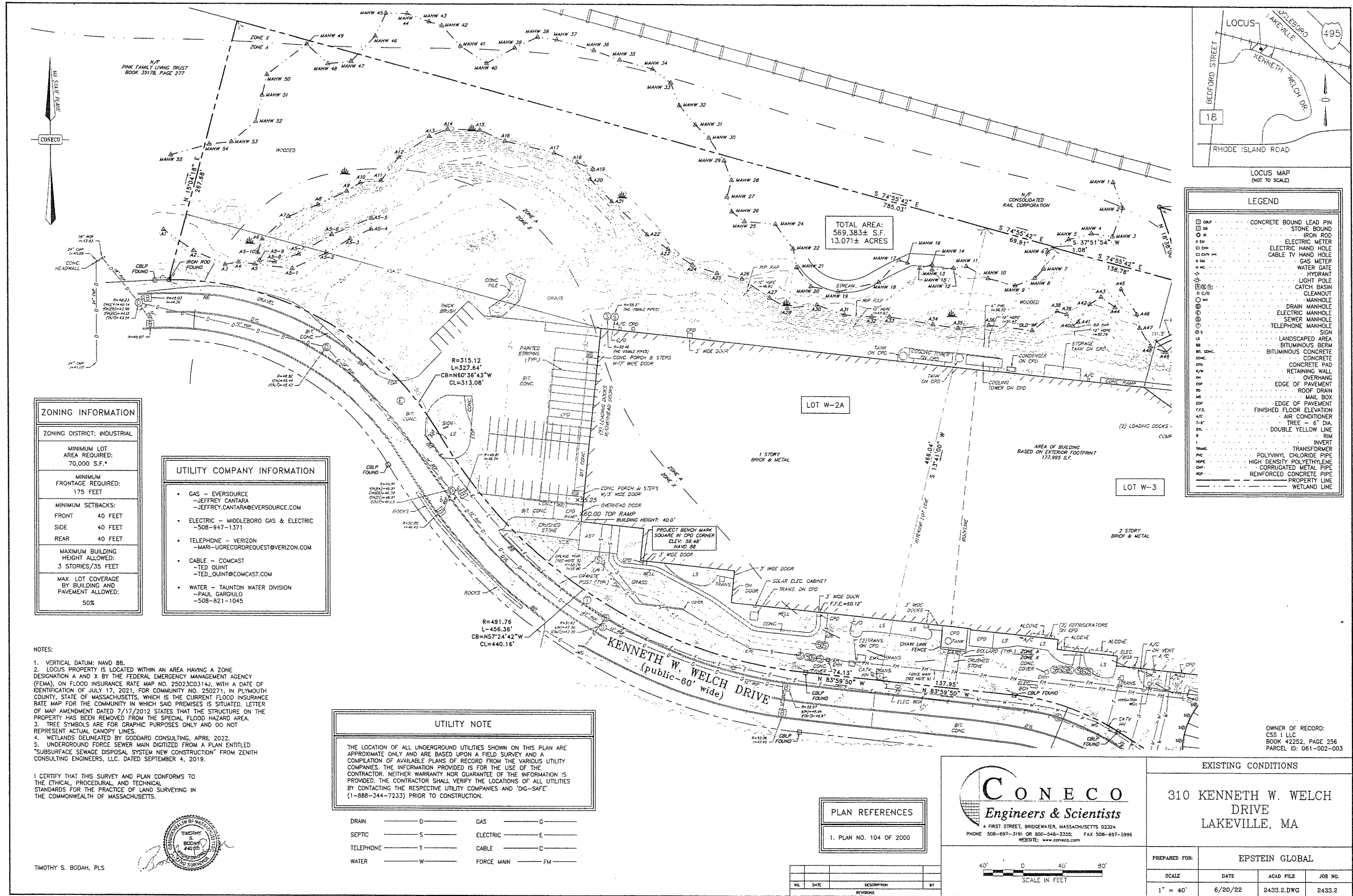
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Electrical Engineer Epstein 600 West Fulton Street Chicago, Illinois 60661-1239 312.454.9100	Civil Engineer Epstein 600 West Fulton Street Chicago, Illinois 60661-1239 312.454.9100	Owner Vega Strategic 3414 Peachtree Rd, Ste 990 Atlanta, GA 30326 770.400.9681	Project Vega Strategic - Lakeville 310 Kenneth Welch Dr Lakeville, MA 02347
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SEAL 7/21/22

C-001



ZONING INFORMATION

ZONING DISTRICT: INDUSTRIAL

MINIMUM LOT AREA REQUIRED: 70,000 S.F.*

MINIMUM FRONTAGE REQUIRED: 175 FEET

MINIMUM SETBACKS:

- FRONT 40 FEET
- SIDE 40 FEET
- REAR 40 FEET

MAXIMUM BUILDING HEIGHT ALLOWED: 3 STORIES/35 FEET

MAX. LOT COVERAGE BY BUILDING AND PAVEMENT ALLOWED: 50%

UTILITY COMPANY INFORMATION

- GAS - EVERSOURCE
-JEFFREY CANTARA
-JEFFREY.CANTARA@EVERSOURCE.COM
- ELECTRIC - MIDDLEBORO GAS & ELECTRIC
-508-947-1371
- TELEPHONE - VERIZON
-MARI-UGRECORD@VERIZON.COM
- CABLE - COMCAST
-TED QUINT
-TED_QUINT@COMCAST.COM
- WATER - TAUNTON WATER DIVISION
-PAUL GARGIULO
-508-821-1045

NOTES:

- VERTICAL DATUM: NAVD 88.
- LOCUS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION A AND X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 25023C0314J, WITH A DATE OF IDENTIFICATION OF JULY 17, 2021, FOR COMMUNITY NO. 250271, IN PLYMOUTH COUNTY, STATE OF MASSACHUSETTS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. LETTER OF MAP AMENDMENT DATED 7/17/2012 STATES THAT THE STRUCTURE ON THE PROPERTY HAS BEEN REMOVED FROM THE SPECIAL FLOOD HAZARD AREA.
- TREE SYMBOLS ARE FOR GRAPHIC PURPOSES ONLY AND DO NOT REPRESENT ACTUAL CANOPY LINES.
- WETLANDS DELINEATED BY GOODARD CONSULTING, APRIL 2022.
- UNDERGROUND FORCE SEWER MAIN DIGITIZED FROM A PLAN ENTITLED "SUBSURFACE SEWAGE DISPOSAL SYSTEM NEW CONSTRUCTION" FROM ZENITH CONSULTING ENGINEERS, L.L.C. DATED SEPTEMBER 4, 2019.

I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL, AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

TIMOTHY S. BODAH, PLS

UTILITY NOTE

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND ARE BASED UPON A FIELD SURVEY AND A COMPILATION OF AVAILABLE PLANS OF RECORD FROM THE VARIOUS UTILITY COMPANIES. THE INFORMATION PROVIDED IS FOR THE USE OF THE CONTRACTOR. NEITHER WARRANTY NOR GUARANTEE OF THE INFORMATION IS PROVIDED. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES BY CONTACTING THE RESPECTIVE UTILITY COMPANIES AND "DIG-SAFE" (1-888-344-7233) PRIOR TO CONSTRUCTION.

DRAIN	D	GAS	G
SEPTIC	S	ELECTRIC	E
TELEPHONE	T	CABLE	C
WATER	W	FORCE MAIN	FM

PLAN REFERENCES

1. PLAN NO. 104 OF 2000

CONECO
 Engineers & Scientists
 4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
 PHONE 508-697-3191 OR 800-548-3355; FAX 508-697-3996
 WEBSITE: www.coneco.com



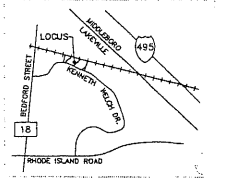
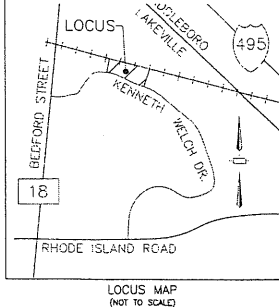
EXISTING CONDITIONS

310 KENNETH W. WELCH DRIVE
LAKEVILLE, MA

PREPARED FOR:	EPSTEIN GLOBAL		
SCALE:	DATE:	ACAD FILE:	JOB NO.:
1" = 40'	6/20/22	2433.2.DWG	2433.2

LEGEND

CONC	CONCRETE BOUND LEAD PIN
ST	STONE BOUND
IR	IRON ROD
EM	ELECTRIC METER
EH	ELECTRIC HAND HOLE
CH	CABLE TV HAND HOLE
GM	GAS METER
WD	WATER DATE
HY	HYDRANT
LP	LIGHT POLE
CB	CATCH BASIN
CL	CLEANOUT
DM	DRAIN MANHOLE
EM	ELECTRIC MANHOLE
SM	SEWER MANHOLE
TM	TELEPHONE MANHOLE
SI	SIGN
LA	LANDSCAPED AREA
BS	BITUMINOUS BERM
BT	BITUMINOUS CONCRETE
CC	CONCRETE PAD
RW	RETAINING WALL
OP	OVERHANG
EP	EDGE OF PAVEMENT
RD	ROOF DRAIN
MB	MAIL BOX
EP	EDGE OF PAVEMENT
FEL	FINISHED FLOOR ELEVATION
AC	AIR CONDITIONER
T	TREE - 1" DIA.
DL	DOUBLE YELLOW LINE
R	RIM
IN	INVERT
TR	TRANSFORMER
PC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
CM	CORRUGATED METAL PIPE
RC	REINFORCED CONCRETE PIPE
WL	WETLAND LINE



01 07/21/2022 PLANNING & ZONING APPROVAL
 NO. DATE REVISIONS/ISSUANCES

EPSTEIN
 Architecture Chicago
 Interiors New York
 Engineering Easton
 Construction Warsaw

890 W. Fulton Street
 Chicago, IL 60611-1259
 T 312.454.9100
 www.epsteinglobal.com

PROJECT NUMBER: 22157
 PROJECT MANAGER: T. RUSSELL
 PA I/P/E: T. SMILES
 DRAWN BY: C. NICEWICK
 CHECKED BY: D. HILTY

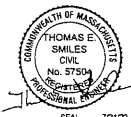
EXISTING CONDITIONS
 PLAN 1 OF 2

Electrical Engineer
 Epstein
 800 West Fulton Street
 Chicago, Illinois 60681-1259
 312.454.9100

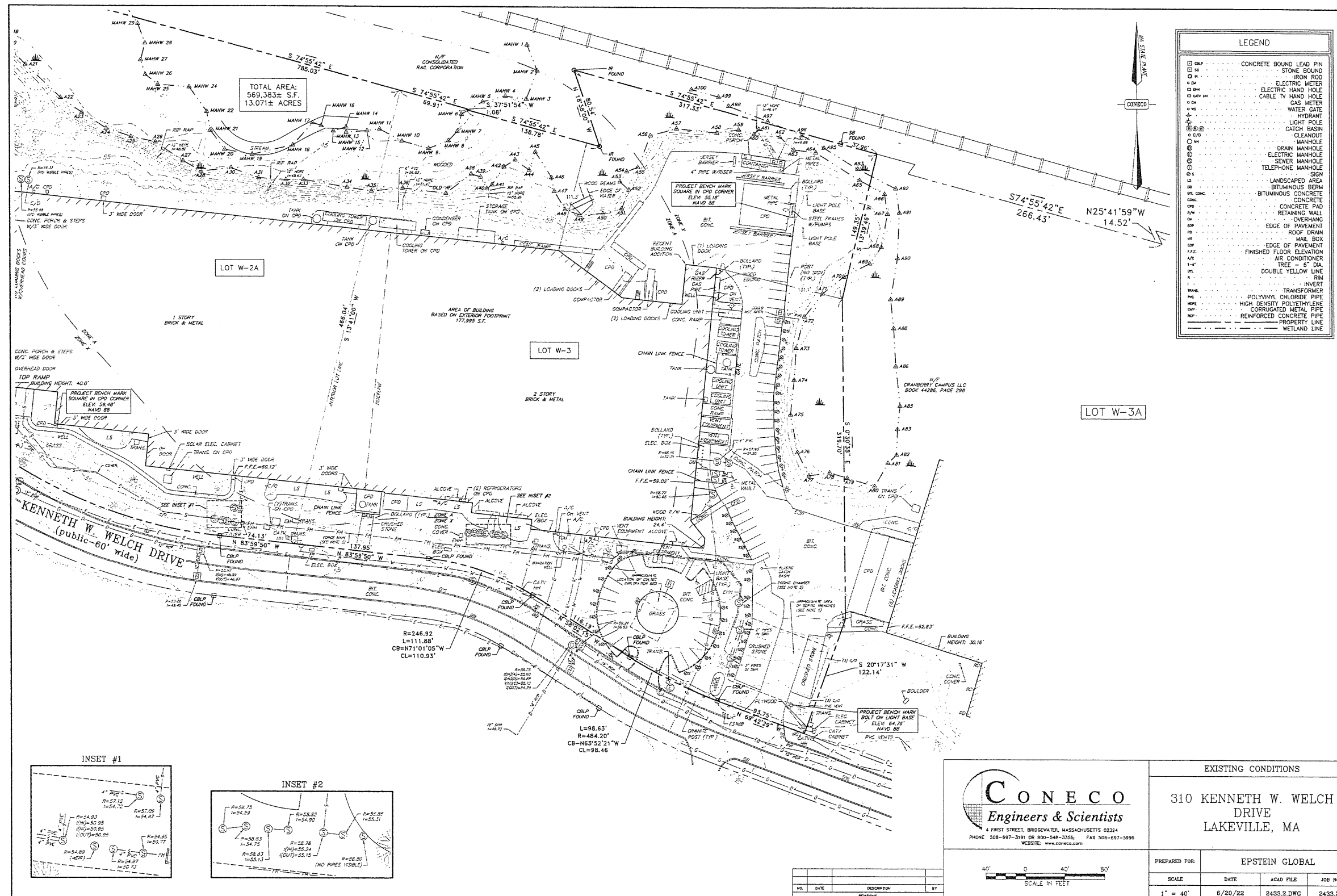
Civil Engineer
 Epstein
 800 West Fulton Street
 Chicago, Illinois 60681-1259
 312.454.9100

Owner
 Vega Strategic
 3414 Peachtree Rd, Ste 990
 Atlanta, GA 30309
 770.400.9681

Project
 Vega Strategic - Lakeville
 310 Kenneth Welch Dr
 Lakeville, MA 02347



C-011



LEGEND	
□	CONCRETE BOUND LEAD PIN
○	STONE BOUND
○	IRON ROD
○	ELECTRIC METER
○	ELECTRIC HAND HOLE
○	CABLE TV HAND HOLE
○	GAS METER
○	WATER GATE
○	HYDRANT
○	LIGHT POLE
○	CATCH BASIN
○	MANHOLE
○	GRASS MANHOLE
○	ELECTRIC MANHOLE
○	SEWER MANHOLE
○	TELEPHONE MANHOLE
○	SIGN
○	LANDSCAPED AREA
○	BITUMINOUS BERM
○	CONCRETE
○	CONCRETE PAD
○	RETAINING WALL
○	OVERHANG
○	EDGE OF PAVEMENT
○	ROOF DRAIN
○	MAIL BOX
○	EDGE OF PAVEMENT
○	FINISHED FLOOR ELEVATION
○	AIR CONDITIONER
○	TREE - 5" DIA.
○	DOUBLE YELLOW LINE
○	RIM
○	INVERT
○	TRANSFORMER
○	POLYVINYL CHLORIDE PIPE
○	HIGH DENSITY POLYETHYLENE
○	CORRUGATED METAL PIPE
○	REINFORCED CONCRETE PIPE
○	PROPERTY LINE
○	WETLAND LINE



4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 308-697-3191 OR 800-548-3355; FAX 308-697-5996
WEBSITE: www.coneco.com

EXISTING CONDITIONS

310 KENNETH W. WELCH DRIVE
LAKEVILLE, MA

PREPARED FOR:

SCALE: 1" = 40'

EPSTEIN GLOBAL

DATE: 6/20/22

ACAD FILE: 2433.2.DWG

JOB NO.: 2433.2

01/07/21/2022 PLANNING & ZONING APPROVAL
NO. DATE REVISIONS/SITUANCES

EPSTEIN

Architecture Chicago
Interiors New York
Engineering Easton
Construction Warsaw

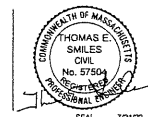
600 W. Fulton Street
Chicago, IL 60661-1259
1312.454.9100

www.epsteinglobal.com

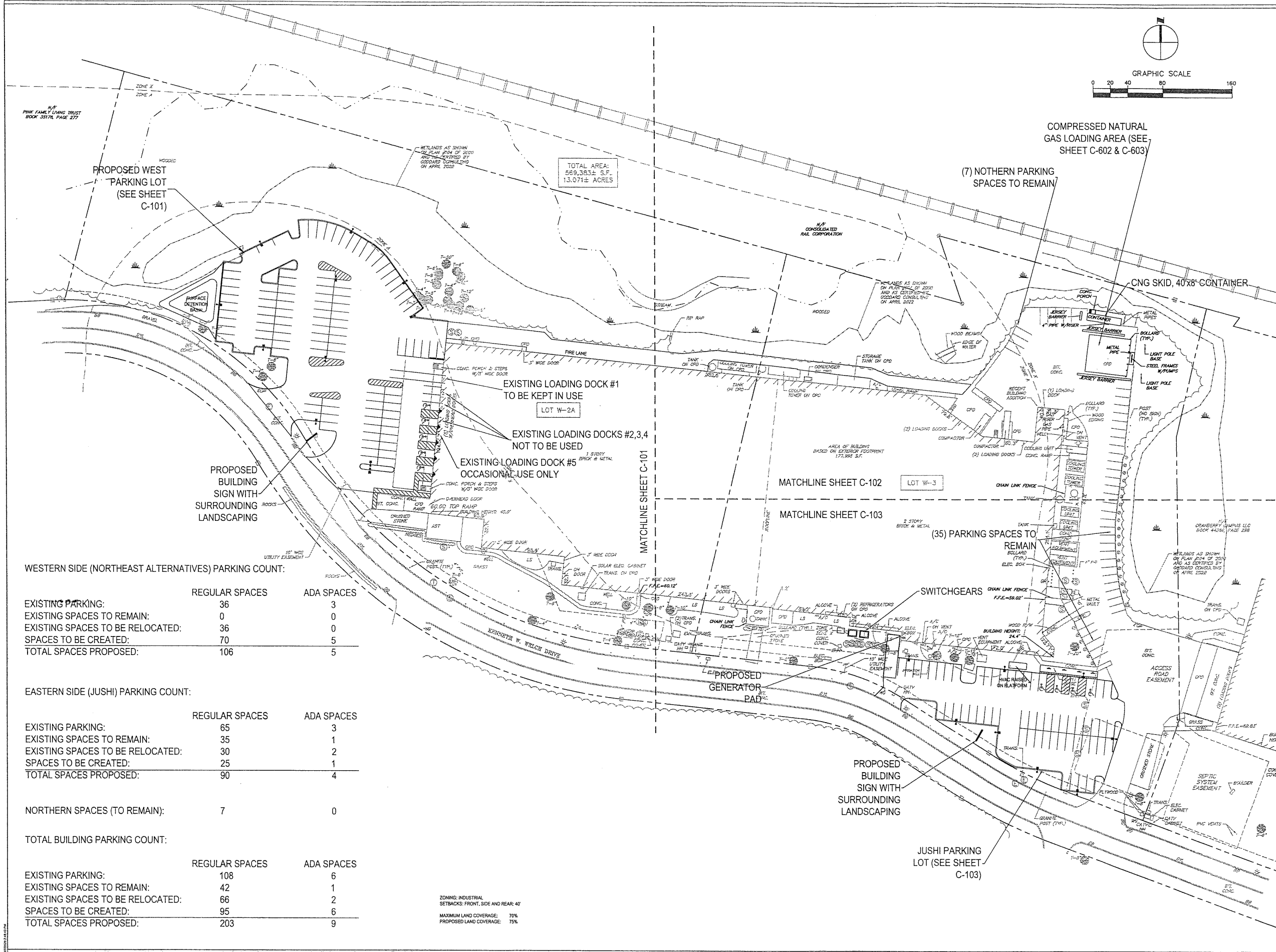
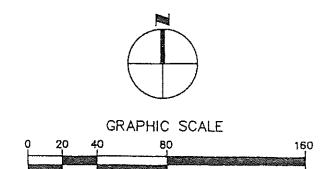
PROJECT NUMBER: 22157
PROJECT MANAGER: T. RUSSELL
PA I P E: T. SMILES
DRAWN BY: C. NICEWICK
CHECKED BY: D. HILTY

EXISTING CONDITIONS
PLAN 2 OF 2

<p>Electrical Engineer</p> <p>Epstein 600 West Fulton Street Chicago, Illinois 60661-1259 312.454.9100</p>	<p>Civil Engineer</p> <p>Epstein 600 West Fulton Street Chicago, Illinois 60661-1259 312.454.9100</p>	<p>Owner</p> <p>Vega Strategic 600 West Fulton Street Chicago, Illinois 60661-1259 312.454.9100</p>	<p>Project</p> <p>Vega Strategic - Lakeville 2414 Peachtree Rd, Ste 990 Atlanta, GA 30326 770.400.9681</p>
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C-012



WESTERN SIDE (NORTHEAST ALTERNATIVES) PARKING COUNT:

	REGULAR SPACES	ADA SPACES
EXISTING PARKING:	36	3
EXISTING SPACES TO REMAIN:	0	0
EXISTING SPACES TO BE RELOCATED:	36	0
SPACES TO BE CREATED:	70	5
TOTAL SPACES PROPOSED:	106	5

EASTERN SIDE (JUSHI) PARKING COUNT:

	REGULAR SPACES	ADA SPACES
EXISTING PARKING:	65	3
EXISTING SPACES TO REMAIN:	35	1
EXISTING SPACES TO BE RELOCATED:	30	2
SPACES TO BE CREATED:	25	1
TOTAL SPACES PROPOSED:	90	4

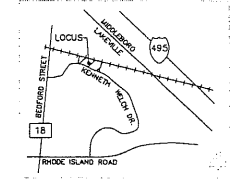
NORTHERN SPACES (TO REMAIN):

	7	0
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TOTAL BUILDING PARKING COUNT:

	REGULAR SPACES	ADA SPACES
EXISTING PARKING:	108	6
EXISTING SPACES TO REMAIN:	42	1
EXISTING SPACES TO BE RELOCATED:	66	2
SPACES TO BE CREATED:	95	6
TOTAL SPACES PROPOSED:	203	9

ZONING: INDUSTRIAL
SETBACKS: FRONT, SIDE AND REAR: 40'
MAXIMUM LAND COVERAGE: 75%
PROPOSED LAND COVERAGE: 75%



NO.	DATE	REVISIONS/ISSUANCES
01	07/21/2022	PLANNING & ZONING APPROVAL

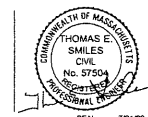
EPSTEIN
Architects Interiors Engineering Construction
600 W. Fulton Street
Chicago, IL 60661-1259
T 312.454.9100
www.epsteinglobal.com

PROJECT NUMBER: 22157
PROJECT MANAGER: T. RUSSELL
PA I/P/E: T. SMILES
DRAWN BY: C. NICEWICK
CHECKED BY: D. HILTY

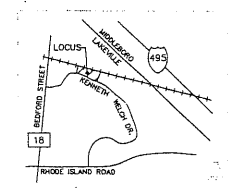
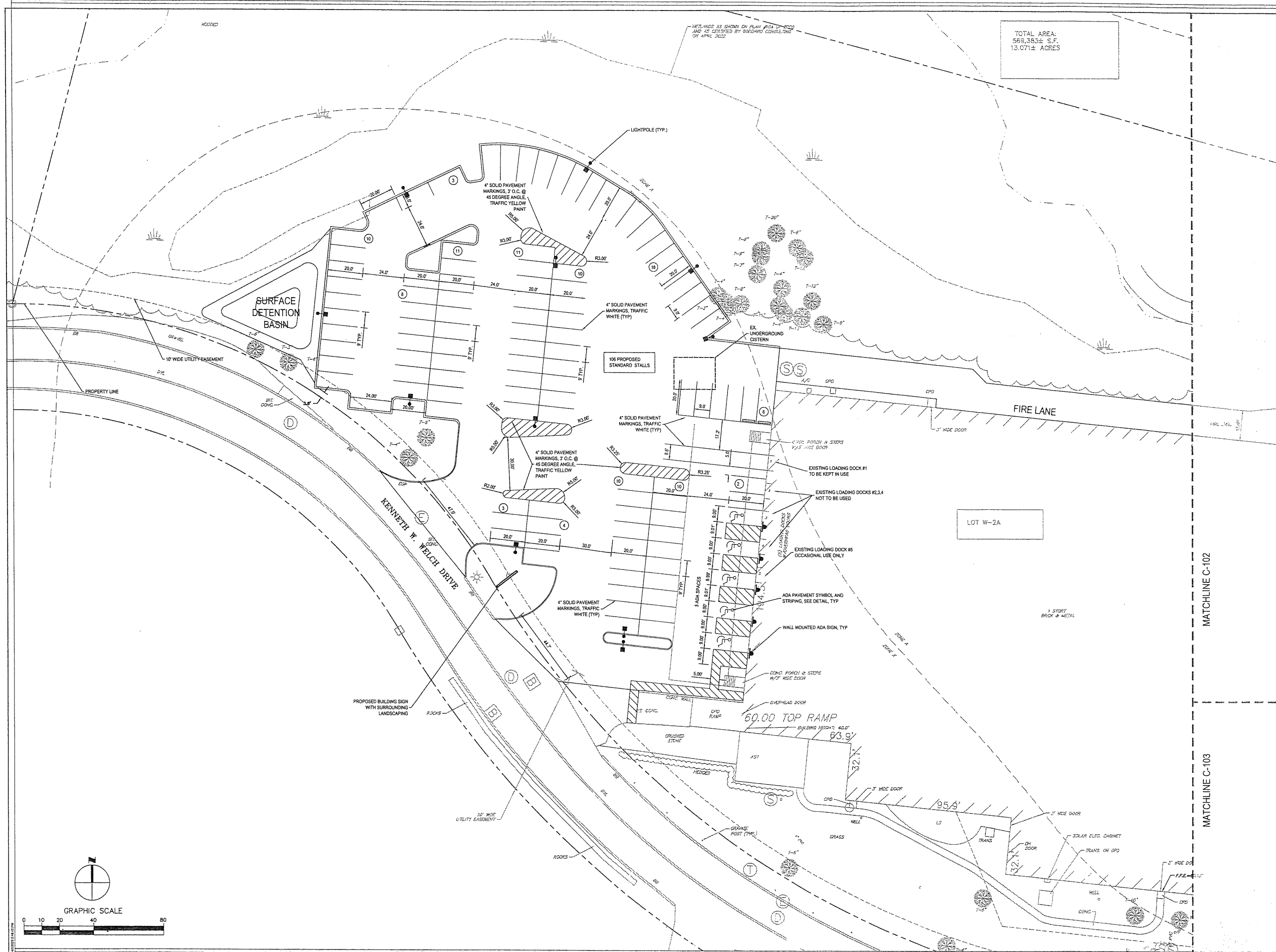
OVERALL SITE LAYOUT PLAN

C-100

Electrical Engineer: Epstein, 800 West Fulton Street, Chicago, Illinois 60661-1259, 312.454.9100
Civil Engineer: Epstein, 800 West Fulton Street, Chicago, Illinois 60661-1259, 312.454.9100
Owner: Vega Strategic, 3414 Peachtree Rd, Ste 990, Atlanta, GA 30326, 770.400.9681
Project: Vega Strategic - Lakeville, 310 Kenneth Welch Dr, Lakeville, MA 02447



TOTAL AREA:
589,383± S.F.
13.071± ACRES

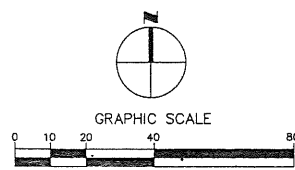


NO.	DATE	REVISIONS/ISSUANCES
01	07/21/2022	PLANNING & ZONING APPROVAL

EPSTEIN

Architecture Interiors Construction
 Chicago New York
 600 W. Fulton Street Chicago, IL 60661-1259
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PROJECT NUMBER: 22157
 PROJECT MANAGER: T. RUSSELL
 PA I P E: T. SMILES
 DRAWN BY: C. NICEWICK
 CHECKED BY: D. HILTY

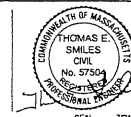


Electrical Engineer
 Epstein
 600 West Fulton Street
 Chicago, Illinois 60661-1259
 312.454.9100

Civil Engineer
 Epstein
 600 West Fulton Street
 Chicago, Illinois 60661-1259
 312.454.9100

Owner
 Vega Strategic
 3414 Peachtree Rd, Ste 990
 Atlanta, GA 30326
 770.400.9681

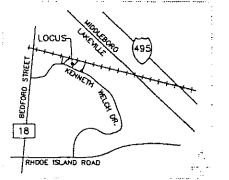
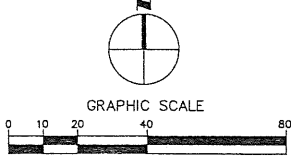
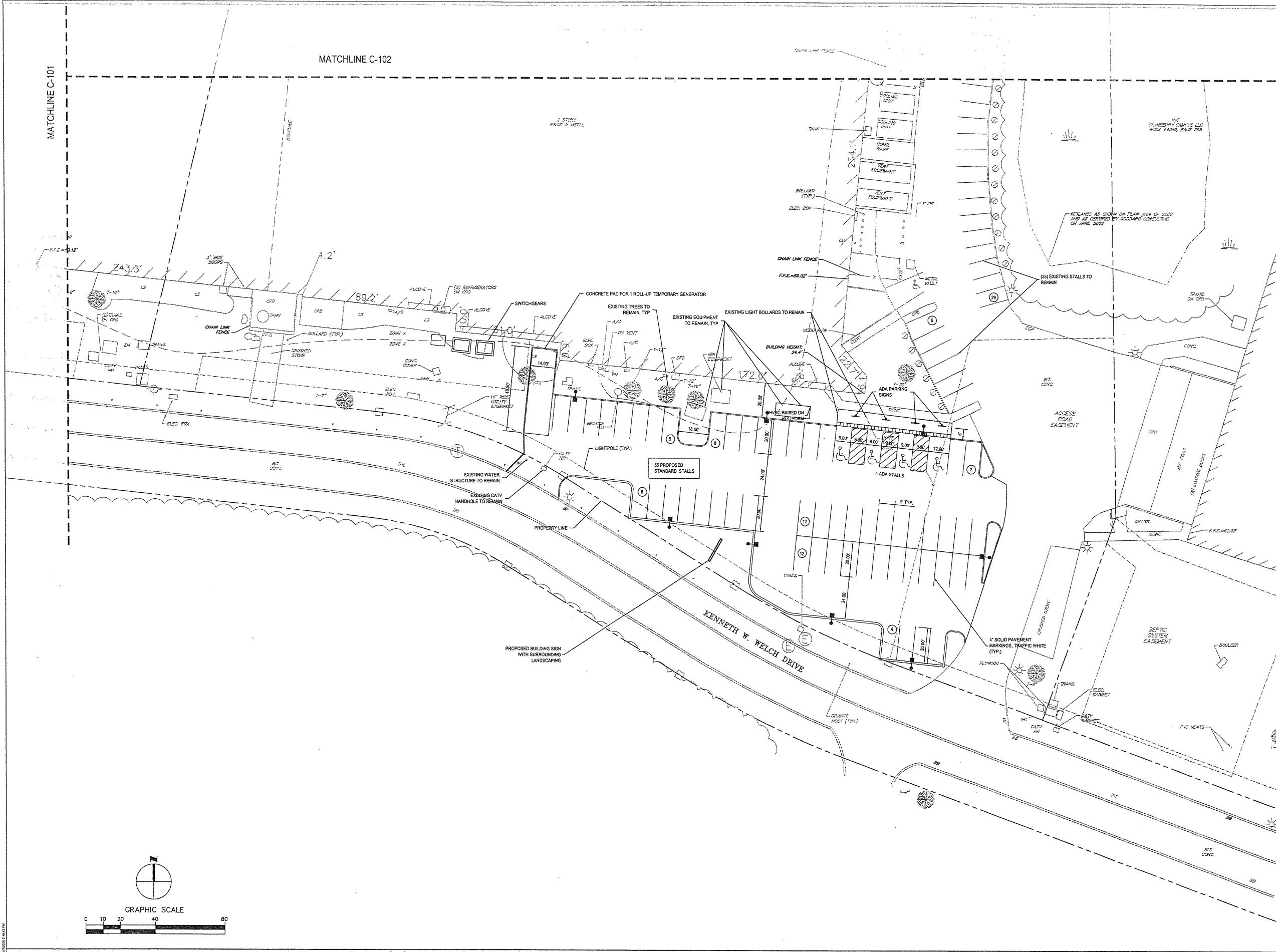
Project
 Vega Strategic - Lakeville
 3414 Peachtree Rd, Ste 990
 Atlanta, GA 30326
 Lakeville, MA 02447



SITE LAYOUT PLAN

C-101

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NO.	DATE	REVISIONS/ISSUANCES
01	07/21/2022	PLANNING & ZONING APPROVAL

EPSTEIN

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 Interiors New York
 Engineering Baltimore
 Construction Warsaw

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PROJECT NUMBER: 22157
 PROJECT MANAGER: T. RUSSELL
 PA 1 PE: T. SMILES
 DRAWN BY: C. NICEWICK
 CHECKED BY: D. HILTY

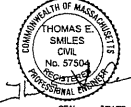
SITE LAYOUT PLAN

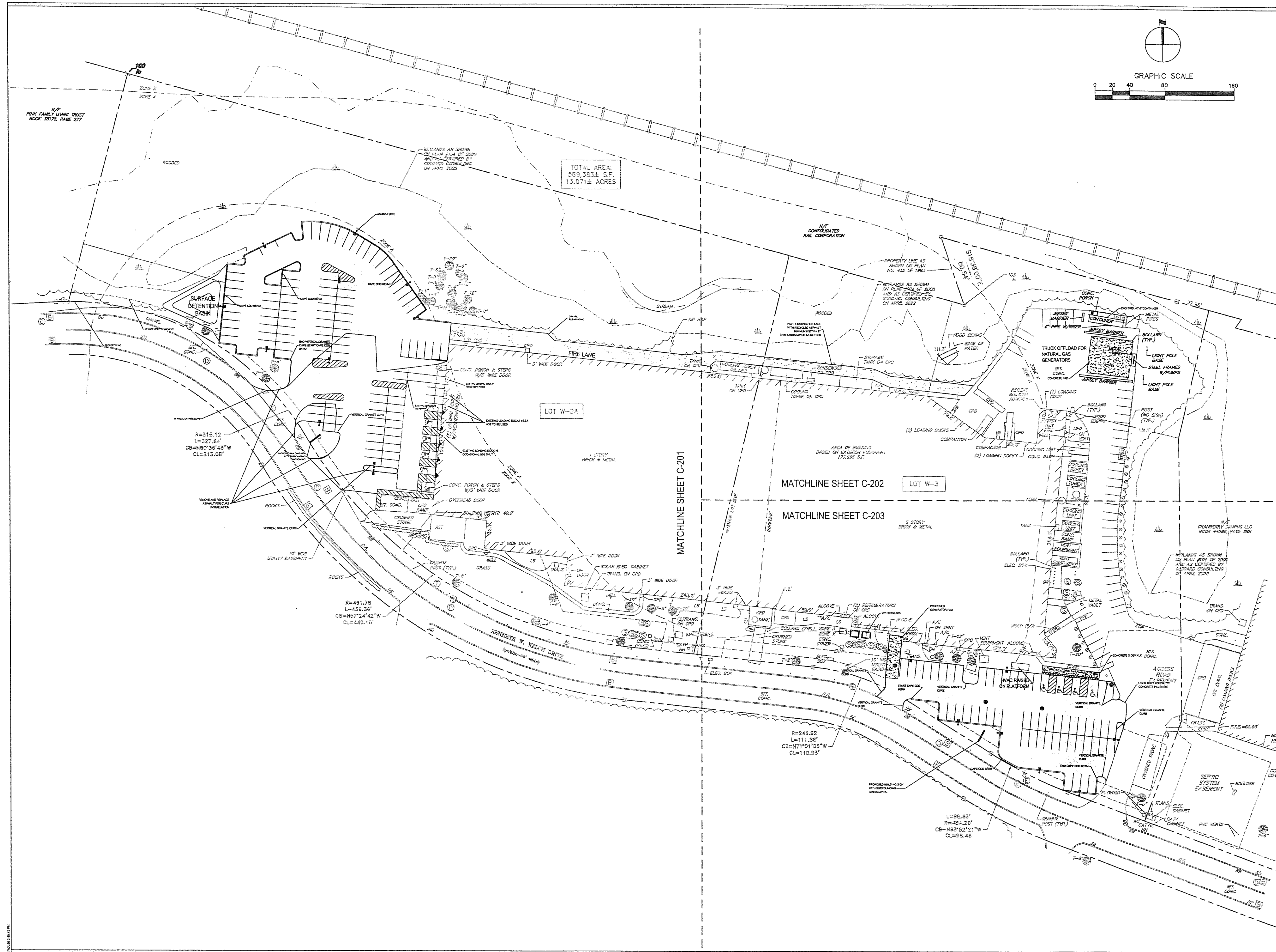
Electrical Engineer
 Epstein
 800 West Fulton Street
 Chicago, Illinois 60661-1259
 312.454.9100

Civil Engineer
 Epstein
 800 West Fulton Street
 Chicago, Illinois 60661-1259
 312.454.9100

Owner
 Vega Strategic
 3414 Peachtree Rd, Ste 990
 Atlanta, GA 30326
 770.400.9681

Project
 Vega Strategic - Lakeville
 316 Kenneth Welch Dr
 Lakeville, MA 02347





NO.	DATE	REVISIONS/SITUANCES
01	07/21/2022	PLANNING & ZONING APPROVAL

EPSTEIN

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PROJECT NUMBER: 22157
PROJECT MANAGER: T. RUSSELL
PA/PE: T. SMILES
DRAWN BY: C. NICEWICK
CHECKED BY: D. HILTY

OVERALL SITE PAVING PLAN

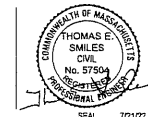
C-200

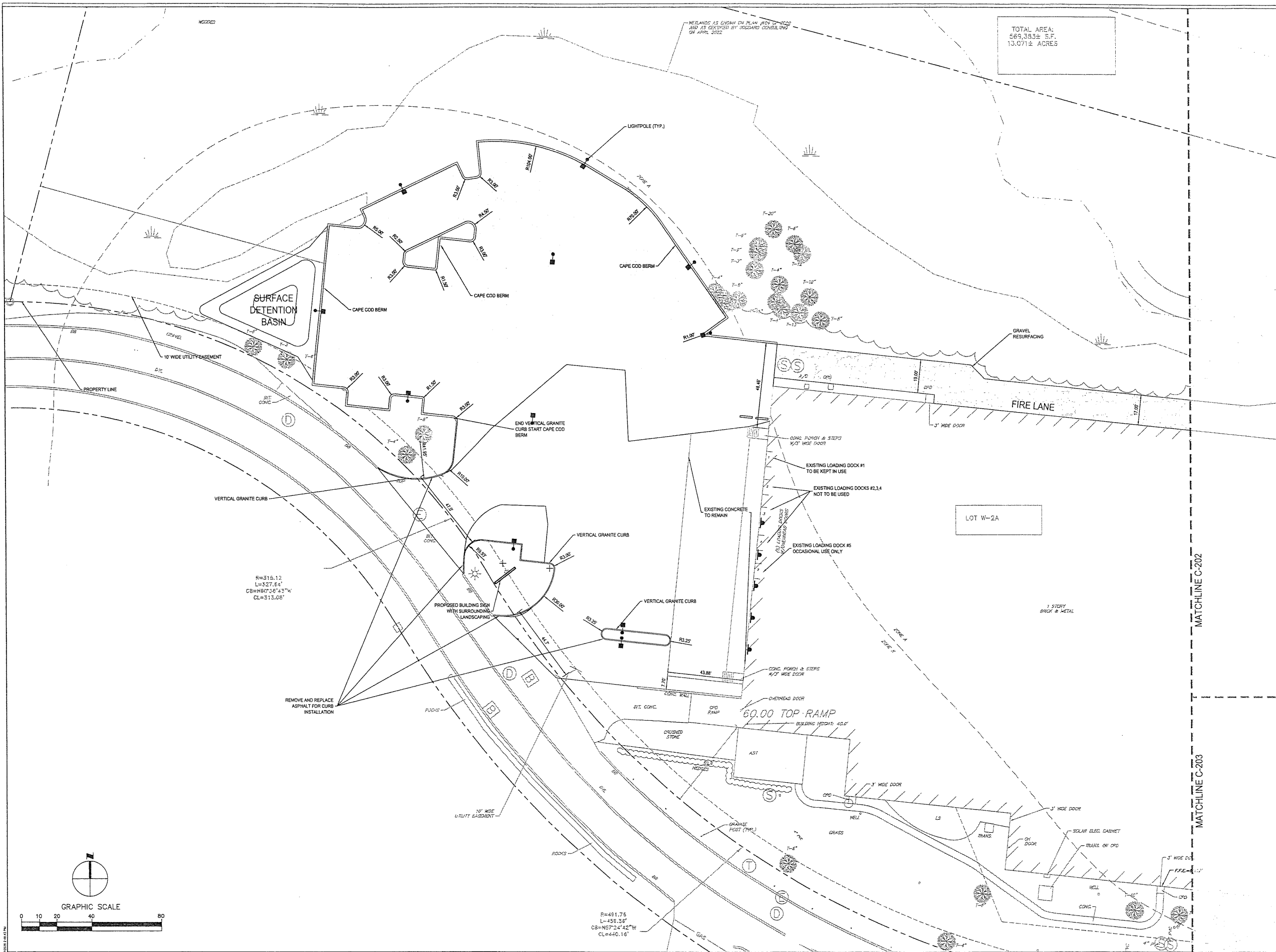
Electrical Engineer
Epstein
600 West Fulton Street
Chicago, Illinois 60661-1259
312.454.9100

Civil Engineer
Epstein
600 West Fulton Street
Chicago, Illinois 60661-1259
312.454.9100

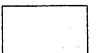

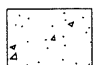
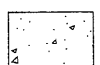
Owner
Vega Strategic
600 West Fulton Street
Chicago, Illinois 60661-1259
312.454.9100

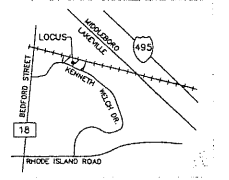
Project
Vega Strategic - Lakeville
3414 Peachtree Rd, Ste 990
Atlanta, GA 30326
770.400.9881





TOTAL AREA:
569,353± S.F.
13.071± ACRES

- LEGEND:**
-  LIGHT DUTY ASPHALT CONCRETE PAVEMENT
 -  GRAVEL RESURFACING
 -  HEAVY DUTY CONCRETE PAVEMENT
 -  CONCRETE SIDEWALK



NO.	DATE	REVISIONS/SUCCESSES
01	07/21/2022	PLANNING & ZONING APPROVAL

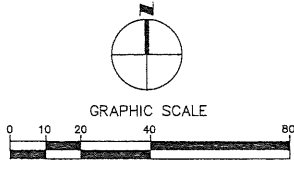
EPSTEIN

Architecture Chicago
Interiors New York
Engineering Baltimore
Construction Warsaw

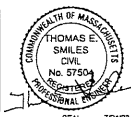
600 W. Fulton Street
Chicago, IL 60661-1299
T 312.454.9100
www.epsteinglobal.com

PROJECT NUMBER: 22157
PROJECT MANAGER: T. RUSSELL
PA/PE: T. SMILES
DRAWN BY: C. NICEWICK
CHECKED BY: D. HILTY

SITE PAVING PLAN

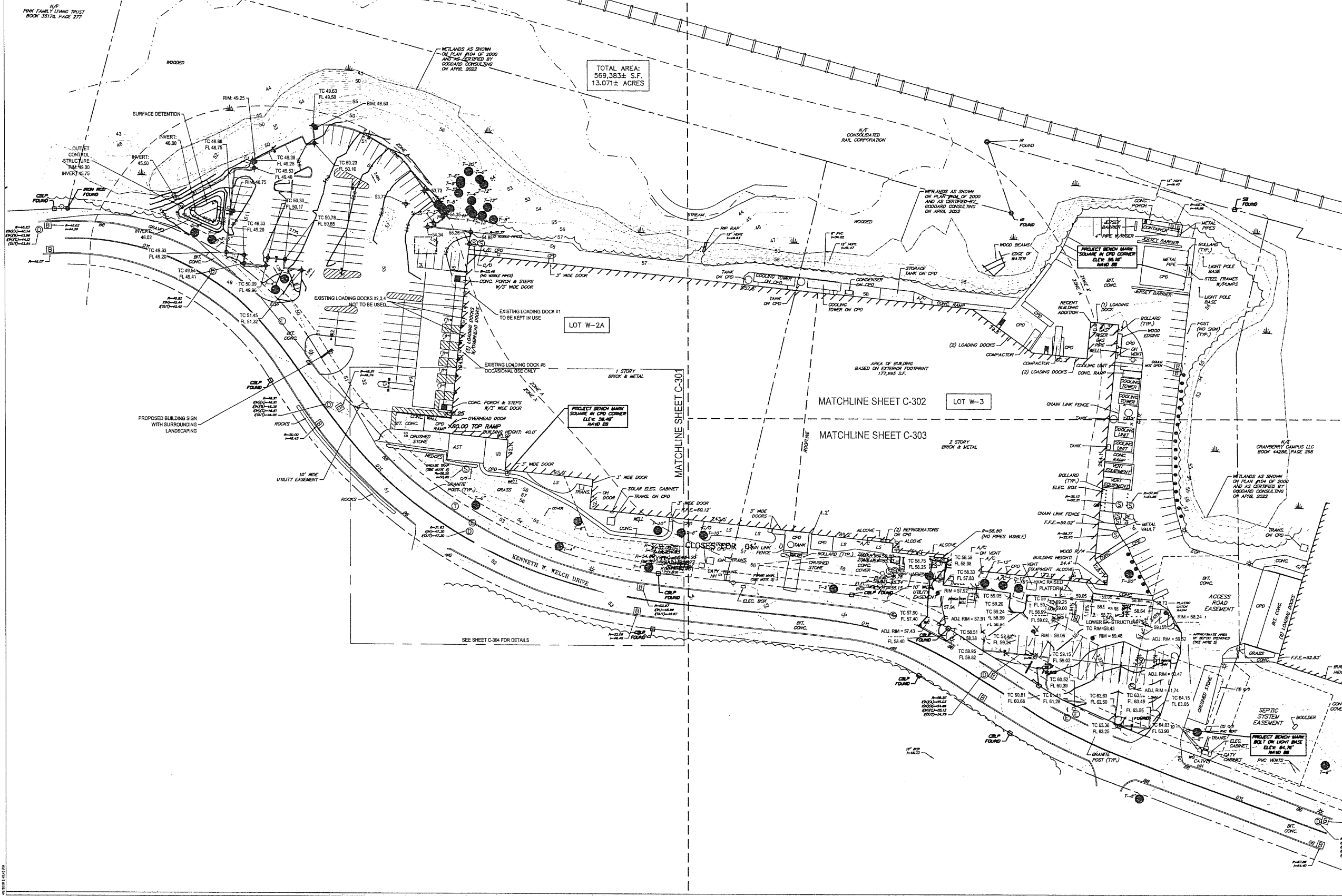
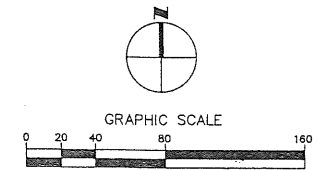


Electrical Engineer Epstein 600 West Fulton Street Chicago, Illinois 60661-1299 312.454.9100	Civil Engineer Epstein 600 West Fulton Street Chicago, Illinois 60661-1299 312.454.9100	Owner Vega Strategic 3414 Peachtree Rd, Ste 990 Atlanta, GA 30326 770.400.9581	Project Vega Strategic - Lakeville 310 Kenneth Walsh Dr Lakeville, MA 02347
---	--	---	---



C-201

100
TOTAL AREA: 569,383± S.F.
13.071± ACRES



GRADING NOTES:

Table with 2 columns: NO., DATE, REVISIONS/ISSUANCES. The table is mostly empty, with only the first row containing the project number and date.

01 07/21/2022 PLANNING & ZONING APPROVAL
NO. DATE REVISIONS/ISSUANCES

EPSTEIN

Architects Chicago
Interiors New York
Engineering Buffalo
Construction Warsaw

600 W. Fulton Street
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1.312.454.3100
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PROJECT NUMBER: 22157
PROJECT MANAGER: T. RUSSELL
PA I P E: T. SMILES
DRAWN BY: C. NICEWICK
CHECKED BY: D. HILTY

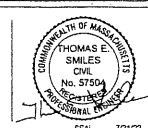
OVERALL SITE GRADING PLAN

Electrical Engineer
Epstein
600 West Fulton Street
Chicago, Illinois 60661-1259
312.454.9100

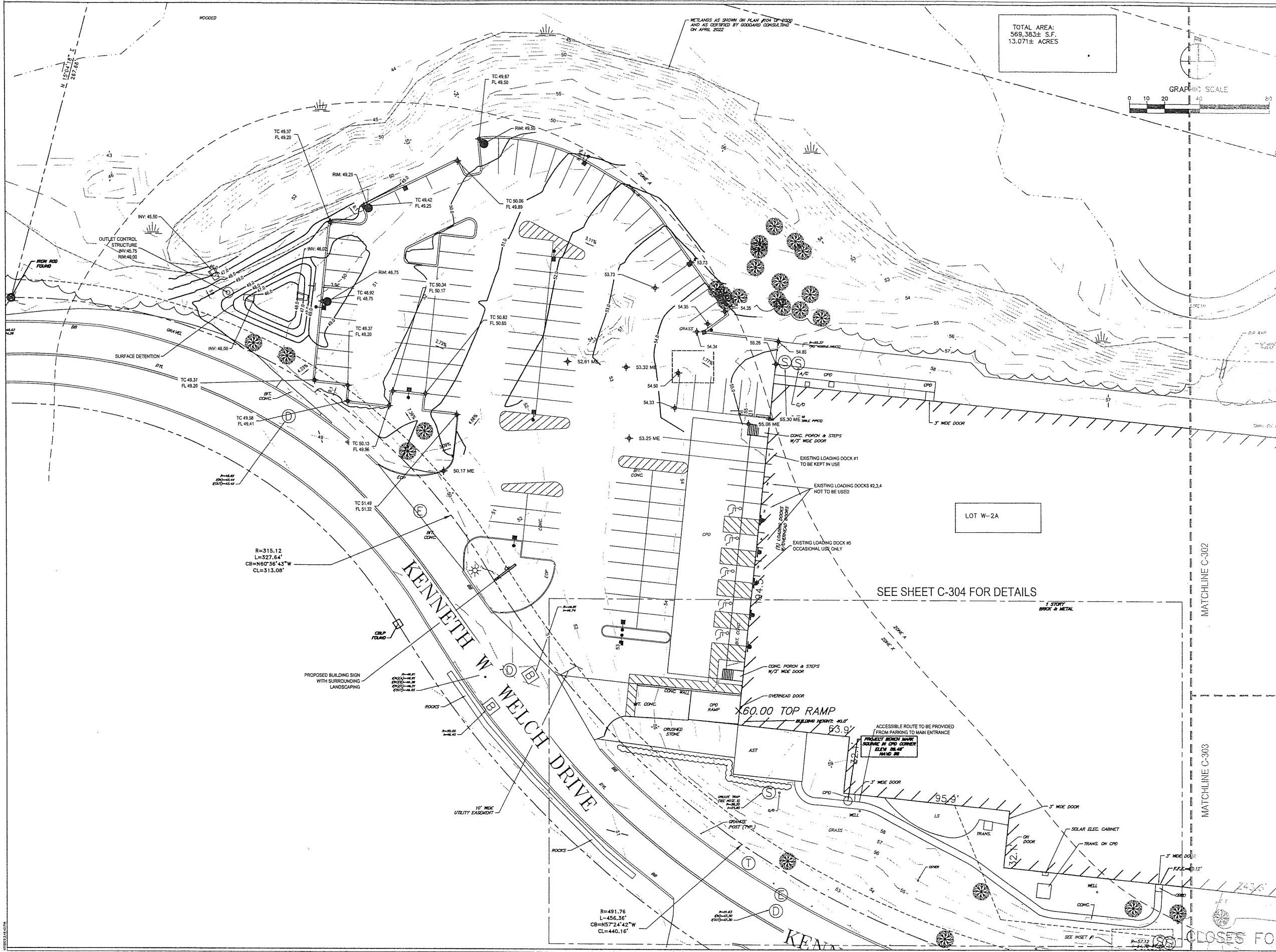
Civil Engineer
Epstein
600 West Fulton Street
Chicago, Illinois 60661-1259
312.454.9100

Owner
Vega Strategic
3414 Peachtree Rd, Ste 990
Atlanta, GA 30326
770.400.9681

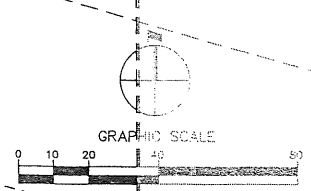
Project
Vega Strategic - Lakeland
310 Kenneth Welch Dr
Lakeland, MA 02041



C-300



TOTAL AREA:
569,383± S.F.
13.071± ACRES



WETLANDS AS SHOWN ON PLAN #104 OF 2020
AND AS CERTIFIED BY GOODARD CONSULTING
ON APRIL 2022

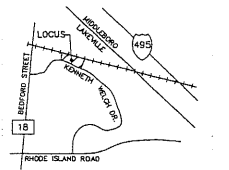
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L=327.64'
CB=N60°36'43"W
CL=313.08'

R=491.76
L=456.36'
CB=N57°24'42"W
CL=440.16'

SEE SHEET C-304 FOR DETAILS

MATCHLINE C-302

MATCHLINE C-303



NO.	DATE	REVISIONS/ISSUANCES
01	07/21/2022	PLANNING & ZONING APPROVAL

EPSTEIN

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PROJECT NUMBER: 22157
PROJECT MANAGER: T. RUSSELL
PA I PE: T. SMILES
DRAWN BY: C. NICEWICK
CHECKED BY: D. HILTY

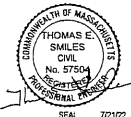
GRADING PLAN

Electrical Engineer
Epstein
600 West Fulton Street
Chicago, Illinois 60661-1258
312.454.9100

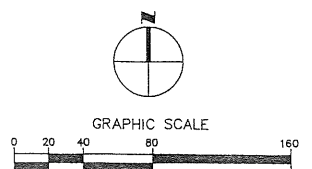
Civil Engineer
Epstein
600 West Fulton Street
Chicago, Illinois 60661-1258
312.454.9100

Owner
Vega Strategic
3414 Peachtree Rd. Ste 999
Atlanta, GA 30326
770.400.9881

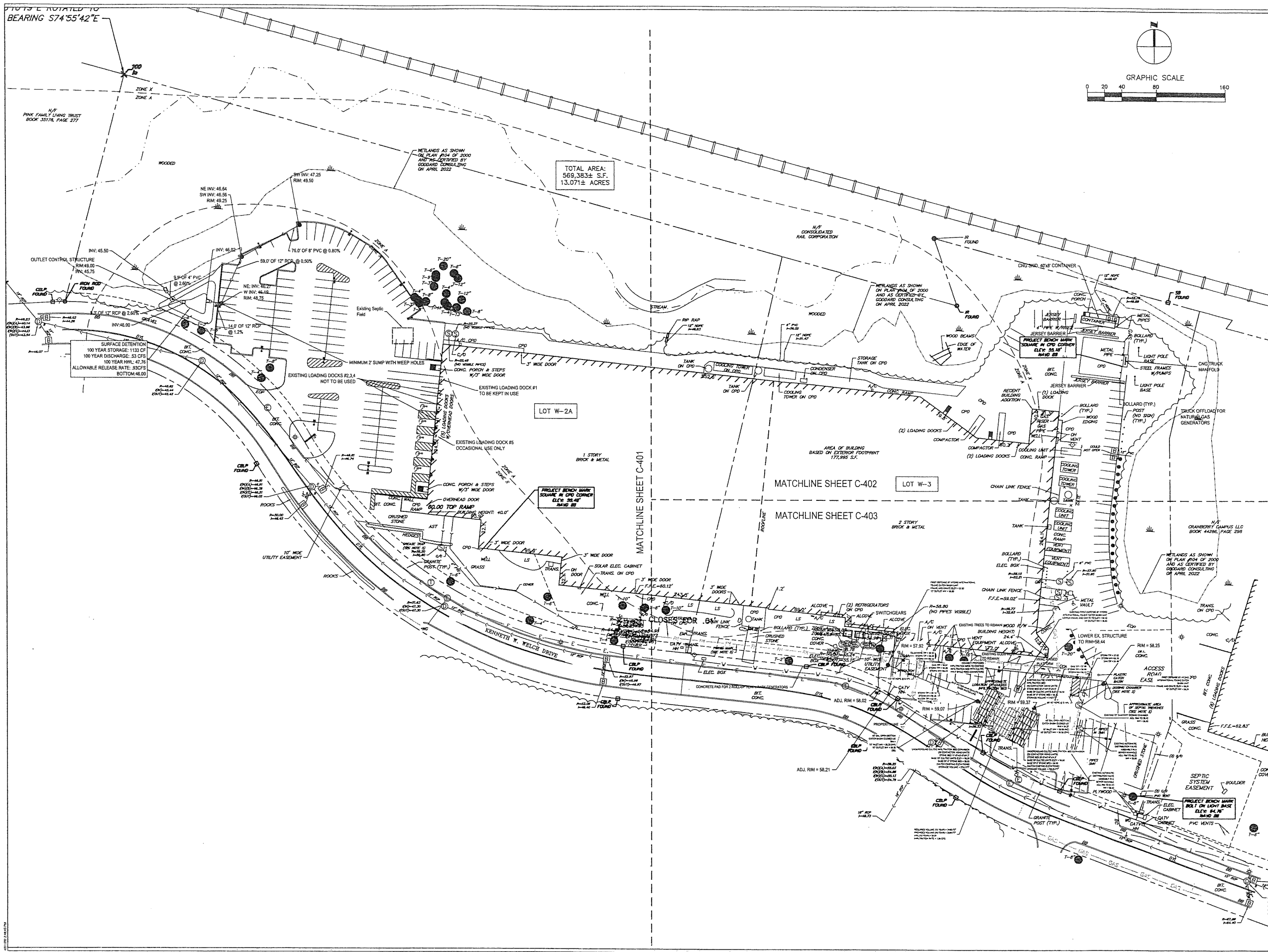
Project
Vega Strategic - Lakeview
310 Kenneth Walsh Dr
Lakeview, MA 02347



NOTES ROTATED TO BEARING S74°55'42"E



TOTAL AREA:
569,383± S.F.
13.071± ACRES



01 07/21/2022 PLANNING & ZONING APPROVAL
NO. DATE REVISIONS/SITUANCES

EPSTEIN

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Interiors New York
Engineering New York
Construction Warsaw
600 W. Fulton Street
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PROJECT NUMBER: 22157
PROJECT MANAGER: T. RUSSELL
PA/PE: T. SMILES
DRAWN BY: C. NICEWICK
CHECKED BY: D. HILTY

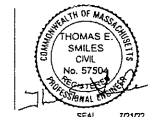
OVERALL SITE UTILITY PLAN

Electrical Engineer
Epstein
600 West Fulton Street
Chicago, Illinois 60661-1259
312.454.9100

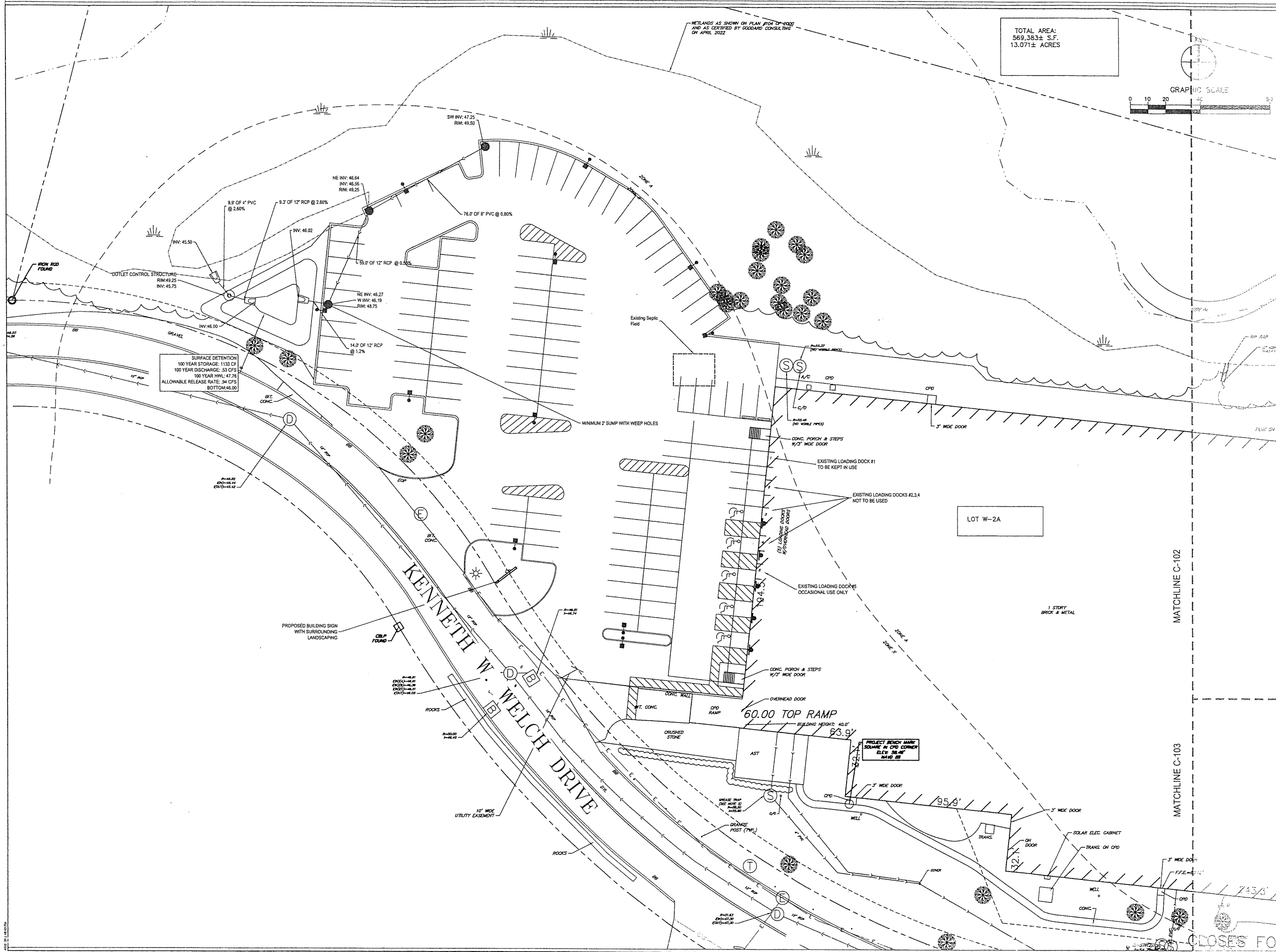
Civil Engineer
Epstein
600 West Fulton Street
Chicago, Illinois 60661-1259
312.454.9100

Owner
Vega Strategic
3414 Peachtree Rd, Ste 990
Atlanta, GA 30326
770.400.9681

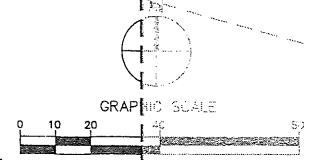
Project
Vega Strategic - Lakeville
3414 Peachtree Rd, Ste 990
Atlanta, GA 30326
770.400.9681



C-400



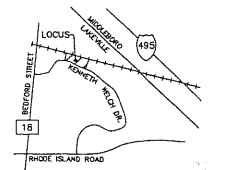
TOTAL AREA:
569,383± S.F.
13.071± ACRES



Note:
FESS SHOULD BE TUCKED INTO SLOPES

SURFACE DETENTION
100 YEAR STORAGE: 1133 CF
100 YEAR DISCHARGE: 33 CFS
100 YEAR HWL: 47.75'
ALLOWABLE RELEASE RATE: 34 CFS
BOTTOM: 46.00'

PROJECT RENCH MARK:
SQUARE IN CPD CORNER
ELEV. 96.41'
NAD 83



NO.	DATE	REVISIONS/SUBSTANCES
01	07/21/2022	PLANNING & ZONING APPROVAL

EPSTEIN

Architecture Chicago
Interiors New York
Engineering Buckleard
Construction Warsaw

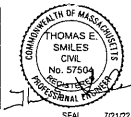
600 W. Fulton Street
Chicago, IL 60661-1259
T 312.454.9100

www.epsteinglobal.com

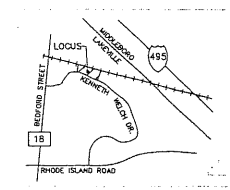
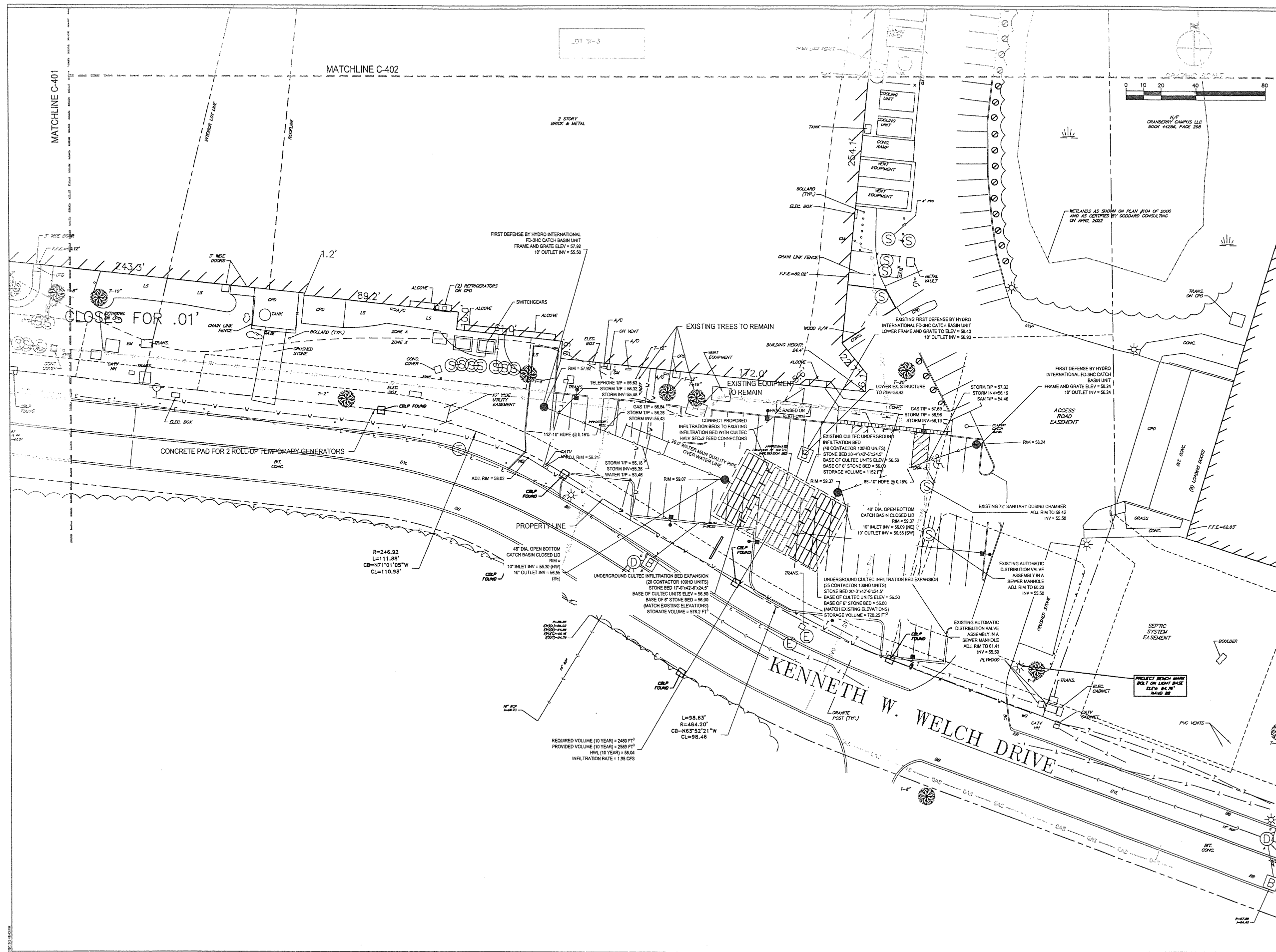
PROJECT NUMBER: 22157
PROJECT MANAGER: T. RUSSELL
PA I/P E: T. SMILES
DRAWN BY: C. NICEWICK
CHECKED BY: D. HILTY

SITE UTILITY PLAN

Electrical Engineer Epstein 600 West Fulton Street Chicago, Illinois 60661-1259 312.454.9100	Civil Engineer Epstein 600 West Fulton Street Chicago, Illinois 60661-1259 312.454.9100	Owner Vega Strategic 2414 Praeger Rd, Ste 990 Atlanta, GA 30326 770.400.9681	Project Vega Strategic - Lakeville 310 Kenneth Welch Dr Lakeville, MA 02347
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C-401



NO.	DATE	REVISIONS/SITUANCES
01	07/21/2022	PLANNING & ZONING APPROVAL

EPSTEIN

Architects
Interiors
Engineering
Construction

Chicago
New York
Boston
Warsaw

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PROJECT NUMBER: 22157
PROJECT MANAGER: T. RUSSELL
PA I/P/E: T. SMILES
DRAWN BY: C. NICEWICK
CHECKED BY: D. HILTY

SITE UTILITY PLAN

<p>Electrical Engineer</p> <p>Epstein 800 West Fulton Street Chicago, Illinois 60661-1259 312.454.9100</p>	<p>Civil Engineer</p> <p>Epstein 800 West Fulton Street Chicago, Illinois 60661-1259 312.454.9100</p>	<p>Owner</p> <p>Vega Strategic 3414 Peachtree Rd., Ste 990 Atlanta, GA 30326 770.400.9691</p>	<p>Project</p> <p>Vega Strategic - Lakeville 310 Kenneth Welch Dr Lakeville, MA 02347</p>
---	--	--	--




C-403

STORM WATER POLLUTION PREVENTION PLAN

GENERAL

SOIL EROSION AND SEDIMENTATION CONTROL SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS, CODES AND REGULATIONS OF PUBLIC AUTHORITIES BEARING ON PERFORMANCE OF THE WORK:

NPDES CONSTRUCTION GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY
MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS

PROJECT DESCRIPTION

VEGA STRATEGIC IS PROPOSING TO CONSTRUCT A 35,000 SQUARE FOOT OF ADDITIONAL PARKING LOT PAVEMENT ON A 13.08-ACRE SITE LOCATED AT 310 W. WELSH DRIVE, LAKEVILLE, PLYMOUTH COUNTY, MASSACHUSETTS. THE PROPOSED DEVELOPMENT WILL CONTAIN TWO (2) PARKING LOTS, SURFACE AND SUB-SURFACE DETENTION BASINS AND VARIOUS LANDSCAPING. THE SITE IS ADJACENT TO EXISTING WETLANDS NORTHWEST OF THE CONSTRUCTION. THE VEHICULAR AREAS WILL BE PAVED. THE REMAINDER OF THE PROPERTY NOT COVERED WITH BUILDING OR PAVEMENT WILL BE PERMANENTLY STABILIZED WITH VEGETATIVE GROUND COVER. STORM WATER RUNOFF FROM THE BUILDINGS WILL DISCHARGE THROUGH DOWNSPOUTS TO UNDERGROUND PIPES THEN EITHER TO A SURFACE DETENTION POND OR AN UNDERGROUND DETENTION SYSTEM OR SHEET FLOW OUT TO THE ROAD. STORM WATER RUNOFF FROM PAVEMENT AREAS WILL DISCHARGE TO UNDERGROUND PIPES THEN EITHER TO A SURFACE DETENTION POND OR AN UNDERGROUND DETENTION SYSTEM. STORM WATER WILL BE DETAINED AND RELEASED FROM THE SITE AT A RATE THAT WILL NOT EXCEED PRE-DEVELOPMENT CONDITIONS. THERE WILL BE NO ADVERSE IMPACTS OF THIS SITE ON THE ADJACENT PROPERTY OR RECEIVING WATER BODIES.

EXISTING DRAINAGE PROBLEMS

UPON REVIEW OF THE EXISTING DRAINAGE CONDITIONS, THERE IS NO EVIDENCE OF EROSION OR SEDIMENTATION PROBLEMS.

IMPACT OF PROJECT ON EXISTING EROSION PROBLEMS

THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY IMPACT THE EXISTING DRAINAGE CONDITIONS OR CREATE SUCH CONDITIONS THAT WOULD CAUSE THE GENERATION OF EXCESSIVE EROSION OR SEDIMENTATION.

PROPOSED LAND DISTURBANCE

THE APPROXIMATE AREA OF LAND TO BE DISTURBED IS 0.80 ACRES.

PROPOSED COMPOSITE CURVE NUMBER

THE PROPOSED CURVE NUMBER WITHIN THE AREA OF DEVELOPMENT IS 88.

ADJACENT RECEIVING WATERS

THE CLOSEST RECEIVING BODY TO THE SITE IS THE ADJACENT WETLANDS

EFFECT OF LAND DISTURBANCE ACTIVITIES ON ADJACENT LAND

THE PROPOSED DEVELOPMENT WILL BE CONSTRUCTED IN SUCH A WAY AS TO NOT ADVERSELY AFFECT ADJACENT LAND. WHERE PROPOSED GRADES CAUSE STORM WATER TO FLOW TOWARD THE PERIMETER OF THE SITE DURING CONSTRUCTION, SLOPE PROTECTION AND SILT FENCE WILL BE INSTALLED TO CONTAIN THE SEDIMENT ON SITE. AFTER COMPLETION OF GRADING ACTIVITIES, THE DISTURBED AREAS WILL BE STABILIZED WITH PAVEMENT OR GROUND COVER THAT WILL ELIMINATE EROSION POTENTIAL.

AT LOCATIONS WHERE THERE IS CONCENTRATED STORM WATER RUNOFF, TEMPORARY SEDIMENTATION BASINS AND SEDIMENT TRAPS WILL BE INSTALLED TO COLLECT THE RUNOFF AND ALLOW THE SEDIMENT TO SETTLE OUT.

PROPOSED RUNOFF CONDITIONS COMPARED TO EXISTING

DESCRIBE EXISTING AND PROPOSED RUNOFF CONDITIONS AND DRAINAGE PATTERNS

AT THE EAST END OF THE SITE THERE IS AN EXISTING PARKING LOT THAT DRAINS TO AN EXISTING UNDERGROUND DETENTION SYSTEM. THIS PARKING LOT WILL BE EXPANDED. THE DRAINAGE PATTERN WILL REMAIN THE SAME. THE UNDERGROUND DETENTION SYSTEM WILL BE ENLARGED TO ACCOUNT FOR THE ADDITIONAL IMPERVIOUS AREA. THE DETENTION SYSTEM IS DESIGNED FOR 100% INFILTRATION. ONLY IN THE EVENT OF A RAIN EVENT IN EXCESS OF 100-YEAR STORM WOULD THE SYSTEM OVERFLOW TO THE ADJACENT RIGHT-OF-WAY.

AT THE WEST END OF THE SITE THERE IS AN EXISTING PAVED AREA THAT DRAINS INTO THE ADJACENT RIGHT-OF-WAY. THIS DRAINAGE AREA WILL REMAIN. ADDITIONAL PAVEMENT WILL BE ADDED TO THE WEST OF THE EXISTING PAVEMENT TO CREATE A PARKING LOT. THIS AREA IS OPEN PERVIOUS AREA THAT DRAINS TO THE WEST INTO A DITCH THAT INTERCEPTS THE FLOW UPSTREAM OF THE ADJACENT WETLANDS. THE PROPOSED PAVED PARKING LOT WILL MAINTAIN THE DRAINAGE PATTERN TO THE WEST BUT BE COLLECTED BY STORM DRAINS AND ROUTED INTO A DETENTION BASIN WHERE THE STORMWATER WILL BE RELEASED AT A RATE THAT WILL NOT EXCEED PRE-DEVELOPMENT CONDITIONS. WHERE POSSIBLE, INFILTRATION WILL BE UTILIZED TO RETAIN AS MUCH STORMWATER ON SITE AS POSSIBLE.

ALLOWABLE NON-STORMWATER DISCHARGES

DISCHARGES FROM FIRE FIGHTING ACTIVITIES.

FIRE HYDRANT FLUSHINGS.

WATER USED TO WASH VEHICLES OR CONTROL DUST.

POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS CONTAINING LESS THAN 1,000 GALLONS.

UNCONTAMINATED GROUNDWATER, INCLUDING DEWATERING GROUNDWATER.

IRRIGATION WATER

EXTERIOR BUILDING WASHDOWN WITHOUT DETERGENTS.

PAVEMENT WASH WATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED AND WHERE DETERGENTS ARE NOT USED.

CONCRETE RINSE WATER AND WATER RUNOFF DURING PAVING ACTIVITIES THAT WILL BE RETAINED WITHIN SEDIMENT BASINS.

SEQUENCE OF CONSTRUCTION

1. INSTALLATION OF TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT.
2. INSTALLATION OF TEMPORARY PERIMETER SEDIMENT FENCE AND MEASURES TO PROTECT EXISTING CULVERTS AND DITCHES.
3. TOPSOIL STRIPPING AND STOCKPILE.
4. TEMPORARY SEEDING OF TOPSOIL STOCKPILE.
5. ROUGH GRADING OF THE SITE.
6. INSTALLATION OF SEDIMENT BASIN.
7. INSTALLATION OF EROSION CONTROL BLANKETS ON STEEP SLOPES.
8. INSTALLATION OF UNDERGROUND UTILITIES.
9. INSTALLATION OF INLET AND OUTLET PROTECTION.
10. INSTALLATION OF PAVEMENT.
11. RE-SPREAD OF TOPSOIL - TOPSOIL STOCKPILE REMOVAL.
12. INSTALLATION OF PERMANENT GROUND COVER.
13. REMOVAL OF INLET PROTECTION.
14. SITE STABILIZED - REMOVAL OF SEDIMENT BASINS/TRAPS AND SEDIMENT FENCE.
15. REGULAR INSPECTION, MAINTENANCE, AND REPAIR OF EROSION CONTROL STRUCTURES.
16. CONTRACTOR TO PROVIDE DUST CONTROL THROUGHOUT THE PROJECT BY MEANS OF VEGETATIVE COVER, SPRINKLING, STREET CLEANING, AND MULCHING.
17. CONTRACTOR TO PROVIDE AREAS FOR MATERIAL STORAGE AND SOLID WASTE REMOVAL.
18. DISTURBED AREAS TO BE PROVIDED WITH TEMPORARY SEEDING AND MULCH WITHIN 14 DAYS IF WORK IS PLANNED TO BE SUSPENDED FOR MORE THAN 21 DAYS.

EROSION AND SEDIMENTATION CONTROL MEASURES

EROSION AND SEDIMENTATION CONTROL MEASURES	PURPOSE
TEMPORARY STABILIZED CONSTRUCTION ENTRANCE	PREVENT TRACKING OF SEDIMENT OFF-SITE
TOPSOILING	PROVIDE FOR ESTABLISHMENT OF VEGETATIVE GROUND COVER
TEMPORARY SEEDING	PREVENT EROSION, DUST, SEDIMENTATION
PERMANENT SEEDING	PREVENT EROSION, DUST, SEDIMENTATION
MULCHING	PREVENT EROSION, DUST, SEDIMENTATION
EROSION CONTROL BLANKETS	SLOPE STABILIZATION, PREVENT EROSION, DUST
LAND GRADING	MINIMIZE EROSION
DUST CONTROL	MINIMIZE AIR POLLUTION
TEMPORARY DIVERSION DITCH	PREVENT OFF-SITE SEDIMENTATION
GRASS-LINED CHANNEL	SLOPE STABILIZATION AND EROSION PREVENTION
ROCK OUTLETS	PREVENT EROSION AT OUTLETS
INLET PROTECTION	PREVENT SEDIMENT FROM FLOWING INTO DRAINS OR OFF-SITE
SILT FENCE	PREVENT OFF-SITE SEDIMENTATION
ROCK CHECK DAM	PREVENT EROSION IN CHANNELS AND SEDIMENT CONTROL
SEDIMENT BASIN W/ EMERGENCY SPILLWAY	PREVENT OFF-SITE SEDIMENTATION AND MINIMIZE POLLUTANTS IN RUNOFF

INSPECTION AND MAINTENANCE SCHEDULE

WEEKLY, AFTER EACH RAIN EVENT OR IF EXCESS SEDIMENT COLLECTION

SEEDING REQUIREMENTS AND SCHEDULE

FOR PERMANENT SEEDING THE CONTRACTOR SHALL PROVIDE SEEDING AS SPECIFIED BELOW:

1. PROVIDE A MINIMUM OF 6" OF TOPSOIL HAVING A pH BETWEEN 5.5 AND 7.5.
2. PREPARE SEEDBED BY SCARIFYING TO A MINIMUM DEPTH OF 3 INCHES.
3. APPLY FERTILIZER AND LIME (IF SOIL pH IS LESS THAN 5.5) 3" TO 6" INTO THE SOIL. BROADCAST 400 POUNDS OF N-P-K (13-13-13) PER ACRE.
3. APPLY CERTIFIED QUALITY SEED BY BROADCAST METHOD. PERENNIAL RYEGRASS TO BE APPLIED AT 40 POUNDS PER ACRE. PRIOR TO MULCHING, HARROW, RAKE, OR DRAG A CHAIN TO LIGHTLY INCORPORATE BROADCAST SEED AND ENHANCE GERMINATION. SELECT A SPECIES AND MIX ACCORDING TO THE OPTIMUM PLANTING DATES FOR THAT SPECIES. CONTRACT TO CONSULT THE LOCAL SEED DEALER OR COMPLY WITH THE RECOMMENDATIONS AS SPECIFIED IN SUDAS SPECIFICATIONS - SITE WORK AND LANDSCAPING.
4. OPTIMUM SEEDING DATES OCCUR FROM MARCH 1 TO MAY 1 AND FROM AUGUST 10 TO SEPTEMBER 30.
5. APPLY MULCH OVER A MINIMUM OF 75% OF THE GROUND SURFACE TO BE STABILIZED.
6. INSPECT SEEDED AREAS 2 TO 4 WEEKS AFTER SEEDING FOR ESTABLISHMENT AND EROSION CONTROL. REPAIR AND RESEED AS NECESSARY.
7. SATISFACTORY ESTABLISHMENT OF SEEDING MAY REQUIRE WATERING AND RE-FERTILIZING.

INSPECTION AND MAINTENANCE NOTES

ALL CONTROL MEASURES ARE TO BE INSPECTED PER THE SCHEDULE AND FOLLOWING ANY STORM EVENT OF 1/2" OR MORE.

ALL MEASURES ARE TO BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT SHOULD BE INITIATED WITHIN 24 HOURS OF REPORT.

SILT FENCE TO BE INSPECTED WEEKLY FOR PROPER ANCHORAGE AND LEAKAGE UNDERNEATH. SILT FENCING IS TO BE INSPECTED FOR TEARS AND REPLACED AS NECESSARY WITHIN 24 HOURS OF REPORT.

BUILT-UP SEDIMENT IS TO BE REMOVED FROM SILT BARRIERS WHEN IT HAS REACHED 1/3 OF THE HEIGHT OF THE BARRIER. SEDIMENT THAT IS REMOVED IS TO BE PLACED IN A STABILIZED LOCATION ON SITE TO PREVENT RE-ENTRY INTO THE SAME OR ANOTHER ENTRAPMENT AREA.

THE CONTRACTOR IS TO PROVIDE DUST CONTROL CONTINUOUSLY THROUGHOUT DRY WEATHER PERIODS, UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED. DUST CONTROL INCLUDES PROVIDING VEGETATIVE COVER, SPRINKLING, STREET CLEANING, AND MULCHING.

TEMPORARY AND PERMANENT SEEDING IS TO BE INSPECTED FOR BARE SPOTS, WASH-OUTS AND HEALTHY GROWTH. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLANTED AREAS UNTIL GROWTH HAS REACHED 3" IN HEIGHT AND THE 70% OF THE DISTURBED AREA IS ADEQUATELY PROTECTED BY GROWTH.

THE STORAGE OF ON-SITE CONSTRUCTION MATERIALS SHALL MEET ALL LOCAL, STATE AND FEDERAL RULES REGARDING SECONDARY CONTAINMENT.

LONG-RANGE EROSION AND SEDIMENTATION MANAGEMENT

POST CONSTRUCTION BEST MANAGEMENT PRACTICES WILL BE PROVIDED AS NECESSARY. BEST MANAGEMENT PRACTICES WILL INCLUDE MINIMIZATION OF LAND DISTURBANCE, MINIMIZATION OF IMPERVIOUS SURFACES, MAINTENANCE OF VEGETATED GROUND COVER ENSURING THAT INTERIOR FLOOR DRAINS ARE NOT CONNECTED TO A STORM SEWER SYSTEM, AND MAINTENANCE OF ROCK OUTLETS.

POST CONSTRUCTION BEST MANAGEMENT PRACTICES WILL BE CONSISTENT WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS, POLICES, AND GUIDELINES. THE OWNER WILL CONSIDER SITE-SPECIFIC AND SEASONAL CONDITIONS WHEN IMPLEMENTING CONTROL PRACTICES.

OPERATION AND MAINTENANCE OF BEST MANAGEMENT CONTROL PRACTICES AFTER CONSTRUCTION SHALL BE PROVIDED BY THE OWNER.

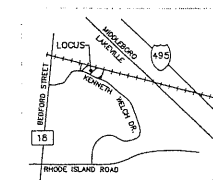
CONTRACTOR/SUBCONTRACTOR CERTIFICATION STATEMENT

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE AS PART OF THIS CERTIFICATION. FURTHER, BY MY SIGNATURE, I UNDERSTAND THAT I AM BECOMING A CO-PERMITTEE, ALONG WITH THE OWNER(S) AND OTHER CONTRACTORS AND SUBCONTRACTORS SIGNING SUCH CERTIFICATIONS, TO THE NPDES CONSTRUCTION GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY AT THE IDENTIFIED SITE. AS CO-PERMITTEE, I UNDERSTAND THAT I, AND MY COMPANY, ARE LEGALLY REQUIRED UNDER THE CLEAN WATER ACT AND THE CODE OF MASSACHUSETTS, TO ENSURE THE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS STORM WATER POLLUTION PREVENTION PLAN DEVELOPED UNDER THE NPDES PERMIT AND THE TERMS OF THIS NPDES PERMIT.

PRINTED NAME _____ TITLE _____ DATE _____
 COMPANY NAME _____ COMPANY ADDRESS _____
 COMPANY PHONE _____ SIGNATURE _____

PRINTED NAME _____ TITLE _____ DATE _____
 COMPANY NAME _____ COMPANY ADDRESS _____
 COMPANY PHONE _____ SIGNATURE _____

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01	07/21/2022	PLANNING & ZONING APPROVAL
NO.	DATE	REVISIONS/ISSUANCES

EPSTEIN
 Architecture Chicago
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 Construction Binghamton
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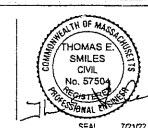
PROJECT NUMBER: 22157
 PROJECT MANAGER: T. RUSSELL
 PA/PE: T. SMILES
 DRAWN BY: C. NICEWICK
 CHECKED BY: D. HILTY

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Project
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 210 Kenneth Walsh Dr
 Lakeville, MA 02347



SITE EROSION AND SEDIMENT CONTROL NOTES & DETAILS

C-501

SITE INSPECTION FORM (Sheet 1 of 2)

Project Name: VEGA STRATEGIC SITE IMPROVEMENTS Stage of Construction: _____

Inspection Date: _____ Next Inspection Needed: _____ Inspected By: _____

- Pollutant Sources**
- Are there any debris piles with petroleum cans, chemical containers or other sources of possible pollution?
- Erosion Control**
- Are there any bare areas which require temporary or permanent stabilization? (seeding, mulch, other: _____)
- Are all finished cut and fill slopes adequately stabilized?
- Do any structural practices show evidence of overlapping, breaks, or erosion?
- Are all earthen structures seeded and mulched? Is vegetation providing adequate protection?
- Sediment Control**
- Are perimeter sediment trapping measures in place and functioning properly?
- Have sediment-trapping practices been installed in the proper location and before extensive grading begins?
- Is sediment leaving the site and/or damaging adjacent property?
- Is there mud on public roads or at intersections with public roads?
- Runoff Conveyance and Control**
- Are all on-site drainage channels and outlets adequately stabilized? (channel lining, seeding, other: _____; outlet stabilization: _____)
- Are all operational storm sewer inlets protected so that sediment will not enter the system?
- Is there evidence of increased off-site erosion since the project began?
- Are downstream waterway and property adequately protected from increases in stormwater runoff?
- Maintenance**
- Do any seeded areas require fertilizer, reseeded or additional mulch?
- Do any structural practices require repair or clean-out?
- Have temporary structural practices that are no longer needed been removed?

PROFESSIONAL ENGINEER CERTIFICATION STATEMENT

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

NAME OF LICENSED PE	TITLE
PRINTED NAME	DATE
EPSTEIN	600 WEST FULTON STREET, CHICAGO, ILLINOIS 60661
COMPANY NAME	COMPANY ADDRESS
(312) 454-9100	
COMPANY PHONE	SIGNATURE

SITE INSPECTION FORM (Sheet 2 of 2)

- Other**
- Is any work occurring in streams? Is channel damage being minimized? Is stabilization or a temporary stream crossing needed?
- Are utility trenches being backfilled and stabilized properly?

General Condition of Site: _____

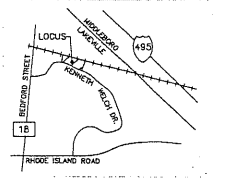
Problems Noted and Corrective Actions Recommended:

Other Observations: _____

Corrective Action Taken: _____ Date: _____

Reviewed By: _____ Reported To: _____

Sketch/Map



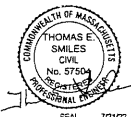
01	07/21/2022	PLANNING & ZONING APPROVAL
NO.	DATE	REVISIONS/ISSUANCES

EPSTEIN

Architecture Chicago
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Engineering Business
Construction Warsaw
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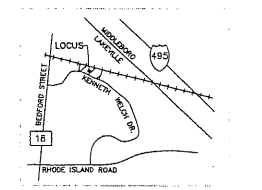
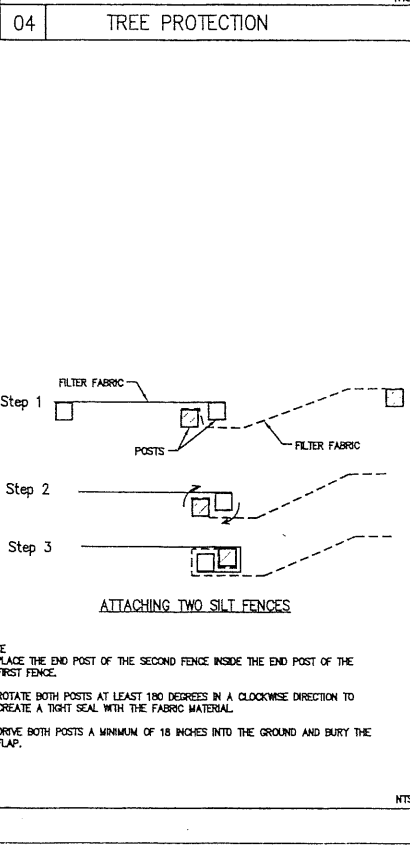
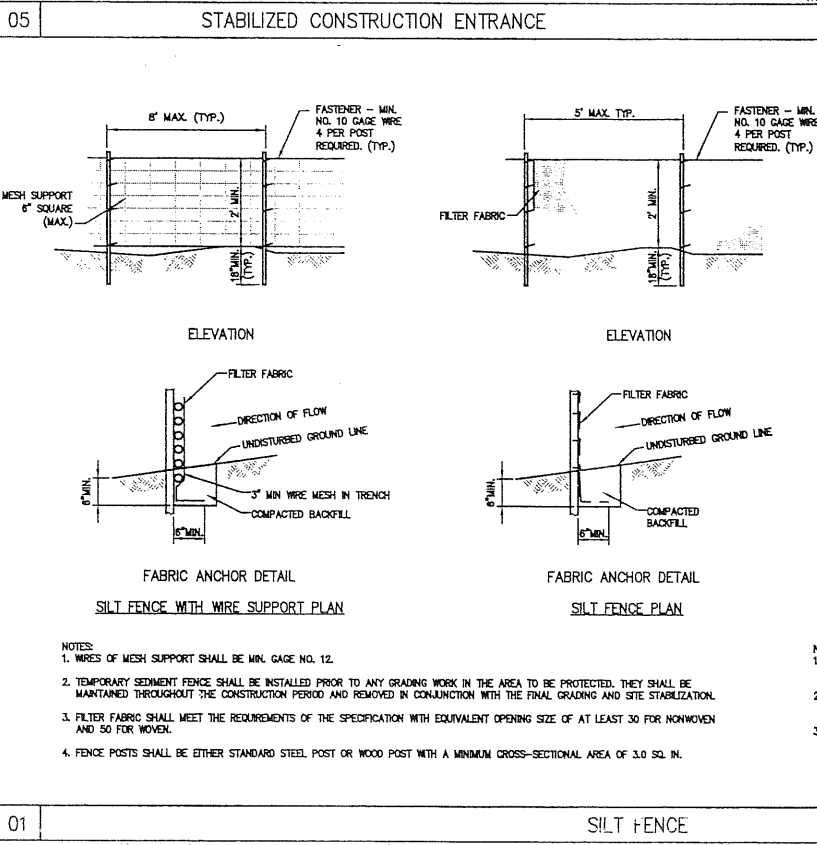
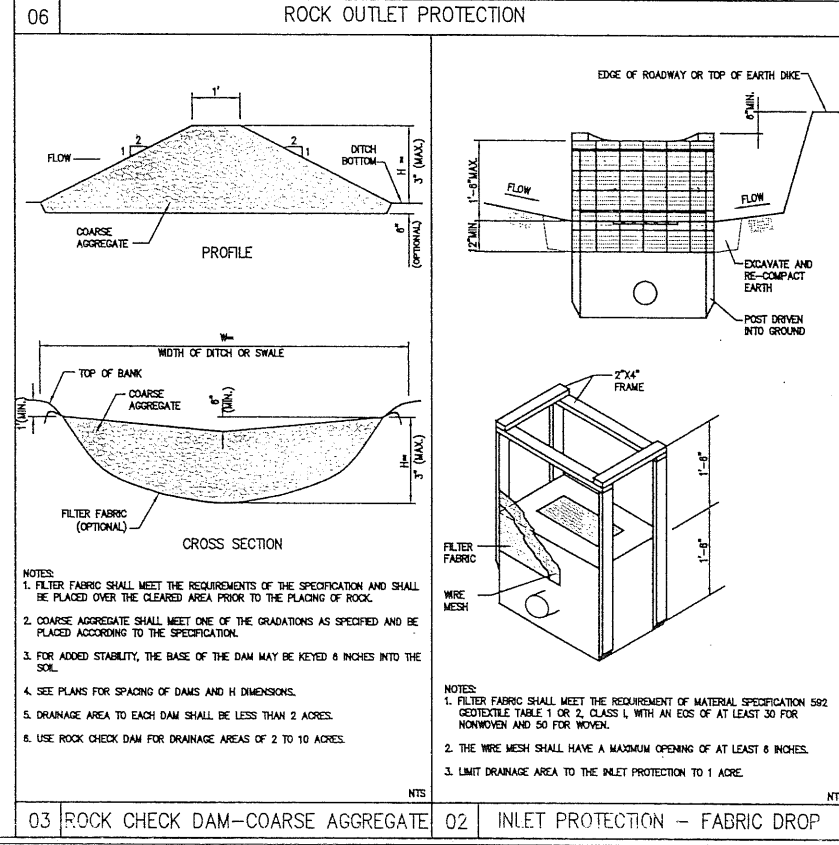
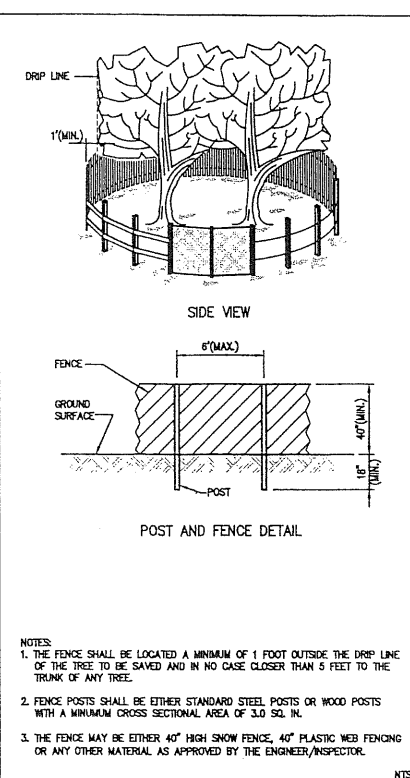
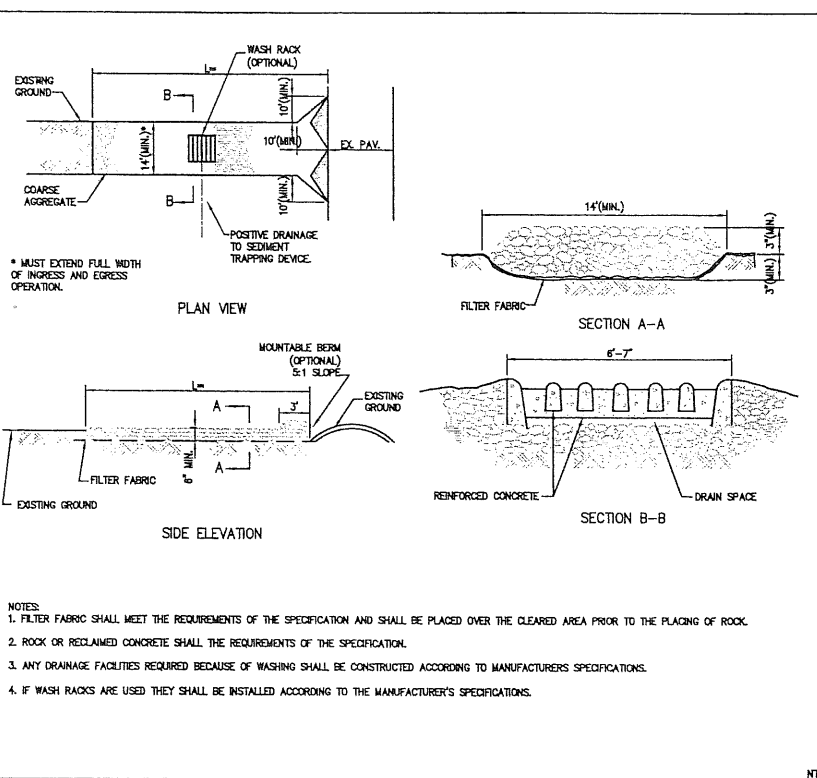
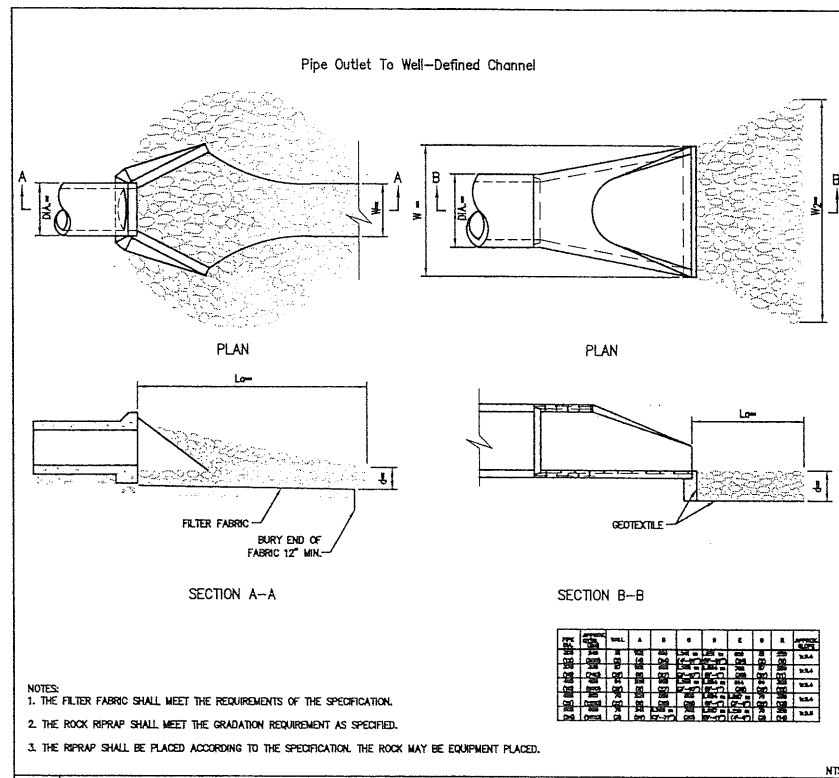
PROJECT NUMBER: 22157
PROJECT MANAGER: T. RUSSELL
PA I PE: T. SMILES
DRAWN BY: C. NICEWICK
CHECKED BY: D. HILTY

Electrical Engineer Epstein 600 West Fulton Street Chicago, Illinois 60661-1259 312.454.9100	Civil Engineer Epstein 600 West Fulton Street Chicago, Illinois 60661-1259 312.454.9100	Owner Vega Strategic 3414 Peachtree Rd., Ste 990 Atlanta, GA 30326 770.400.9681	Project Vega Strategic - Lakeville 310 Kenneth Welch Dr Lakeville, MA 02347
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SITE EROSION AND SEDIMENT CONTROL NOTES & DETAILS

C-502



NO.	DATE	REVISIONS/SUCCESSES
01	07/21/2022	PLANNING & ZONING APPROVAL

01 07/21/2022 PLANNING & ZONING APPROVAL
 NO. DATE REVISIONS/SUCCESSES

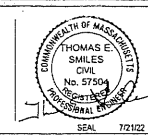
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PROJECT NUMBER: 22157
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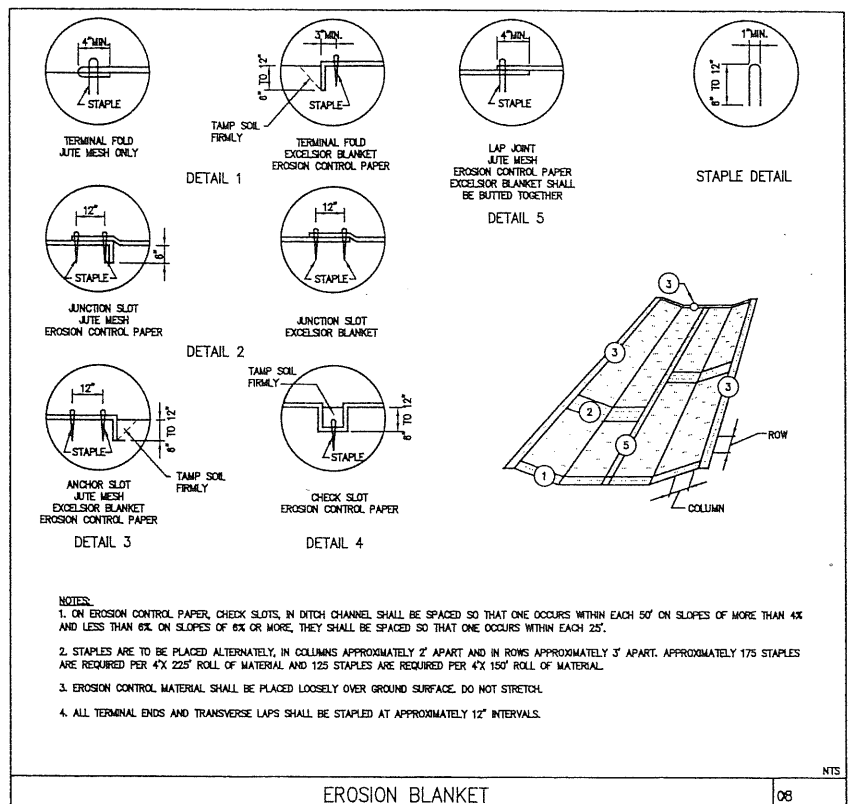
SITE EROSION AND SEDIMENT CONTROL NOTES & DETAILS

C-503

Electrical Engineer: Epstein, 600 West Fulton Street, Chicago, Illinois 60661-1259, 312.454.9100
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 Project: Vega Strategic - Lakeville, 210 Kenneth Walsh Dr, Lakeville, MA 02447

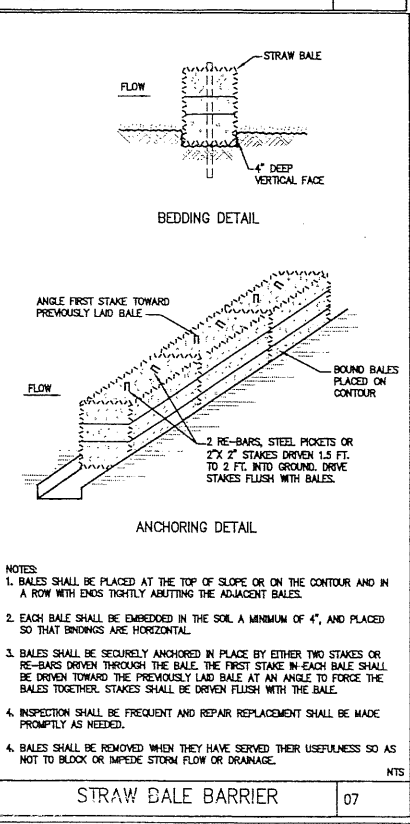


1/2" = 1' 00"



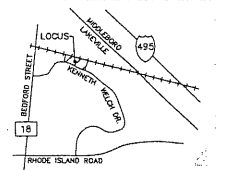
EROSION BLANKET

NTS 06



STRAW BALE BARRIER

NTS 07



01/07/21/2022 PLANNING & ZONING APPROVAL
 NO. DATE REVISIONS/ISSUANCES

EPSTEIN

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SITE EROSION AND
 SEDIMENT CONTROL
 NOTES & DETAILS

C-504

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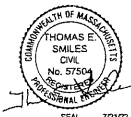
Epstein
 600 West Fulton Street
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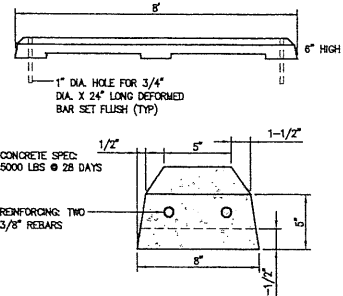
Owner

Vega Strategic
 3414 Peachtree Rd., Ste 990
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Project

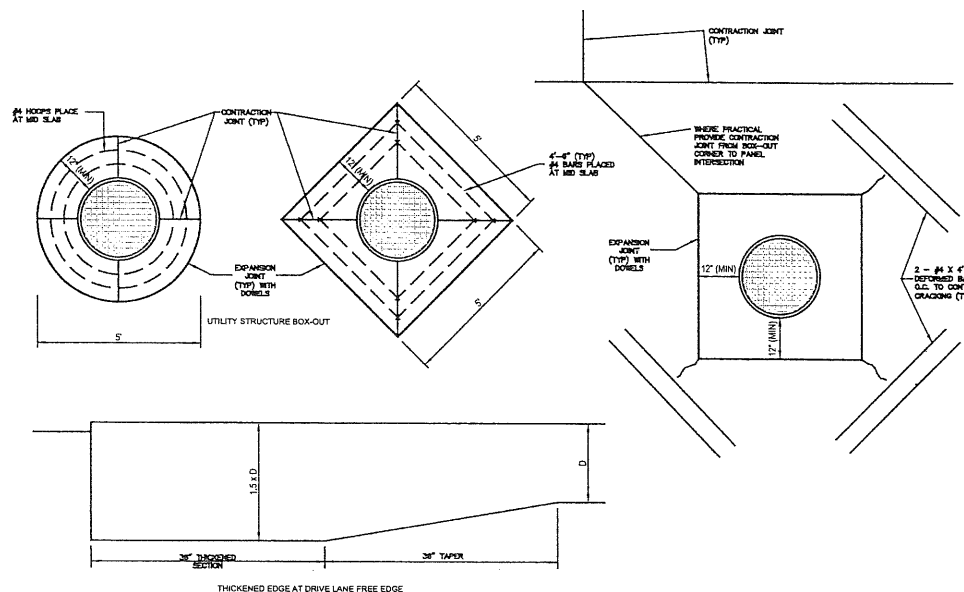
Vega Strategic - Lakeville
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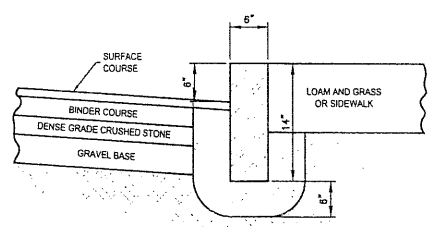
CONCRETE WHEEL STOP

08



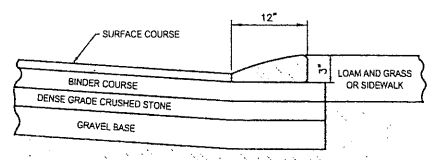
CONCRETE JOINTING

01



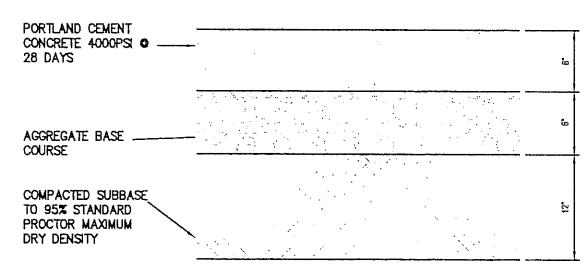
VERTICAL GRANITE CURB

07



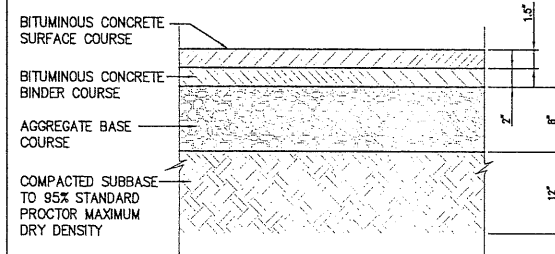
CAPE COD BERM

05



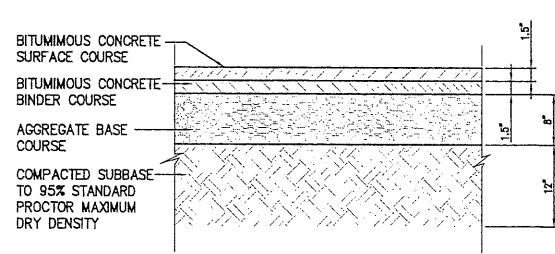
HEAVY DUTY CONCRETE PAVEMENT

03



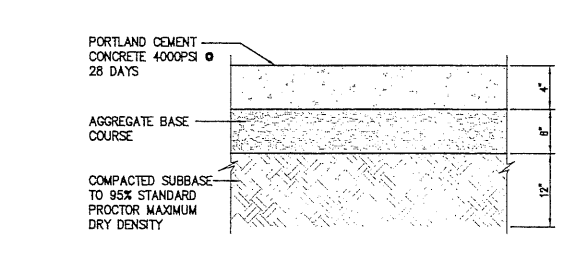
HEAVY DUTY BITUMINOUS PAVEMENT

06



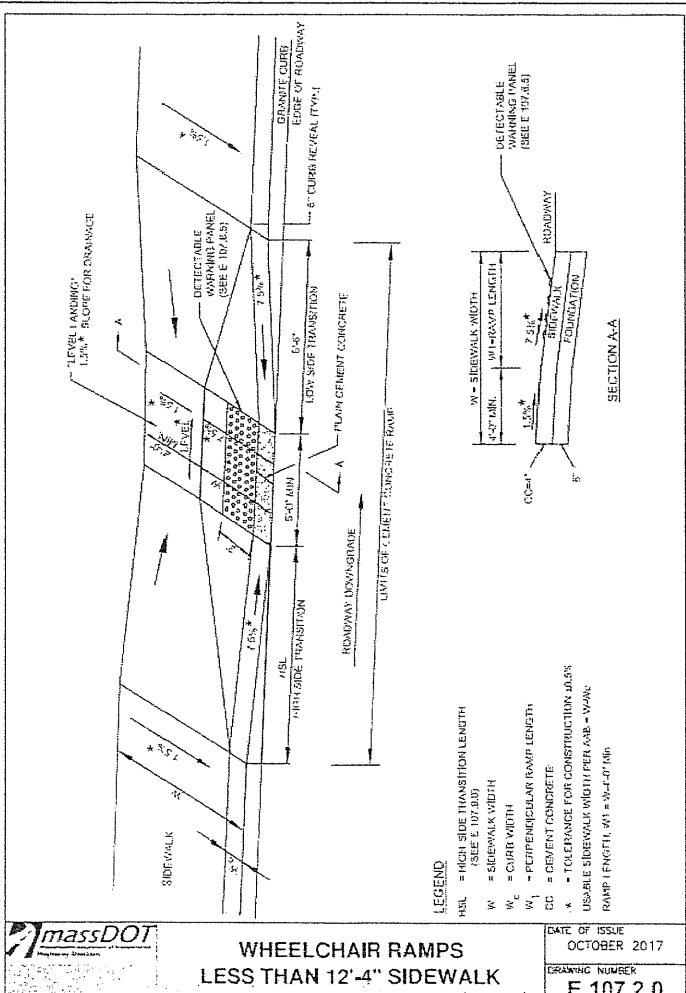
LIGHT DUTY BITUMINOUS PAVEMENT

04



CONCRETE SIDEWALK

02

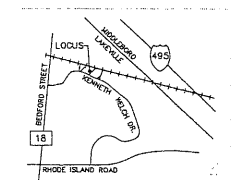


WHEELCHAIR RAMPS LESS THAN 12'-4" SIDEWALK

DATE OF ISSUE: OCTOBER 2017
DRAWING NUMBER: E 107.2.0

- NOTES
1. SAWING OF CONTRACTION JOINTS SHALL BE LAID ENOUGH TO AVOID SAWING OF NEW CONCRETE, BUT ENOUGH SO THAT REMAINING JOINTS DO NOT COOL - APPROXIMATELY 2-3 HOURS AFTER PLACEMENT.
 2. JOINTS SHALL BE PROMISED AS INDICATED ON THE DRAWINGS AND AT REASONABLE LOCATIONS TO CONTROL CRACKING.
 3. IF DOWEL BARRIERS ARE USED, THEY SHALL BE SECURELY HELD IN THE REQUIRED POSITION.
 4. FULL BOX-CUT FULL DEPTH AFTER CONCRETE PAVEMENT HAS CURED.

- FOR HEAVY DUTY CONCRETE PAVEMENT
- PAVEMENT THICKNESS (D) = 8"
 - MAXIMUM JOINT SPACING = 12'
 - SAW DEPTH OF CONTRACTION JOINT = 2" (MIN)
 - DOWEL DIAMETER = 1"
 - DOWEL EMBEDMENT = 6" (MIN)
 - TOTAL DOWEL BAR LENGTH = 14"
 - DOWEL BAR SPACING = 12'
 - THE BAR DIAMETER = 2"
 - THE BAR EMBEDMENT = CENTER BAR ON JOINT
 - TOTAL THE BAR LENGTH = 24"
 - THE BAR SPACING = 30'



01 07/2/2022 PLANNING & ZONING APPROVAL
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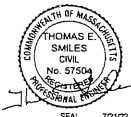
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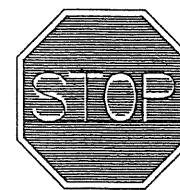
PROJECT NUMBER: 22157
PROJECT MANAGER: T. RUSSELL
PA IPE: T. SMILES
DRAWN BY: C. NICEWICK
CHECKED BY: D. HILTY

PAVING DETAILS

C-600

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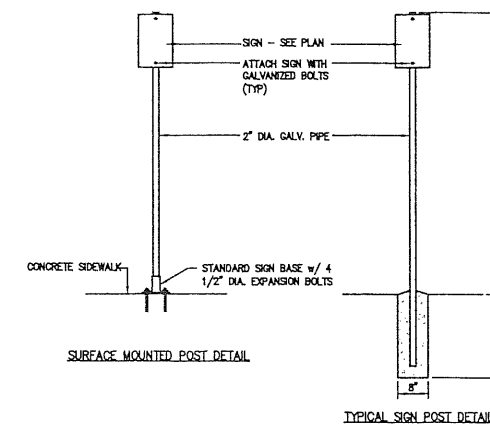




31-0002

STOP SIGN DETAIL

NTS
03



TYPICAL SIGN POST DETAIL

NTS

SIGN POST DETAIL

02



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NO. DATE REVISIONS/ISSUANCES

EPSTEIN

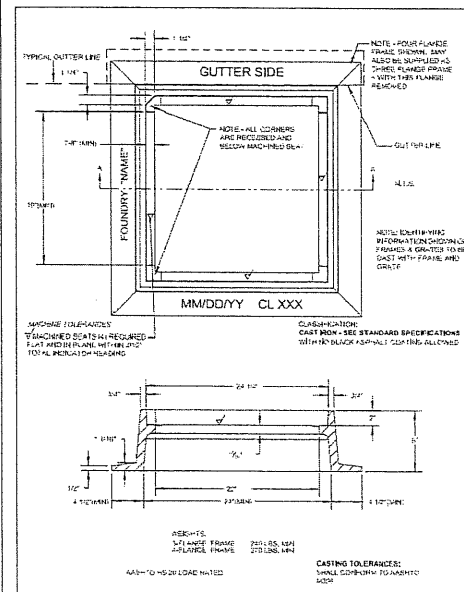
Architecture Chicago
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PROJECT NUMBER: 22157
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DRAWN BY: C. NICEWICK
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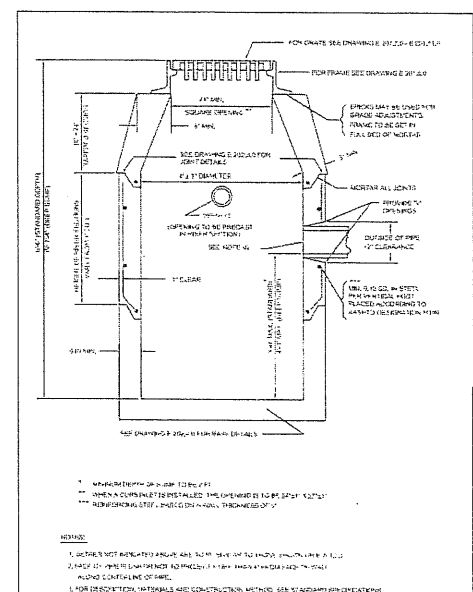
MISCELLANEOUS DETAILS

C-601



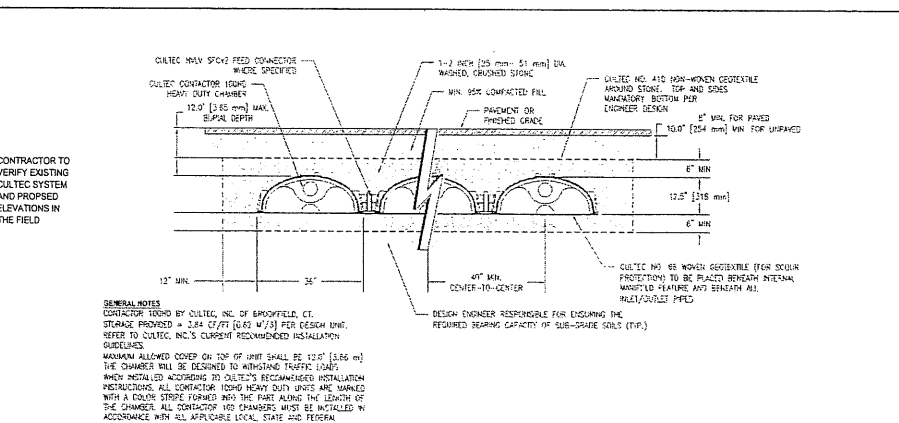
CATCH BASIN FRAME

DATE OF ISSUE: OCTOBER 2017
DRAWING NUMBER: E 201.6.0



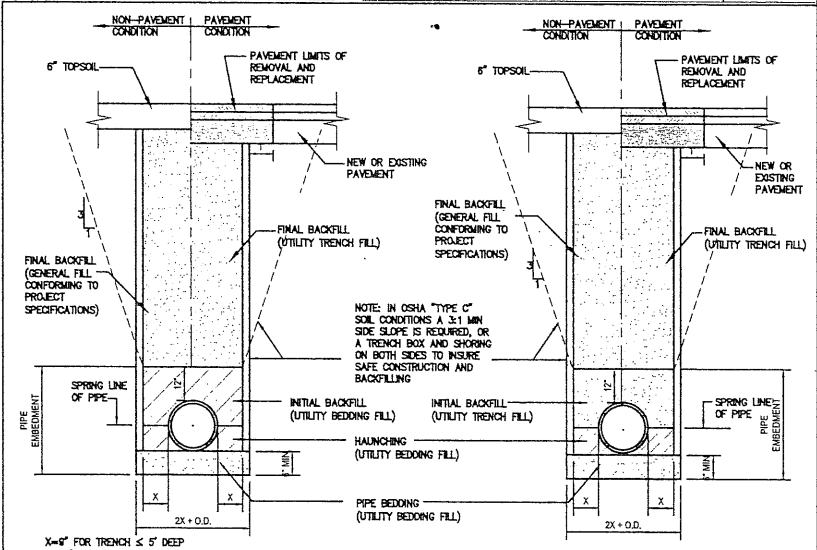
PRECAST CONCRETE CATCH BASIN

DATE OF ISSUE: OCTOBER 2017
DRAWING NUMBER: E 201.4.0



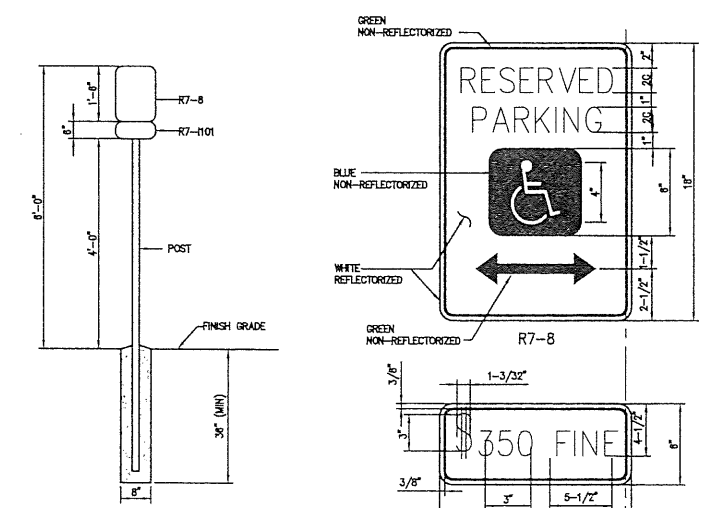
EAST CULTEC INFILTRATION BED

NTS
05



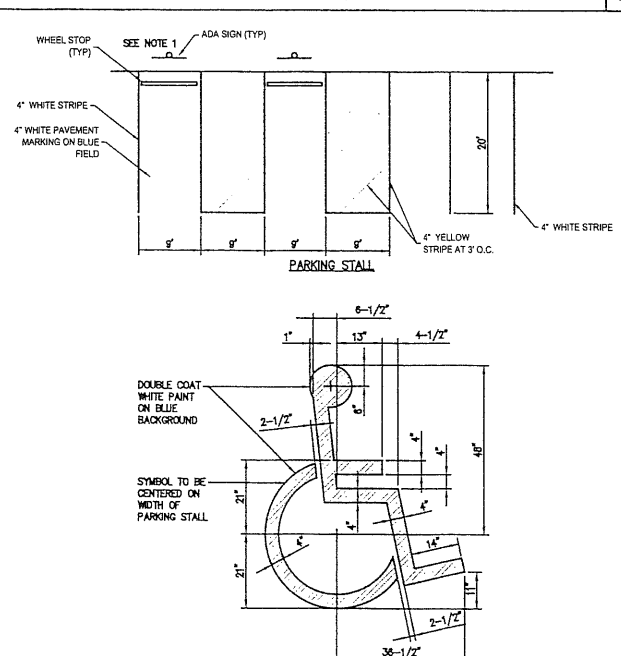
UTILITY TRENCH SECTION

NTS
06



HANDICAP PARKING SIGN

NTS
04



HANDICAP STALL AND SYMBOL

NTS
01

Electrical Engineer

Civil Engineer

Owner

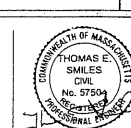
Project

Epstein
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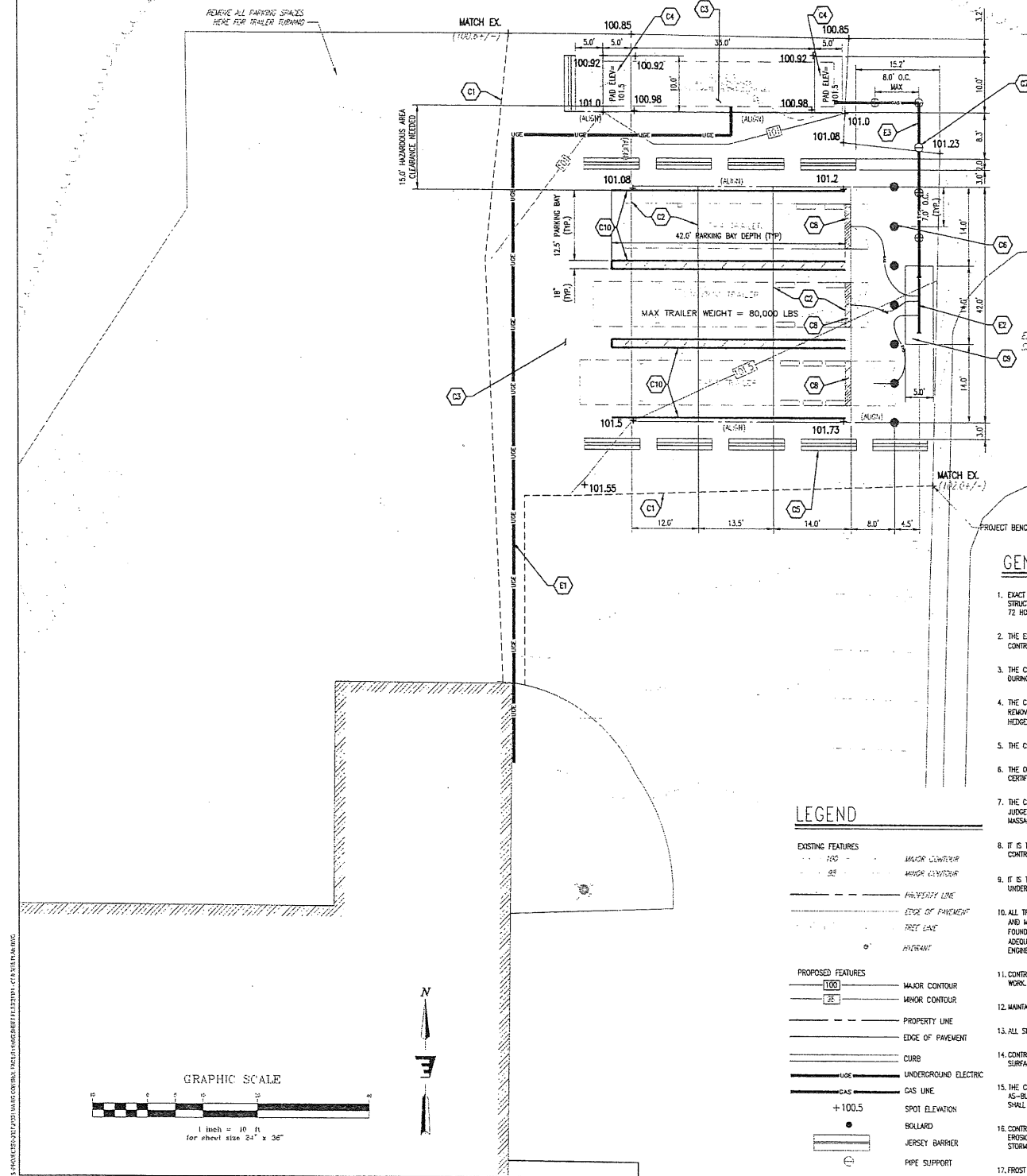
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770.400.9681

Vega Strategic - Lakeville
310 Kenneth Welch Dr
Lakeville, MN 55047



SEAL 17/2/22

NATURAL GROUND ELEVATION



GENERAL NOTES

- EXACT OBJECT LOCATIONS MAY DIFFER FROM THAT AS SHOWN, AND ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES AND STRUCTURES MAY EXIST. THE CONTRACTOR IS TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK AND TO CALL OUT 72 HOURS PRIOR TO ANY DIGGING, DRILLING OR BLASTING.
- THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL FROM THE ENGINEER.
- THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
- THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CURBS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO EXISTING CONDITIONS OR BETTER AS DETERMINED BY THE ENGINEER. ANY DAMAGED TREES, SHRUBS AND/OR HEDGES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, AND CERTIFICATES.
- THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A MASSACHUSETTS LICENSED LAND SURVEYOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT EXPLORATORY TEST PITS AS MAY BE REQUIRED TO DETERMINE UNDERGROUND CONDITIONS.
- ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST OSHA AND MASSACHUSETTS DEPARTMENT OF LABOR REGULATIONS FOR CONSTRUCTION. EXCAVATION/SHOULDER ADJACENT TO EXISTING FOUNDATIONS AND BUILDINGS SHALL NOT EXTEND BELOW OR ABOVE THE EXISTING GRADE(S) OF SAID STRUCTURE(S) WITHOUT ADEQUATE SHEETING, BRACING, SHORING AND/OR UNDERPINNING DESIGNED BY A MASSACHUSETTS LICENSED PROFESSIONAL ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
- MAINTAIN FLOW FOR ALL EXISTING UTILITIES, UNLESS NOTED OTHERWISE.
- ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROMOTE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND IMPERVIOUS SURFACES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMOTING ALL FIELD LAYOUT. THE CONTRACTOR SHALL PROMOTE MARKED-UP AS-BUILT PLANS FOR ALL UTILITIES SHOWING CONNECTIONS, BRANCH VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION, MONITORING, MAINTENANCE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES AND TAKING PRECAUTIONARY STEPS TO AVOID ANY SEDIMENT TRANSFER TO NEIGHBORING SITES OR STORMWATER INFRASTRUCTURE.
- FROST LINE DEPTH FOR PLYMOUTH COUNTY: 48 INCHES

LEGEND

- | EXISTING FEATURES | |
|-------------------|----------------------|
| | MAJOR CONTOUR |
| | MINOR CONTOUR |
| | PROPERTY LINE |
| | EDGE OF PAVEMENT |
| | TREE LINE |
| | ELEVATION |
| PROPOSED FEATURES | |
| | MAJOR CONTOUR |
| | MINOR CONTOUR |
| | PROPERTY LINE |
| | EDGE OF PAVEMENT |
| | CURB |
| | UNDERGROUND ELECTRIC |
| | GAS LINE |
| | SPOT ELEVATION |
| | BOLLARD |
| | JERSEY BARRIER |
| | PIPE SUPPORT |

DEMOLITION NOTES

- ALL DEMOLITION ITEMS FROM THE DEMOLITION, UNLESS NOTED BY THE OWNER TO BE STORED OR REUSED, BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE. SOIL DISPOSAL SHALL BE AS DIRECTED BY OWNER. ALL DEMOLITION MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH REQUIREMENTS OF REGULATORY AGENCIES HAVING JURISDICTION. ALL DEMOLITION ITEMS SHALL BE DISPOSED OF AT AN APPROVED AND PERMITTED FACILITY.
- ALL ADJACENT FACILITIES AND STRUCTURES NOT INDICATED AS INCLUDED IN THE SCOPE OF WORK, SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ALL ADJACENT FACILITIES OR STRUCTURES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO PRE-CONSTRUCTION CONDITION OR BETTER.
- EXISTING UTILITY CONNECTIONS TO BE DEMOLISHED, INCLUDING WATER, SANITARY SEWER, NATURAL GAS, OVERHEAD & BURIED ELECTRIC, TELEPHONE, CABLE, ETC., SHALL BE TERMINATED AT THE SERVICE MAIN IN ACCORDANCE WITH THE UTILITY COMPANY OR LOCAL REQUIREMENTS. ALL ON-SITE PIPING, WIRING, CONDUITS & STRUCTURES TO BE DEMOLISHED SHALL BE REMOVED.
- IF HAZARDOUS MATERIALS OR WASTE IS ENCOUNTERED DURING DEMOLITION WORK, THE CONTRACTOR SHALL CONTACT THE REGULATORY AGENCIES AND COMPLY WITH THE JURISDICTIONAL REQUIREMENTS. HAZARDOUS MATERIALS AND WASTES MUST BE REMOVED BY A PERMITTED HAZARDOUS WASTE CONTRACTOR TO A PERMITTED HAZARDOUS WASTE SITE PERMITTED TO ACCEPT THE CHARACTERIZED WASTE.
- TAKE ALL PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK AREA DURING DEMOLITION PROCEDURES. THE CONTRACTOR SHALL MINIMIZE DUST AND NOISE POLLUTION GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
- PRIOR TO DEMOLITION, HAZARD EXISTING UNDERGROUND UTILITIES, NOTIFY THE OWNER IF ANY OTHER UTILITIES NOT NOTED ON THE DRAWINGS ARE FOUND.
- CARE SHALL BE TAKEN NOT TO DAMAGE OR DISTURB ANY TREES NOT CALLED OUT FOR REMOVAL DURING CONSTRUCTION. KEEP CONSTRUCTION ACTIVITIES AND EQUIPMENT OUTSIDE OF DRP LINE OF EXISTING TREES TO REMAIN AND NEWLY INSTALLED TREES.
- ALL DEPRESSIONS OR VOIDS IN THE GROUND SURFACE RESULTING FROM DEMOLITION WORK SHALL BE BACKFILLED WITH CLEAN, GRANULAR FILL MATERIALS MEETING MASSACHUSETTS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR SANDS, BEDDING (M102S TYPE B) AND SHALL BE COMPACTED TO A MINIMUM 90% MODIFIED PROCTOR DENSITY AND PLACED IN 8" LIFTS MAXIMUM.
- THE CONTRACTOR SHALL REMOVE ALL KNOWN AND DISCOVERED EXISTING SANITARY SEWER AND WATER SERVICES WITHIN THE PROJECT LIMITS THAT ARE NOT TO BE REUSED. THE CONTRACTOR SHALL CAP REMOVED SANITARY SEWER SERVICES AT THE MAIN. THE CONTRACTOR SHALL PLUG REMOVED WATER SERVICES AT THE TAP TO THE WATER MAIN.
- COORDINATE SHUTDOWN OF EXISTING UTILITIES WITH THE OWNER PRIOR TO COMMENCEMENT OF WORK.

SITE NOTES

- C1 SAWCUT AND REMOVE EXISTING PAVEMENT. EXISTING SUBBASE TO BE REUSED IF DEEMED SUITABLE BY ENGINEER.
- C2 PROPOSED EXTERIOR CONCRETE TRAILER PAD. SEE DETAIL 2/SHEET C2.0.
- C3 PROPOSED ASPHALT PAVEMENT. EXISTING SUBBASE MAY BE REUSED IF DEEMED SUITABLE BY ENGINEER. SEE DETAIL 1/SHEET C2.0.
- C4 PROPOSED EXTERIOR CONCRETE CNG SKID PAD. SEE DETAIL 5/SHEET C2.0.
- C5 PROPOSED JERSEY BARRIERS, (10) TOTAL, (TYP.). SEE DETAIL 6/SHEET C2.0.
- C6 PROPOSED BOLLARDS, (7) TOTAL, (TYP.). SEE DETAIL 8/SHEET C2.0.
- C7 PROPOSED PIPE SUPPORTS, (5) TOTAL, (TYP.). SEE DETAIL 8/SHEET C2.0. SET TOP OF ALL PIERS 6" ABOVE PROJECT BENCHMARK.
- C8 PROPOSED TRUCK WHEEL STOP (TYP.). SEE DETAIL 3/SHEET C2.0.
- C9 PROPOSED EXTERIOR CONCRETE TRUCK GAS MANFOLD STATION PAD. SEE DETAIL 4/SHEET C2.0. CENTER PAD ON TRAILER PAD.
- C10 PROPOSED 4" SOLID WHITE LINE PARKING STRIPE (TYP.). DIAGONAL STRIPING TO BE AT 45-DEG AND SPACED 6 FT O.C.

PROPOSED SURFACES LEGEND

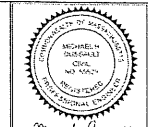
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UTILITY NOTES

- E1 PROPOSED BURIED ELECTRICAL CONDUIT FOR POWER AND CONTROL WIRING BY OTHERS.
- E2 PROPOSED TRUCK GAS MANFOLD STATION BY OTHERS.
- E3 PROPOSED ABOVE GROUND GAS AND ELECTRICAL LINES FROM TRUCK GAS MANFOLD STATION TO CNG SKID BY OTHERS.

SURVEY NOTES

- EXISTING BOUNDARIES AND PHYSICAL FEATURES SHOWN HEREON ARE BASED ON PLAN PROVIDED BY TECH VALLEY ENGINEERING, PLLC, ENTITLED "SITE PLAN APPROVAL AND SPECIAL PERMIT FOR AN ADULT USE MARLIUMUM ESTABLISHMENT, PREPARED BY AZOR LAND SCIENCES, INC. AND DATED 1/21/2021. TOPOGRAPHIC INFORMATION PROVIDED IS BASED ON A SITE SCAN CONDUCTED BY TECH VALLEY ENGINEERING, PLLC.
- ENGINEERING VENTURES HAS NOT PERFORMED ANY BOUNDARY OR TOPOGRAPHIC SURVEYS. THE PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THESE PLANS DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN MA STATUTES, AND SHALL NOT BE USED AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITIES SHOWN ON PLANS WERE TAKEN FROM FIELD OBSERVATIONS OF VISIBLE UTILITIES AND PREVIOUS MAPS AND RECORD UTILITY DRAWINGS AND NOT GUARANTEED TO BE ACCURATE OR COMPLETE. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. THE CONTRACTOR SHALL CONTACT DIG SAFE (811) A MINIMUM OF 72 HOURS, BUT NOT INCLUDING SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS, PRIOR TO ANY CONSTRUCTION.



DATE	DESCRIPTION
08/21/2022	REVISED PER OWNER COMMENTS
09/02/2022	REVISED PER OWNER COMMENTS

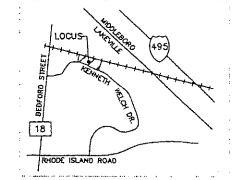
ENGINEERING VENTURES PC
 208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-683-8025
 80 North Street, Suite 200, Southbury, CT 06488 • 860-237-7233
 441 North Street, Suite 200, Southbury, CT 06488 • 860-237-9154
 www.venturespc.com

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 (518) 254-1120

**COLD STORAGE SOLUTIONS
 NATURAL GAS CONTROL FACILITY**
 310 KENNETH WELCH DR., TOWN OF LAKEVILLE, MA

C1.0

EV Project # 21231
 Drawn By: JLC
 Checked By: JLC
 Scale: 1" = 10'
 Date: 08/22/2022



NO.	DATE	REVISIONS/ISSUANCES
01	07/21/2022	PLANNING & ZONING APPROVAL

EPSTEIN
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 New York
 Buchanan
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PROJECT NUMBER: 22157
 PROJECT MANAGER: T. RUSSELL
 PA I P E: T. SMILES
 DRAWN BY: C. NICEWICK
 CHECKED BY: D. HILTY

CNG FUELING STATION DETAILS

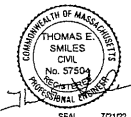
C-602

Electrical Engineer
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Civil Engineer
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 800 West Fulton Street
 Chicago, Illinois 60661-1259
 312.454.9100

Owner
 Vega Strategic
 2414 Peachtree Rd., Ste 990
 Atlanta, GA 30326
 770.400.9681

Project
 Vega Strategic - Lakville
 310 Kenneth Welch Dr
 Lakerville, MA 02471



SITE/EARTHWORK SPECIFICATIONS

- PRIOR TO THE START OF THE WORK, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CONTRACTOR, OWNER, AND PROJECT ENGINEER TO REVIEW PROCEDURES, AND IDENTIFY RESPONSIBILITIES. UNLESS STATED OTHERWISE, ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS.
- CLEARING AND GRUBBING - ALL TOPSOIL AND UNSUITABLE MATERIALS SHALL BE REMOVED FROM IMPACTED AREAS.
- COMPACTION SHALL BE PERFORMED USING VIBRATORY ROLLERS AND WATER IN LIFTS OF NO GREATER THAN SIX INCHES. COMPACTION SHALL BE PERFORMED UNTIL THE REQUIRED DENSITY IS ACHIEVED. DENSITY SHALL BE DETERMINED BY AASHTO T208 METHOD AND SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DENSITY FOR PAVED AREAS AND 90 PERCENT OF THE MAXIMUM DENSITY FOR NON PAVED AREAS DETERMINED IN ACCORDANCE WITH AASHTO T99.
- COMPACTION TESTING SHALL BE PERFORMED FOR EVERY LAYER OF MATERIAL PLACED AND FOR EVERY 1000 SQUARE FEET OF AREA.
- ALL REMAINING DISTURBED AREAS WITHIN THE RIGHT OF WAY SHALL BE FERTILIZED AND SEEDING IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS.
- THE SEEDING OF SLOPES OF 3:1 AND GREATER AND DITCHES SHALL REQUIRE THE USE OF EROSION CONTROL MATING.
- COST OF INITIAL INSPECTION AND TESTING SHALL BE PAID BY THE OWNER. SUBSEQUENT TESTING OF MATERIALS NOT PASSING INITIAL INSPECTION, SHALL BE PAID BY THE CONTRACTOR.
- ALL EARTHWORK MATERIALS SHALL BE OBTAINED FROM APPROVED SOURCES. THEY SHALL CONSIST OF SATISFACTORILY GRADED, FREE DRAINING MATERIAL, REASONABLY FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIAL. EARTHWORK MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING TABLES (PLEASE REFER TO COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, DATED 2021 FOR ALL ITEMS NOT LISTED IN THE TABLE BELOW):

A. SAND BLANKET/BEDDING:

SIeve DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
2 INCHES	100
1 1/2 INCHES	90 - 100
1/2 INCH	70 - 100
No. 4	60 - 100
No. 100	0 - 20
No. 200	0 - 8

B. 3/4" CRUSHED STONE:

SIieve DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
1 INCH	100
3/4 INCH	90 - 100
3/8 INCH	20 - 55
No. 4	0 - 10
No. 8	0 - 5

C. GRANULAR BACKFILL (FOR USE ON STRUCTURES, PIPE TRENCHING AND/OR GENERAL BACKFILL):

SIieve DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
2 INCHES	100
1/2 INCH	55 - 80
3/8 INCH	30 - 50
No. 40	5 - 30
No. 200	0 - 8

D. TOPSOIL:

GENERAL QUALIFICATIONS:
COMPOSITION: USE AS A PLANTING MEDIUM FOR THE PROJECT. ONLY FERTILE, FRIABLE, WELL-DRAINING SOIL, OF UNIFORM QUALITY, FREE OF STONES OVER 1 IN. DIAMETER, STICKS, OILS, CHEMICALS, PLASTER, CONCRETE, PESTS AND INFESTATIONS AND OTHER DELETERIOUS MATERIALS. SUBMIT SOIL ANALYSIS FOR IMPORT TOPSOIL.

IMPORTED TOPSOIL: FURNISH IMPORTED TOPSOIL FROM SOURCES ACCEPTED BY THE LANDSCAPE ARCHITECT/ENGINEER WHICH MEETS THE STANDARDS SPECIFIED UNDER "GENERAL QUALIFICATIONS" ABOVE.

VERIFICATION: QUANTITY OF TOPSOIL TO COMPLETE THE WORK SHALL BE CALCULATED BY THE CONTRACTOR AND INCLUDED IN THEIR BASE BID PRICE.

ANALYSIS: OBTAIN AN AGRICULTURAL SUITABILITY ANALYSIS AND SOIL TEXTURE ANALYSIS OF THE PROPOSED TOPSOIL FROM AN ACCREDITED SOILS LABORATORY AT CONTRACTOR'S COST.

ACCEPTANCE: SUBMIT SOILS ANALYSIS AND RECOMMENDATIONS TO THE LANDSCAPE ARCHITECT/ENGINEER FOR ACCEPTANCE. AMEND TOPSOIL PER ACCEPTED SOILS ANALYSIS REPORT.

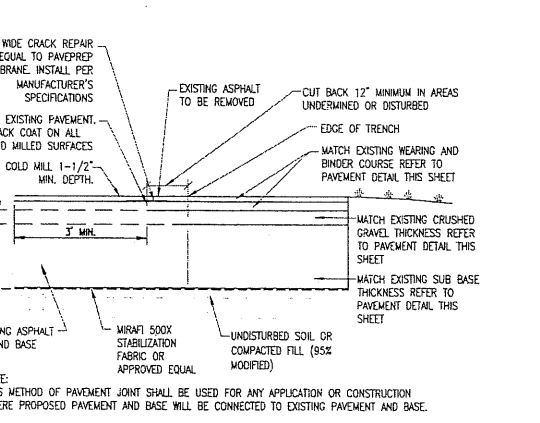
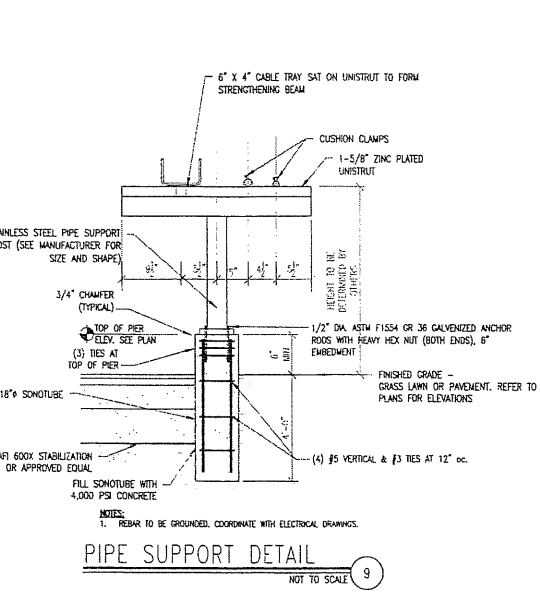
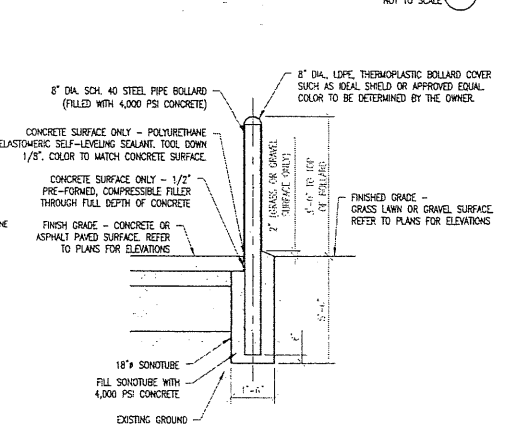
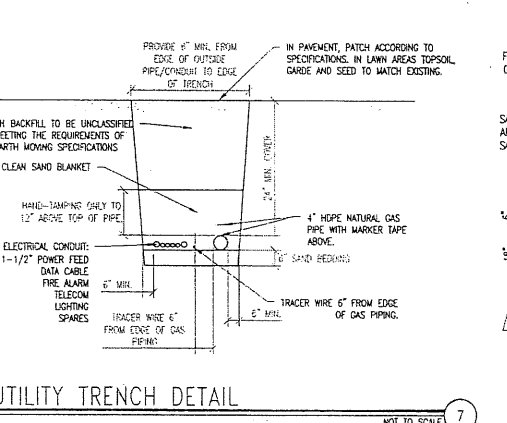
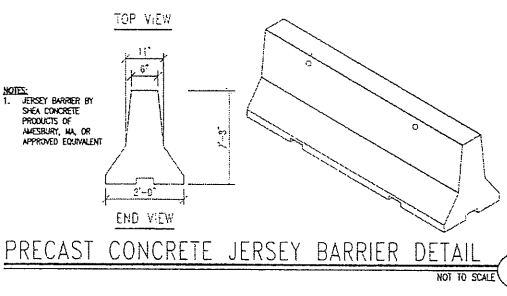
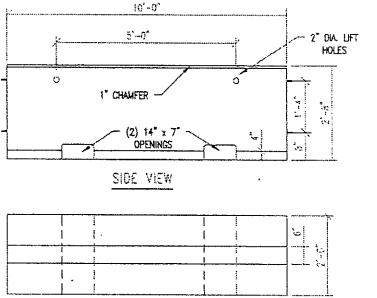
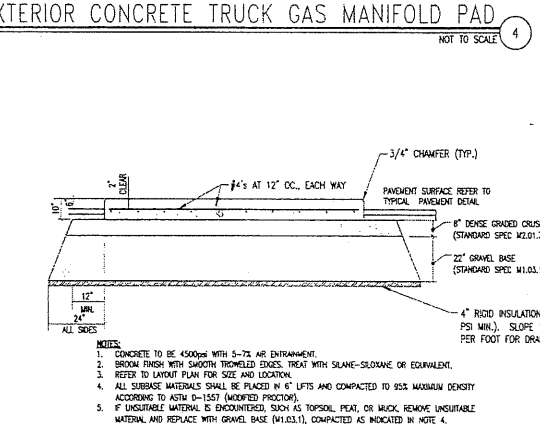
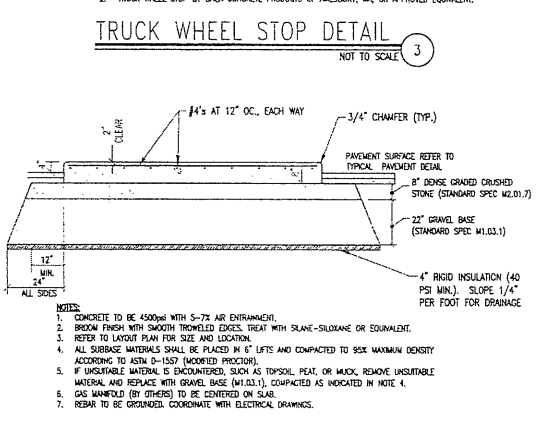
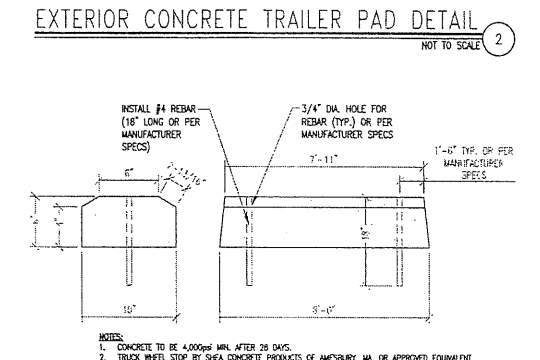
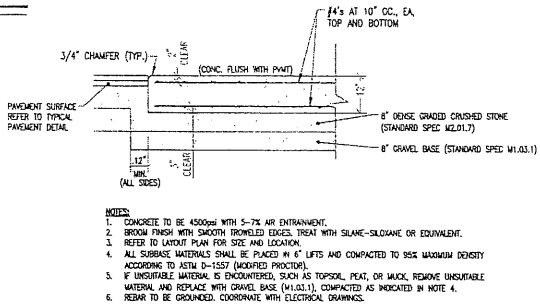
SAMPLES: THE LANDSCAPE ARCHITECT/ENGINEER RESERVES THE RIGHT TO TAKE SAMPLES OF THE IMPORTED TOPSOIL DELIVERED TO THE SITE FOR CONFORMANCE TO THE SPECIFICATIONS.

REJECTED TOPSOIL: IMMEDIATELY REMOVE REJECTED TOPSOIL OFF THE SITE AT CONTRACTOR'S EXPENSE.

STOCKPILING: IF STOCKPILING IS REQUESTED, LOCATION AND AMOUNTS OF STOCKPILES WILL BE DESIGNATED BY LANDSCAPE ARCHITECT/ENGINEER.

PAVEMENT DETAIL 1 NOT TO SCALE

NOTES:
1. ALL SUBBASE MATERIALS SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY ACCORDING TO ASTM D-1557 (MODIFIED PROCTOR).



Michael Brennan

Date	Revised Per Owner Comments	Revised Per Engineer Comments
08/21/2022		
08/22/2022		

ENGINEERING VENTURES PC

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 (518) 738-1150

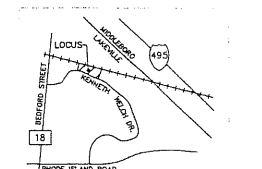
SITE DETAILS

**COLD STORAGE SOLUTIONS
 NATURAL GAS CONTROL FACILITY**

310 KENNETH WELCH DR., TOWN OF LAKEVILLE, PLYMOUTH CO., MA

Project No.	21301
Drawn By	MJD
Checked By	RHD
Scale	AS NOTED
Date	08/22/2022

C2.0



NO.	DATE	REVISIONS/SITUANCES
01	07/21/2022	PLANNING & ZONING APPROVAL

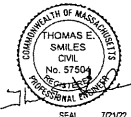
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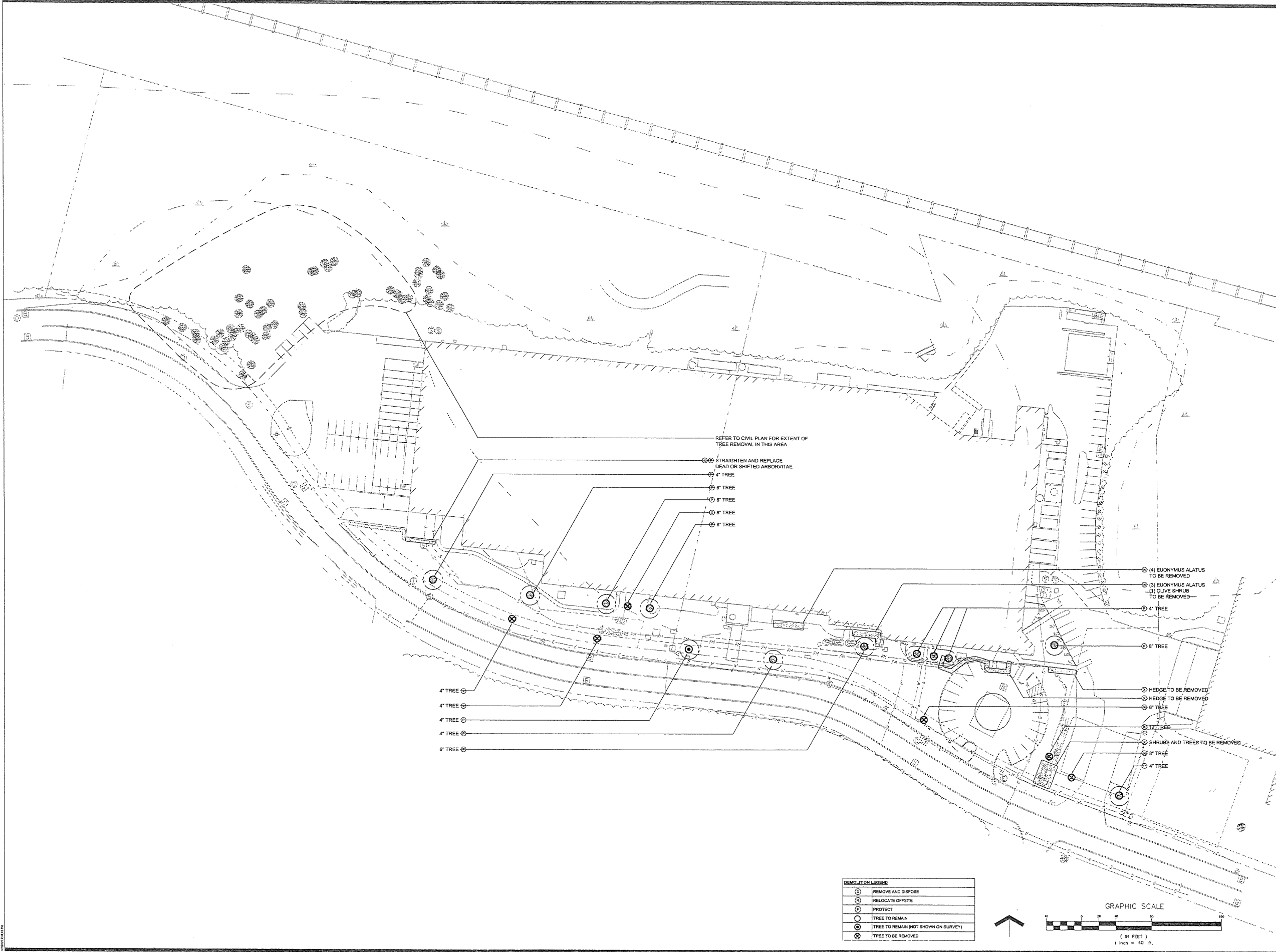
PROJECT NUMBER:	22157
PROJECT MANAGER:	T. RUSSELL
PA I PE:	T. SMILES
DRAWN BY:	C. NICEWICK
CHECKED BY:	D. HILTY

<p>Electrical Engineer</p> <p>Epstein 600 West Fulton Street Chicago, Illinois 60661-1259 312.454.9100</p>	<p>Civil Engineer</p> <p>Epstein 600 West Fulton Street Chicago, Illinois 60661-1259 312.454.9100</p>	<p>Owner</p> <p>Vega Strategic 2514 Peachtree Rd. Ste 990 Atlanta, GA 30326 770.400.9881</p>	<p>Project</p> <p>Vega Strategic - Lakeville 310 Kenneth Welch Dr Lakeville, MA 02347</p>
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CNG FUELING STATION DETAILS

C-603



REFER TO CIVIL PLAN FOR EXTENT OF TREE REMOVAL IN THIS AREA

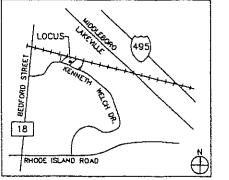
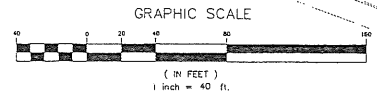
- ⊙ STRAIGHTEN AND REPLACE DEAD OR SHIFTED ARBORVITAE
- ⊙ 4" TREE
- ⊙ 6" TREE
- ⊙ 8" TREE
- ⊙ 8" TREE
- ⊙ 8" TREE

- ⊙ (4) EUONYMUS ALATUS TO BE REMOVED
- ⊙ (3) EUONYMUS ALATUS (1) OLIVE SHRUB TO BE REMOVED
- ⊙ 4" TREE

- 4" TREE ⊙
- 4" TREE ⊙
- 4" TREE ⊙
- 4" TREE ⊙
- 6" TREE ⊙

- ⊙ 8" TREE
- ⊙ HEDGE TO BE REMOVED
- ⊙ HEDGE TO BE REMOVED
- ⊙ 6" TREE
- ⊙ 12" TREE
- ⊙ SHRUBS AND TREES TO BE REMOVED
- ⊙ 8" TREE
- ⊙ 4" TREE

DEMOLITION LEGEND	
⊙	REMOVE AND DISPOSE
⊕	RELOCATE OFFSITE
⊙	PROTECT
⊙	TREE TO REMAIN
⊙	TREE TO REMAIN (NOT SHOWN ON SURVEY)
⊗	TREE TO BE REMOVED



NO.	DATE	REVISIONS/ISSUANCES
1	7/21/22	PLANNING AND ZONING APPROVAL

EPSTEIN

Architecture Interiors Engineering Construction
 Chicago New York Baltimore Warsaw
 600 W. Fulton Street
 Chicago, IL 60661-1259
 7.312.454.9100
 www.epsteinglobal.com

PROJECT NUMBER: 22157
 PROJECT MANAGER:
 PA I P E:
 DRAWN BY: N. BROWN
 CHECKED BY: N. BROWN

OVERALL PLANTING DEMOTION PLAN

L-100

Landscape Architect Brown Sardina, Inc. 24 Roland Street Boston, Massachusetts 02139 617.482.4703	Civil Engineer Epstein 600 West Fulton Street Chicago, Illinois 60661-1259 312.454.9100	Owner Vega Strategic 3414 Peachtree Rd. Ste 990 Atlanta, GA 30326 770.400.9681	Project Vega Strategic - Lakeville 310 Kenneth Welch Dr Lakeville, MA 02347
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SEAL

GENERAL NOTES FOR DEMOLITION

1. EXAMINATION

- A. THE CONTRACTOR SHALL VISIT THE SITE AND EXAMINE AREAS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE OWNER IN WRITING OF ANY CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK...
B. VERIFY FIELD MEASUREMENTS AND CIRCUITING ARRANGEMENTS FOR DEVICES SHOWN ON DRAWINGS.
C. DEMOLITION DRAWINGS ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING RECORD DRAWINGS. REPORT DISCREPANCIES TO OWNER BEFORE DISTURBING EXISTING INSTALLATION.
D. COMMENCEMENT OF DEMOLITION MEANS ACCEPTANCE OF EXISTING CONDITIONS.
E. REVIEW MECHANICAL AND ARCHITECTURAL DEMOLITION DRAWINGS FOR ANY OTHER ELECTRICAL REQUIREMENTS.

2. PREPARATION

- A. DISCONNECT ELECTRICAL SYSTEMS IN WALLS, PARTITIONS, FLOORS, AND CEILINGS SCHEDULED FOR REMOVAL. DEMOLITION IN THESE AREAS SHALL INCLUDE ALL FIXTURES, EQUIPMENT, SPEAKERS, RACEWAY AND WIRE, INCLUDING ANY OBSOLETE OR PREVIOUSLY ABANDONED PRODUCTS. REMAINING AREAS SHALL ONLY BE ALTERED AS REQUIRED AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

3. DEMOLITION AND EXTENSION OF EXISTING ELECTRICAL WORK

- A. REMOVE, RELOCATE, AND EXTEND EXISTING ELECTRICAL WORK AS INDICATED ON THE DRAWINGS AND AS NOTED HEREIN.
B. REMOVE ABANDONED WIRING AND CONDUIT BACK TO SOURCE OF SUPPLY, FOR ALL EQUIPMENT SHOWN TO BE REMOVED.
C. WHERE SOURCE OF SUPPLY IS A PANELBOARD, RE-LABEL PROTECTIVE DEVICE AS "SPARE" AFTER DEMOLITION IS COMPLETE. SUBMIT REVISED PANELBOARD SCHEDULES INDICATING "SPARES" TO OWNER AND ENGINEER.
D. REMOVE EXPOSED ABANDONED CONDUIT ABOVE ACCESSIBLE CEILING FINISHES. CUT CONDUIT FLUSH WITH WALLS AND FLOORS, AND PATCH SURFACES.
E. REMOVE AND DISCONNECT ABANDONED OUTLETS AND ASSOCIATED DEVICES.
F. DISCONNECT AND REMOVE ABANDONED PANELBOARDS AND DISTRIBUTION EQUIPMENT.
G. DISCONNECT AND REMOVE ELECTRICAL DEVICES AND EQUIPMENT THAT IS NO LONGER IN USE.
H. DISCONNECT AND REMOVE ABANDONED LUMINAIRES, REMOVE BRACKETS, STEMS, HANGERS, AND OTHER ACCESSORIES.
I. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND EXTENSION OF WORK.
J. DEMOLITION OF EXISTING MECHANICAL EQUIPMENT SHALL INCLUDE ASSOCIATED DISCONNECTS, RACEWAY, WIRE AND CONTROLS.

4. CLEANING, REPAIR, AND REPLACEMENT

- A. GENERAL: CLEAN AND REPAIR EXISTING MATERIALS AND EQUIPMENT THAT WILL REMAIN OR ARE TO BE REUSED.
B. PANELBOARDS: CLEAN EXPOSED SURFACES AND TIGHTEN ALL ELECTRICAL CONNECTIONS. REPLACE DAMAGED CIRCUIT BREAKERS AND PROVIDE CLOSURE PLATES FOR VACANT POSITIONS. PROVIDE TYPED SCHEDULES SHOWING REVISED CIRCUITING INFORMATION.
D. CLEAN, RE-LAMP AND RE-BALLAST ALL LUMINAIRES THAT ARE EXISTING TO REMAIN.

5. DISPOSAL

- A. OWNER SHALL HAVE THE RIGHT TO RETAIN ANY EQUIPMENT OR MATERIALS THAT HAVE BEEN DEMOLISHED PRIOR TO DISPOSAL OR REMOVAL FROM SITE.
B. ANY EQUIPMENT OR MATERIALS NOT WANTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND REMOVED FROM SITE.
C. CONTRACTOR SHALL COMPLY WITH ENVIRONMENTAL LAWS AND REGULATIONS FOR DISPOSAL OF DEMOLISHED MATERIALS AND EQUIPMENT.

6. MISCELLANEOUS NOTES

- A. CONTRACTOR RESPONSIBLE FOR MAINTAINING LIFE SAFETY SYSTEMS THROUGHOUT EXTENT OF DEMOLITION. THIS SHALL INCLUDE EXIT SIGNAGE, FIRE ALARM DEVICES, LIFE SAFETY LIGHTING, ETC. CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS FOR INITIATING AND ANNUNCIATING DEVICES AS REQUIRED SUCH THAT AT COMPLETION OF DEMOLITION AS SHOWN, FIRE ALARM SYSTEM IS FUNCTIONAL.
B. COORDINATE DEMOLITION OF HVAC AND PLUMBING EQUIPMENT WITH MECHANICAL DRAWINGS AND MECHANICAL CONTRACTOR(S).
C. REMOVE AND SALVAGE ALL LIGHTING FIXTURES IN AREA OF WORK. REMOVE EXISTING WIRING AND CONDUIT FROM FIXTURE TO SOURCE. REMOVE ALL LIGHTING SWITCHES AND CONTROLS MOUNTED TO WALLS TO BE DEMOLISHED.
D. ELECTRICAL CONTRACTOR RESPONSIBLE FOR MAINTAINING ALL LIFE SAFETY LIGHTING WITH TEMPORARY SUPPORTS AS REQUIRED TO MAINTAIN 1 FC AVERAGE ALONG PATHS OF EGRESS.

ELECTRICAL GENERAL NOTES:

1. CODES

THE WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL, MUNICIPAL, AND NATIONAL CODES, WHERE THE CONSTRUCTION DOCUMENTS INDICATE MORE RESTRICTIVE REQUIREMENTS THE CONSTRUCTION DOCUMENTS SHALL GOVERN. HOWEVER, THE CONSTRUCTION DOCUMENTS SHALL NOT BE INTERPRETED AS AUTHORITY TO VIOLATE CODE OR REGULATION.

2. DRAWINGS AND SPECIFICATIONS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND COMPLYING WITH BOTH THE DRAWINGS AND SPECIFICATIONS, IN THE EVENT OF A CONFLICT OR INCONSISTENCY BETWEEN THE DRAWINGS, NOTES, SPECIFICATIONS, OR CODES, THE REFERENCE WHICH PROVIDES THE MORE COMPLETE OR HIGHER STANDARD SHALL PREVAIL.

3. INTERPRETATION OF THE DOCUMENTS

CAREFULLY COMPARE THE DRAWINGS AND SPECIFICATIONS, CHECKING MEASUREMENTS AND CONDITIONS UNDER WHICH THIS INSTALLATION IS TO BE MADE. FOR CLARIFICATION BETWEEN VARIOUS DRAWINGS, BETWEEN DRAWINGS OR SPECIFICATION, OR BETWEEN SECTIONS OF THE SPECIFICATION, THE MATTER SHALL BE REFERRED TO THE ENGINEER BEFORE ANY WORK IS EXECUTED. THE CONTRACTOR SHALL STATE IN THEIR PROPOSAL ANY EXCEPTIONS NECESSARY TO MAKE THIS A COMPLETE, READY TO USE INSTALLATION. IF NOT STATED IN THE PROPOSAL, IT WILL NOT BE CONSIDERED EXTRA.

4. ELECTRICAL DRAWINGS

THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL DOORS, WALLS, FURNITURE, EQUIPMENT, ETC. THE LOCATION OF RACEWAY SYSTEM COMPONENTS IS SCHEMATIC. THE EXACT LOCATION OF RACEWAY SYSTEM COMPONENTS SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD. THE CONTRACTOR SHALL CONFIRM THE DIMENSIONS OF THE ACTUAL EQUIPMENT TO BE SUPPLIED FOR THIS PROJECT, AND VERIFY CLEARANCES AND ROUGH-INS PRIOR TO STARTING WORK.

5. SITE EXAMINATION

BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL VISIT THE SITE, EXAMINE THE PREMISES, AND MAKE A THOROUGH SURVEY OF THE EXISTING CONDITIONS. THE SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE. NO CONSIDERATION OR ALLOWANCE WILL BE GRANTED FOR FAILURE TO VISIT THE SITE OR FOR LATER CLAIMS FOR LABOR, EQUIPMENT, MATERIALS REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN SITE EXAMINATION BEEN MADE.

6. COORDINATION WITH OTHER TRADES

THE ELECTRICAL CONTRACTOR SHALL OBTAIN A COMPLETE SET OF ARCHITECTURAL AND ENGINEERING DOCUMENTS AND COORDINATE WITH MECHANICAL, PLUMBING, ARCHITECTURAL, REFRIGERATION, PROCESS EQUIPMENT, AND OTHER TRADES FOR EXACT DIMENSIONS, CLEARANCES, ROUGH-IN LOCATIONS, AND OTHER ADDITIONAL SCOPES OF WORK THAT MAY NOT BE SHOWN ON THE ELECTRICAL PLANS. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL 120 VOLT (AND HIGHER) AC POWER TO OTHER TRADES' EQUIPMENT AND HARDWARE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, CONTROLS, FIRE AND SECURITY SYSTEMS, MOTORIZED DOORS, DAMPERS, LIFTS, AND OTHER SYSTEMS, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE ELECTRICAL PLANS. THE ELECTRICAL CONTRACTOR SHALL FURNISH ALL SAFETY DISCONNECT SWITCHES FOR EQUIPMENT. IN CASES WHERE ELECTRICAL EQUIPMENT LISTED ON THE MANUFACTURER'S PRODUCT DATA EXCEEDS DESIGN LOADS INDICATED ON DESIGN DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER PRIOR TO PROCEEDING WITH WORK.

REFER TO RESPECTIVE DISCIPLINE DRAWINGS FOR EXACT LOCATIONS OF HVAC, PLUMBING AND FIRE PROTECTION EQUIPMENT

PROVIDE RACEWAY, BACK-BOXES, GROUNDING AND POWER (WHERE APPLICABLE) FOR LOE VOLTAGE SYSTEMS INCLUDING, BUT NOT LIMITED TO, TELEPHONE, DATA, CABLE TELEVISION, PAGING, INTERCOM AND SECURITY. REFER TO LOW VOLTAGE CONSULTANT'S DRAWINGS FOR EXACT REQUIREMENTS.

7. PERMITS, APPLICATIONS AND RELEASES

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS INSPECTIONS, APPLICATIONS, RELEASES AND FEES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES FOR THE EXECUTION OF THIS WORK. SCHEDULING OF ALL REQUIRED INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

8. FIRE STOPPING AND PENETRATIONS

ALL PENETRATIONS THROUGH WALLS, FLOORS OR CEILINGS SHALL BE SUITABLY CLOSED UP AND SEALED WITH AN INTUMESCENT FIRE STOPPING COMPOUND LISTED IN THE MOST RECENT FACTORY MUTUAL RESEARCH CORPORATION (FMRC) APPROVAL GUIDE AND COMPLY WITH ALL FIRESTOPPING SPECIFICATIONS. ALL PENETRATIONS THROUGH BOTH RATED AND NON-RATED ELEMENTS SHALL BE SUITABLY SEALED. REFER TO DETAILS FOR ADDITIONAL INFORMATION. ANY CLARIFICATIONS SHALL BE SUBMITTED IN THE FORM OF AN RFI. ANY REWORK REQUIRED TO CORRECT PENETRATIONS NOT IN COMPLIANCE WITH DETAILS SHOWN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IF CLARIFICATION WAS NOT OBTAINED PRIOR TO THE INSTALLATION.

9. OWNER FURNISHED EQUIPMENT

EQUIPMENT THAT WILL BE FURNISHED BY THE OWNER WILL BE INDICATED IN THE SCHEDULES. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR DELIVERY SCHEDULES. THE CONTRACTOR IS TO ASSUME THAT ON SITE STORAGE MAY NOT BE AVAILABLE WHEN COORDINATING DELIVERY OF EQUIPMENT. THE CONTRACTOR, IN COORDINATION WITH THE OWNER'S REPRESENTATIVE, WILL INSPECT THE DELIVERY FOR ACCURACY AND SHIPMENT DAMAGE AND ACCEPTING THE EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO STORE, PROTECT AND ULTIMATELY INSTALL THE EQUIPMENT.

10. ELECTRICAL SERVICE DISRUPTIONS

ANY WORK INVOLVING A TASK WHICH EXPOSES ACTIVE BUS SHALL BE PERFORMED AFTER HOURS. THIS RESTRICTION INCLUDES REMOVING THE COVER FROM ANY PANEL BOARD, SWITCHBOARD, M.C.C., ETC.. ALL WORK WHICH EXPOSES ACTIVE BUS REQUIRES A WRITTEN NOTIFICATION TO THE OWNER WHICH WILL OUTLINE THE METHOD OF PROCEDURE FOR THE WORK. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 5 DAYS NOTICE TO THE OWNER BEFORE WORKING ON ANY ENERGIZED ELECTRICAL SYSTEM. ALL POWER DISRUPTIONS SHALL BE COORDINATED AND OCCUR AT TIMES AND OF DURATIONS THAT WILL NOT IMPACT THE OVERALL SCHEDULE.

11. EQUIPMENT LISTING AND LABELING

ALL MATERIALS AND EQUIPMENT USED IN THIS INSTALLATION SHALL BE NEW, AND HAVE THE APPROPRIATE LISTING AND LABELING. LISTING AND LABELING AGENCY SHALL BE ACCEPTABLE TO THE LOCAL AUTHORITY HAVING JURISDICTION.

12. MISCELLANEOUS SUPPORTING MEMBERS

ALL ANGLES CHANNELS, AND OTHER MISCELLANEOUS STEEL, BOLTS, RODS, ETC. REQUIRED TO SUPPORT LIGHT FIXTURES, RACEWAYS, INCLUDING CONDUIT AND CABLE TRAY, OR OTHER ELECTRICAL EQUIPMENT OR DEVICES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. ALL THREAD RODS AND UNISTRUT SHALL ONLY BE USED IN APPROVED LOCATIONS INCLUDING ELECTRICAL ROOMS AND THE INTERSTITIAL SPACE.

13. PANEL BOARDS

ALL PANEL BOARDS SHALL BE PROVIDED WITH UPDATED TYPEWRITTEN DIRECTORIES UPON COMPLETION OF WORK. THE CONTRACTOR SHALL COORDINATE WITH ARCH DRAWINGS FOR ALL RATED ELEMENTS. SEE PANEL SCHEDULES ON THE DRAWINGS AND SPECIFICATIONS FOR COMPLETE IDENTIFICATION AND LABELING REQUIREMENTS. PROVIDE HANDLE TIES TO ALLOW FOR SIMULTANEOUS DISCONNECTION OF ALL CONDUCTORS IN ANY MULTI-WIRE BRANCH CIRCUITS WITH A SHARED NEUTRAL.

14. SAFETY

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE SAFETY OF THE OWNERS EMPLOYEES, BUILDING EMPLOYEES AND GUESTS, AS WELL AS THEIR OWN FORCES, BY ADEQUATELY PROTECTING ANY EXPOSED LIVE CONDUCTORS, OR DEVICES THROUGHOUT THE COURSE OF THIS WORK.

15. EQUIPMENT CONNECTIONS

PROVIDE FINAL CONNECTIONS FOR ALL EQUIPMENT FURNISHED UNDER OTHER DIVISIONS AND FOR ALL OWNER FURNISHED EQUIPMENT. THE CONTRACTOR SHALL COORDINATE ALL EQUIPMENT ELECTRICAL REQUIREMENTS WITH VENDORS. PROVIDE A FLEXIBLE LIQUID TIGHT CONNECTION TO ALL VIBRATION PRODUCING EQUIPMENT.

16. BRANCH CIRCUIT CABLING

BRANCH CIRCUITS TO RECEPTACLES, LIGHTING AND MISC. SMALL LOADS (15 OR 20 AMP CIRCUITS), UNLESS SPECIFICALLY NOTED OTHERWISE, SHALL BE 2 - #12, 1 - #12 GRD., 3/4" C. A SEPARATE NEUTRAL AND GROUND SHALL BE RUN FOR EACH CIRCUIT. BRANCH CIRCUIT CABLE SIZING SHALL BE ADJUSTED BASED ON THE VALUES INDICATED BELOW:

A. 120/208V CABLING FROM PANEL TO THE ELECTRICAL LOAD SHALL BE AS FOLLOWS UNLESS SPECIFICALLY NOTED OTHERWISE:

- 0' - 100' #12 AWG MINIMUM
100' - 200' #10 AWG MINIMUM
200' - 250' #8 AWG MINIMUM

B. 277/480V CABLING FROM PANEL TO THE ELECTRICAL LOAD SHALL BE AS FOLLOWS UNLESS SPECIFICALLY NOTED OTHERWISE:

- 0' - 150' #12 AWG MINIMUM
150' - 250' #10 AWG MINIMUM
250' - 300' #8 AWG MINIMUM

CONDUCTOR FEEDERS SHALL BE SIZED SUCH THAT THE VOLTAGE DROP DOES NOT EXCEED 3% AT THE FURTHEST OUTLET OF POWER, HEATING AND LIGHTING LOADS OR COMBINATION OF SUCH LOADS AND WHERE THE MAXIMUM TOTAL VOLTAGE DROP ON BOTH FEEDERS AND BRANCH CIRCUITS DOES NOT EXCEED 5% AT THE FURTHEST OUTLET.

17. SPECIAL LUG REQUIREMENTS

ANY CABLE WHICH TERMINATES DIRECTLY ON TO A BUS BAR SHALL BE 2 BOLT LONG BARREL TYPE WITH INSPECTION HOLES PRODUCED WITH NON FLASHING TYPE DYES AS MANUFACTURED BY THOMAS AND BETTS. MINIMUM 10 TONS OF COMPRESSION, HEX CRIMP. THE USE OF HEAT SHRINK TUBING IS EXPLICITLY FORBIDDEN. THERE SHALL BE NO EXPOSED UNINSULATED CONDUCTORS AT THE LUGS.

18. MOUNTING HEIGHTS FOR ELECTRICAL DEVICES

REFER TO SPECIFICATIONS FOR TYPICAL MOUNTING HEIGHTS FOR ELECTRICAL DEVICES. SPECIFIC MOUNTING HEIGHTS SHALL BE AS INDICATED ON PLANS.

ELECTRICAL GENERAL NOTES (CONT.):

19. INSPECTIONS

WIRING AND RACEWAYS SHALL NOT BE CONCEALED UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE CODE COMPLIANCE OFFICIAL. NOTICES POSTED IN OR ON ANY BUILDING BY THE CODE COMPLIANCE OFFICIAL SHALL BE REMOVED ONLY BY SAID OFFICIAL AFTER ACCEPTANCE OF WORK. PLANS SHOWING ELECTRICAL LAYOUTS SHALL BE AVAILABLE FOR SAID OFFICIAL ON PREMISES WHEN ROUGH-IN INSPECTION IS MADE.

20. CONDUIT RUNS

THE CONTRACTOR SHALL MAKE EVERY EFFORT TO ROUTE CONDUITS OUTSIDE OF THE PROCESS SPACES, WHERE POSSIBLE CONDUITS SHALL BE ROUTED WITHIN NON-PROCESS SPACES AND PENETRATE INTO THE PROCESS SPACE WITH MINIMAL CONDUIT ON THE PROCESS SIDE, WHERE CONDUIT HAS TO BE INSTALLED IN THE PROCESS SPACES THEY SHALL BE INSTALLED IN A NEAT AND WORKMAN LIKE MANNER AND IN ACCORDANCE WITH ELECTRICAL DETAILS. HORIZONTAL CONDUIT RUNS WITHIN PROCESS SPACES SHALL BE LIMITED TO AREAS BELOW THE MEAT LINE. ANY CONDUIT RUN ABOVE THE MEAT LINE SHALL BE VERTICAL DROPS ONLY.

21. ELECTRICAL TESTING REQUIREMENT

NOTE - THE ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO INCLUDE IN HIS SCOPE AND COST OF WORK HIRING A QUALIFIED INDEPENDENT (THIRD PARTY) TESTING AGENCY TO PERFORM ELECTRICAL INSPECTION AND TESTING PER NETA ACCEPTANCE TESTING SPECIFICATIONS. INSPECTION AND TESTS SHALL BE PERFORMED ON ALL EQUIPMENT AND SUB-COMPONENTS INCLUDING:

- 1) PANELBOARDS
2) SWITCHBOARDS
3) MOTOR CONTROLLERS
4) TRANSFORMERS
5) LOW VOLTAGE CABLES USED ON FEEDERS 400 AMPS AND LARGER
6) ALL LOW VOLTAGE ALUMINUM CABLES
7) GROUNDING SYSTEMS
8) VFDs (SEE BELOW NOTE)

TESTING AGENCY SHALL BE CERTIFIED BY AND A MEMBER COMPANY OF THE INTERNATIONAL ELECTRICAL TESTING ASSOCIATION (NETA). REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING DEFICIENCIES IDENTIFIED DURING TESTING AND SUBMITTING TEST RESULTS TO ENGINEER FOR APPROVAL.

NOTE - THE ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO INCLUDE IN HIS SCOPE AND COST OF WORK FOR START-UP, TESTING, AND TUNING OF ALL VARIABLE FREQUENCY DRIVES BY VFD MANUFACTURER.

22. FIRE ALARM SYSTEM

SEE SHEET 1E-451 FOR FIRE ALARM SYSTEM SCOPE AND GENERAL NOTES.

Table with 2 columns: REVISION, PLANNING AND ZONING. Includes fields for NO. DATE and REVISIONS/CHANGES.

EPSTEIN Building on Experience

Architects Chicago
Interior Designers New York
Engineers Business
Construction Warsaw

800 W. Fulton Street
Chicago, IL 60611-1259
T 312.454.9100

www.epsteininc.com

PROJECT NUMBER: 22157
PROJECT MANAGER: T. RUSSELL
ARCHITECT: C. BALCANOFF
SCALE:
DRAWN BY: C. BALCANOFF
CHECKED BY: J. KUETHER

ELECTRICAL GENERAL NOTES

MEP / FP Engineer

Civil Engineer

Design Architect

Owner

Project

EPSTEIN
800 West Fair
Chicago, IL 60661
312.454.9100

EPSTEIN
800 West Fair
Chicago, IL 60661
312.454.9100

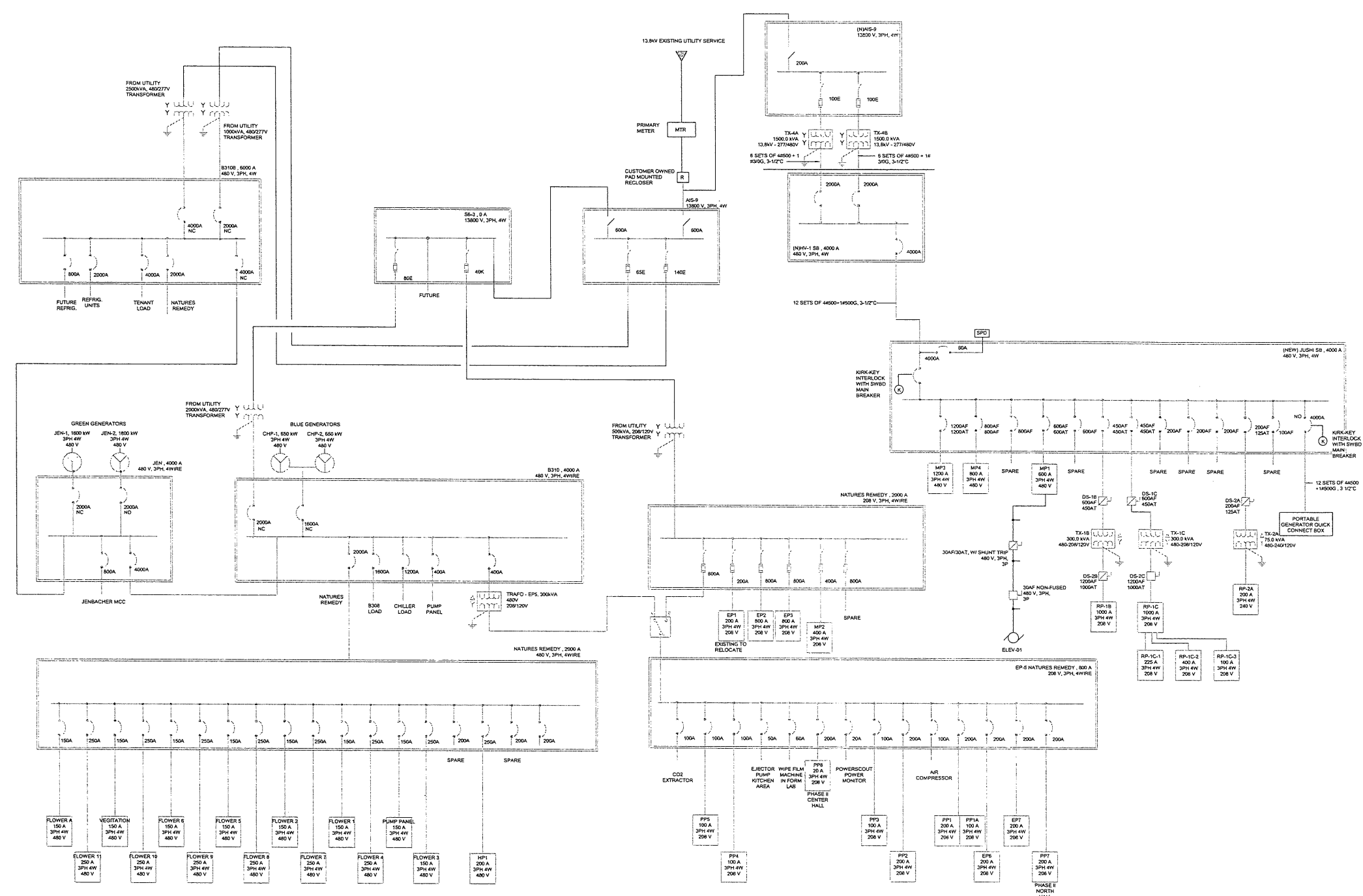
EPSTEIN
800 West Fair
Chicago, IL 60661
312.454.9100

VEGA STRATEGIC
344 PEACHTREE NE, SUITE 800
ATLANTA, GA 30308

VEGA STRATEGIC
310 BENTLEY WELDON DRIVE
LAKEVILLE, MA 02454



GENERAL NOTES:
 1. ELECTRICAL DISTRIBUTION EQUIPMENT SHOWN ON SINGLE LINE DIAGRAM IS EXISTING AND SHOWN FOR REFERENCE ONLY.



1 EXISTING ELECTRICAL SINGLE LINE DIAGRAM
 SCALE: NO SCALE

NO.	DATE	REVISIONS/ISSUANCES
1		DESIGN PLANNING AND ZONING
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EPSTEIN
Building on Experience

Architects Chicago
 Engineers New York
 Construction Englewood
 Wisconsin

600 W. Fulton Street
 Chicago, IL 60611-1233
 T 312.454.9100
 www.epsteininc.com

PROJECT NUMBER: 22187
 PROJECT MANAGER: T. RUSSELL
 ARCHITECT: C. BALCANOFF
 SCALE: NO SCALE
 DRAWN BY: C. BALCANOFF
 CHECKED BY: J. KUETHER

ELECTRICAL SINGLE LINE DIAGRAM

MEP / FP Engineer EPSTEIN 600 West Fulton Chicago, IL 60611 312.454.9100	Civil Engineer EPSTEIN 600 West Fulton Chicago, IL 60611 312.454.9100	Design Architect EPSTEIN 600 West Fulton Chicago, IL 60611 312.454.9100	Owner VEGA STRATEGIC 3414 PINEAPPLE HILL SUITE 800 ATLANTA, GA 30326	Project VEGA STRATEGIC 310 KENNETH WELDON DRIVE LAKEVILLE, MA 02447
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#2

Cathy Murray, Appeals Board Clerk

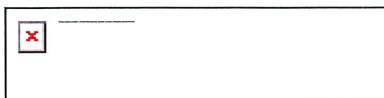
From: Bob Rego <brego@riverhawkllc.com>
Sent: Thursday, July 21, 2022 9:42 AM
To: Cathy Murray, Appeals Board Clerk
Subject: Re: 156 Rhode Island Rhode, Lakeville

Hi Cathy,

Please place us on the September 8th agenda. We will get you the revised plans at least 1 week before the meeting.

Thanks,
Bob

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



On Wed, Jul 20, 2022 at 1:49 PM Cathy Murray, Appeals Board Clerk <cmurray@lakevillema.org> wrote:

Hi Bob,

Usually, the Board only meets once in August. That date would be the 11th. Do you think that you would be ready by then? The next date would be September 8th.

Please let me know.

Thanks

Cathy

From: Bob Rego <brego@riverhawkllc.com>

Sent: Wednesday, July 20, 2022 1:31 PM

To: Marc Resnick <mresnick@lakevillema.org>; Cathy Murray, Appeals Board Clerk <cmurray@lakevillema.org>; tyler sikorski <Tsikorskient@gmail.com>

Subject: 156 Rhode Island Rhode, Lakeville

Hi Marc and Cathy,

May we please extend the hearing for 156 Rhode Island Road for a period of one month? We are waiting for architectural plans to be finalized.

Thanks,

Bob

Bob Rego, PE, LSP | Manager/Senior Engineer

River Hawk Environmental, LLC

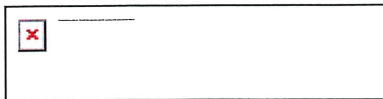
2183 Ocean Street, Marshfield, MA 02050

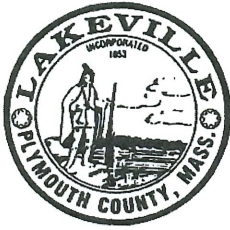
office phone [781.536.4639](tel:781.536.4639)

cell phone [508.523.1007](tel:508.523.1007)

email brego@riverhawkllc.com

website www.riverhawkllc.com





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

June 29, 2022

Craig Crossley
111 Lincoln Street
Norton, MA 02766

Dear Mr. Crossley:

I am writing concerning the outstanding Site Plan Review conditions for your project located at 124, 126, and 128 Crooked Lane. Completion of the drainage basin, as required by the Covenant, is of particular concern. The house on Lot two is under construction and the inspection of the framing and sheathing has been completed. It is expected that the house will be completed by the end of September and the owner will be seeking a Certificate of Occupancy. The drainage basin should be completed by September so that it can be loamed and seeded concurrently with lots 2 & 3. After this is completed, the Covenant requires a letter from the engineer stating that the basin has been completed and is in conformance with the approved plan.

I am placing this item on the Planning Board's agenda for July 28th for the Board to review the projects status. The meeting will be held in the meeting room at the Lakeville Public Library, and you are encouraged to attend. Please let me know if you have any questions.

Thank you,

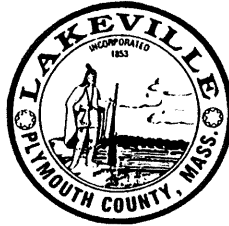

Marc Resnick
Town Planner

cm

cc: CNC Appraisal Service, Inc.
Karl J. Stenstrom/Brittany A. Fernandes
Matthew R. Staren
Jaryd Crossley
Nathan Darling, Building Commissioner

#4

Town of Lakeville
PLANNING BOARD
346 Bedford Street
Lakeville, MA 02347



NOTICE OF PUBLIC HEARING
LEGAL NOTICE

The LAKEVILLE PLANNING BOARD will hold a Public Hearing pursuant to the Town of Lakeville Zoning Bylaw and M.G.L. Ch. 40A §5 on **THURSDAY, July 28, 2022, at 8:00 PM** at the Lakeville Public Library Meeting Room. The purpose of the Public Hearing is to provide the public with an opportunity to comment on a proposed amendment to the Lakeville Zoning Bylaw as follows:

8:00 P.M. Public Hearing

This Article would remove in its entirety Section 7.9 Development Opportunities (DO) District from the Town of Lakeville Zoning By-Law or take any other action relative thereto.

The proposed amendment to the Zoning Bylaw may be viewed at the Lakeville Town Clerk's office in Town Hall, 346 Bedford Street, Lakeville, MA 02347 by appointment only. Amendments are also available for review on the Planning Department page of the Town website.

Planning Board Members
Mark Knox, Chairman
Peter Conroy, Vice-Chair
Nora Cline
Jack Lynch
Michele MacEachern

July 14, 2022 & July 21, 2022

#6a

General By-Law change

Planning Board Associate Member

The Planning Board shall have an associate member designated by the Chairman to sit on the Board for the purpose of acting on any application in the case of absence, inability to act, or conflict of interest on the part of any regular member of the Board or in the event of a vacancy on the Board. This appointment shall be made by a majority vote of the Board of Selectmen and Planning Board, and reappointment shall be considered on a yearly basis thereafter.

Part I ADMINISTRATION OF THE GOVERNMENT**Title VII** CITIES, TOWNS AND DISTRICTS**Chapter 39** MUNICIPAL GOVERNMENT**Section 23D** ADJUDICATORY HEARINGS; ATTENDANCE BY MUNICIPAL BOARD, COMMITTEE AND COMMISSION MEMBERS; VOTING DISQUALIFICATION

Section 23D. (a) Notwithstanding any general or special law to the contrary, upon municipal acceptance of this section for 1 or more types of adjudicatory hearings, a member of any municipal board, committee or commission when holding an adjudicatory hearing shall not be disqualified from voting in the matter solely due to that member's absence from no more than a single session of the hearing at which testimony or other evidence is received. Before any such vote, the member shall certify in writing that he has examined all evidence received at the missed session, which evidence shall include an audio or video recording of the missed session or a transcript thereof. The written certification shall be part of the record of the hearing. Nothing in this section shall change, replace, negate or otherwise supersede applicable quorum requirements.

(b) By ordinance or by-law, a city or town may adopt minimum additional requirements for attendance at scheduled board, committee, and commission hearings under this section.

#6d

To see if the town will vote to add to Section 4.1.2 Business Uses

	R	B	I	I-B
Retail (minimum 500 sq. ft) with up to 7500 sq ft of associated storage and wholesale distribution	N	SP	N	N

or take any action relative thereto

To see if the Town will vote to amend Section 5.0 Intensity Regulations by:

Removing the wording “no more than one (1) principal structure shall be built upon any lot” so that the paragraph now reads:

Except as provided otherwise in this By-Law, no structure hereafter erected, altered, or placed in any district shall be located on a lot having less than the minimum requirements set forth in the table below (see 5.1), and no existing lot shall be changed as to size or shape so as to violate the requirements set forth below.

Section 5.1	Residential	Business	Industrial	Industrial B
Maximum Percentage of Land Covered by Structures, Parking and Paved Areas	25%	50%	50%	50%
Proposed	25%	60%**	70%**	70%**

** May be increased by Planning Board Special Permit to 80%

~~Section 5.1.4 Density Bonus~~

~~Remove in its entirety~~

~~5.1.4 Density Bonus The maximum percentage of land covered by structures, parking and paved areas may be increased for any development in the Business and Industrial District, provided that said development receives approval from the Planning Board under Section 7.6.1 Large Scale Development Site Plan Review, as follows: up to 10% density bonus increase in lot coverage for full compliance with the standards of Section 7.6.3 Building Design Standards, and up to 10% additional density bonus increase in lot coverage for full compliance with Section 7.6.4 Site Design Standards, for a maximum of 70% total percentage of land covered by structures, parking and paved areas, and further provided that the calculation of the percentage of land covered include the area of all impervious surfaces of any type located on the land receiving the density bonus. (Adopted July 19, 2004; approved by A. G. August 27, 2004)~~

~~Section 7.6 Large Scale “Big Box” Design Standards~~

~~Remove in its entirety~~

~~7.6 LARGE SCALE “BIG BOX” Design Standards Large-scale retail buildings that occupy 35,000 or more square feet and smaller retail stores within such buildings are subject to the following requirements.~~

~~7.6.1 Procedure The following standards shall apply to all developments requesting a density bonus pursuant to Section 5.1.4, and to all retail buildings of 35,000 or more square feet. A site plan complying with the requirements of Sections 6.7.1.1 and 6.7.2 must be submitted to the Planning Board showing compliance with the Building Design and Site Design Standards set out below. During site plan review, the Planning Board shall have the authority to waive requirements of this Section 7.6 based upon its determination that the specific development plan proposed by the applicant contains architectural and site elements that effectively screen the use, soften the building facade, and generally promote visual interest and pedestrian accessibility, thereby meeting the intent of this Section 7.6. (Text in bold adopted June 13, 2005; approved by Attorney General November 2, 2005)~~

~~7.6.2 Definitions Arcade: an area contiguous to a public or private right of way or plaza that is open and unobstructed, and that is accessible to the public at all times. Arcades may include features such as building columns, landscaping, statuary and fountains. Arcades do not include off street loading/unloading areas, driveways or parking areas. Articulate: to give emphasis to or distinctly identify a particular element. An articulated facade gives emphasis to various elements, by means of changes in setback, materials, roof pitch or height. Berm: an earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise or provide a buffer from adjoining uses. Breezeway: a structure for the principal purpose of connecting a main building or structure on a property with other buildings. Buffer: see also "screen". An area provided to reduce the conflict between two different land uses by mitigating undesired views, noise and glare and providing greater privacy to neighboring land uses. Buffers may consist of, but are not limited to, plant materials, walls, fences and/or buffer strips of sufficient land area to separate the uses. Buffer Strip: a portion of a lot or property used to visually separate one use from another through the use of vegetation, distance or other approved method. Building Mass: the building's volume or bulk and is typically used in reference to structures of considerable size. Dormer: a window set vertically in a gable projecting from a sloping roof. Facade: the portion of any exterior elevation on the building extending from grade to the top of the parapet, wall or eaves and extending the entire length of the building. Front Yard: the portion of the lot extending the full width of the lot and measured between the front lot line and a parallel line across a building face. Corner and double lots shall adhere to the front yard setback(s) for each frontage. Gable: a triangular wall section at the end of a pitched roof, bounded by the two roof slopes. Hip Roof: roof with sloping ends and sides. Mansard Roof: roof with two (2) slopes on each of the four (4) sides, the lower steeper than the upper. Parapet: the portion of a wall that extends above the roofline. Pedestrian Walkway: a surfaced walkway, separate from the traveled portion of a public or private right of way or parking lot/driving aisle. Portico: a porch or walkway with a roof supported by columns, often leading to an entrance to a building. Public or Private Right of Way: any public or private road or access easement providing public access to any development, but excluding any service road or internal driving aisle (i.e., within parking lots). Screen: see also "buffer". A device, the purpose of which is, to block views. A screen shall be constructed of opaque materials and be of a height sufficient to effectively obstruct view. Streetscape: all elements of a development or area that are in view from other points along a public or private right of way.~~

~~7.6.3 Required Building Design Standards~~

~~7.6.3.1 Facades and Exterior Walls Buildings with a facade of 100 feet or more in length shall incorporate wall projections or recesses of a minimum of 3 feet in depth for a minimum of 20 contiguous feet within each 100 feet of facade length, and shall extend over 20 percent of the facade.~~

Buildings shall use features such as arcades, display windows, entry areas, or awnings along at least 60 percent of the facade.

~~7.6.3.2 Smaller Retail Stores~~ The following standard shall apply to separate stores contained within a larger building, where each smaller retail store occupies less than 35,000 square feet of gross floor area, and has its own separate, exterior customer entrance(s): a) Windows shall be projected or recessed at least 4 inches and must include visually prominent sills, shutters, or other such forms of framing for at least 60% of the length of the building facade of each store.

~~7.6.3.3 Detail Features~~ Building facades shall include a repeating pattern that incorporates at least three of the elements listed below, one of which shall repeat horizontally. All pattern elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically. 1) Color change 2) Texture change 3) Material module change 4) Expression of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib.

~~7.6.3.4 Roofs~~ Roof lines shall be varied with a change in height every 100 feet in the building length. Parapets, mansard roofs, gable roofs, hip roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view. Alternative lengths and designs may be allowed as determined by the Planning Board.

~~7.6.3.5 Materials and Colors~~ Exterior building materials and colors shall be aesthetically pleasing and compatible with materials and colors used in adjoining neighborhoods. 1) Predominant exterior building materials shall be, without limitation as follows: a) Brick 71 b) Wood (White cedar, red cedar, or other natural material manufactured into shingles, clapboard, or solid wood siding) c) Sandstone d) Native stone e) Tinted, textured, concrete masonry units 2) Facade colors shall be low reflectiveness and of subtle, neutral, or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors is prohibited. 3) Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing shall not be used for building trim or accent areas. 4) The following are prohibited as predominant or accent exterior materials: a) Smooth faced concrete block b) Tilt up concrete panels c) Pre-fabricated steel panels

~~7.6.3.6 Entryways~~ Each building on a site shall have clearly defined, highly visible customer entrances incorporating no fewer than three of the following features: 1) canopies or porticos 2) overhangs 3) recesses/projections 4) arcades 5) raised corniced parapets over the door 6) peaked roof forms 7) arches 8) outdoor patios 9) display windows 10) architectural details such as tile work and moldings which are integrated into the building structure and design 11) integral planters or wing walls that incorporate landscaped areas and/or places for sitting

~~7.6.4 Required SITE DESIGN Standards~~

~~7.6.4.1 Entrances~~ All sides of a building that directly face an abutting public or private right of way shall feature at least one customer entrance. Where a building directly faces more than two abutting public or private rights of way, this requirement shall apply only to two sides of the building as determined by the Planning Board. Where additional stores will be located in

the building, each such store shall have at least one exterior customer entrance, which shall conform to the above requirements for entryways.

~~7.6.4.2 Parking Lot Orientation No more than 60 percent of the parking area for the entire development shall be located between any facade and the primary external abutting public or private right-of-way unless the parking area is screened from view by perimeter structures and/or landscaping.~~

~~7.6.4.3 Building Back and Sides Any back or side building facade visible from a public or private right of way shall be built in accordance with Section 7.6.3 Design Standards. Notwithstanding the provisions of Section 5.1, the minimum front and rear setback distance in Business, Industrial and Industrial B districts shall be 60 feet. Where a facade faces adjacent residential uses, an earthen berm shall be installed, of at least 6 feet in height and containing, at a minimum, a double row of evergreen or deciduous trees planted at intervals of 15 feet on center. Additional landscaping may be required by the Planning Board to effectively buffer adjacent land uses as it deems appropriate.~~

~~7.6.4.4 Outdoor Storage, Trash Collection, and Loading Areas 7.3 1) Areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such uses shall be screened so as to not be visible from public or private rights of way. 2) No areas for outdoor storage, trash collection or compaction, loading, or other similar uses shall be located within 20 feet of any public or private right of way, public sidewalk, or internal pedestrian walkway. 3) Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash dumpsters, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and screened from view from adjacent properties and public or private rights of way. Screening materials shall be equal to and consistent in quality, color and design with the predominant materials of the building and landscape. 4) Non enclosed areas for the storage and sale of seasonal inventory shall be permanently sited and screened with walls, fencing and/or covering materials that are equal to and consistent in quality, color and design with the predominant materials of the building and landscape. 5) Temporary sales/displays, such as Christmas trees, landscape materials, shall conform to all requirements of the zoning district.~~

~~7.6.4.5 Pedestrian Flows 1) Pedestrian walkways of at least 6 feet in width shall be provided along all sides of the lot that abut a public or private right of way, excluding State and Federal roads or highways, unless the Planning Board determines that one or more of such walkways are not necessary for safety or convenience. 2) Continuous internal pedestrian walkways, no less than 5 feet in width, shall be provided from any external public sidewalk and from the nearest public or private right of way to the principal customer entrance to each building on the site. At a minimum, such walkways shall connect major points of pedestrian activity including but not limited to, transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials for no less than 50 percent of walkway length. 3) Sidewalks of at least 5 feet in width shall be provided along the full length of each building facade that contains a customer entrance, and along any facade abutting a public parking area.~~

Such sidewalks shall be located at least six (6) feet from the facade of the building in order to provide space for foundation landscaping, except where architectural features such as arcades or entryways are part of the facade. 4) Internal pedestrian walkways required by Subsection b above, shall provide weather protection features such as awnings or arcades for each customer entrance and shall not extend into any driving aisle or parking area. 5) All internal pedestrian walkways shall be distinguished from driving surfaces through the use of appropriate signage and distinctive and durable, low maintenance surface materials such as pavers, bricks, or scored concrete applied in a manner that enhances pedestrian safety and comfort and the attractive appearance of the walkways.

7.6.4.6 Central Features and Community Spaces 75 Each retail establishment subject to these standards shall contribute to the establishment or enhancement of community and public spaces by providing at least two of the following: 1) patio/seating area, 2) pedestrian plaza with benches, 3) transportation center, 4) window shopping walkways, 5) outdoor play area, 6) kiosk area, 7) water feature, 8) clock tower, 9) steeple, or other such deliberately shaped area and/or a focal feature or amenity that, in the judgment of the Planning Board, adequately enhances such community and public spaces. Such areas shall have direct access to the public sidewalk network and shall be constructed of materials that are equal in quality to the predominant materials of the building and landscape. Although Lakeville does not currently maintain a public bus system, areas should be provided or designed to accommodate possible (future) bus service and the growing number of private bus services (i.e., nursing home/assisted living, Housing Authority, etc.)

#6h

To see if the Town will vote to remove from Section 7.4.6 Specific Uses by Special Permit

Remove: Signs, Off-Premise

SPGA - Board of Appeals; All Districts Applies to signs not exempt from local regulation by Chapter 93 of General Laws and not advertising the premises on which located or the occupant thereof or the goods and services available thereon; must advertise a business commodity or service available in Lakeville; shall not exceed 12 square feet in area; must be found to be appropriate for the location; Special Permit to be limited to a time period of not less than 3 years and subject to renewal.

Or take any other action relative thereto

**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
Thursday, June 9, 2022**

On June 9, 2022, the Planning Board held a meeting at the Lakeville Police Station. The meeting was called to order by Chairman Knox at 7:15 p.m. Mr. Knox explained that they had a minor delay. They were waiting for one more member, but they did have a quorum. LakeCam was making a video recording of the meeting.

Members present:

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

Others attending:

Marc Resnick, Town Planner

Site Plan Review – 156 Rhode Island Road, continued – T. Sikorski Realty, LLC – applicant

The applicant had requested a continuance of this hearing. Mr. Knox made a motion, seconded by Mr. Lynch, to continue the Site Plan Review for 156 Rhode Island Road until June 23, 2022, at 7:00 p.m. The vote was **unanimous for**.

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

Atty. Jilian Morton was present. Atty. Morton said she had distributed the amended plan, and she could go through some of the updates that had been made. The following is what the Planning Department had requested:

- There is a revised dumpster location
- The Chairman had wanted the Plan to indicate numbers 2 and 4 Bedford Street.
- The notes regarding the north entrance.
- The reused materials regarding the parking lot.
- The architectural renderings.

Atty. Morton said they should see the style fits into the nature of the style here in Lakeville, and it also has the cupolas. It will have the space for the restaurant including having that patio section, as well as for the tenants, and the upstairs office space. She asked if the Board needed anything else before they moved forward with a decision. Mr. Resnick said he had asked them to move the dumpster away from the patio. That was something they could work on with their dumpster company.

Mr. Knox said it appears the innermost tenant space is going to be leased to NorthStar. This whole end of the building looks like it is cathedral or open with the loading dock door off that little bump in the back. What would their use be? Atty. Morton replied it is not going to be any sort of manufacturing or heavy equipment use. This is a possible tenant only, but they wanted to create a space where they would have their HVAC, but would not be manufacturing any parts there. She thought they did replacement and repairing of those pieces, and they then would need to be able to move that equipment. She said they had talked to the Building Inspector in regards to it.

Mr. Knox said it was not really a Planning Board concern, but with an overhead door where vehicles could go into the building, he wanted to make sure they were aware of any codes that they may need to meet or are required. Atty. Morton said they could check with the Building Inspector during the Building Permit process. Mr. Conroy asked about signage. Atty. Morton replied they have one sign on the corner and some signage on the building. There were no additional questions. Mr. Resnick said they will write up a short approval with some standard conditions for construction and inspections.

Mr. Knox asked if they were confident the amount of handicap parking will be sufficient for the proposed and potential tenants. Atty. Morton replied it appears they have enough, and it is to code right now. Mr. Knox then made a motion, seconded by Ms. MacEachern, to approve the Site Plan for 2 and 4 Bedford Street with the minor change of a do not enter sign at the northern entrance to prohibit vehicles from entering behind the building on that end. The Town Planner will provide a list of standard conditions. The **vote was unanimous for.**

Gillian Drive – revised Landscape Plan – Jamie Bissonnette

Mr. Janie Bissonnette from Zenith Consulting Engineers was present. He advised that he was one of the lot owners in this subdivision. When this was permitted, he was at Prime Engineering and they came in with a Form C subdivision. With the Planning Board, they had decided that trees on the left-hand side at the intervals as shown would be sufficient, since the right-hand side had trees naturally. They are at the point now, where they have pavement on the road, the final topcoat is down, sidewalks are in, etc. They are hoping to get on the fall Town meeting agenda for road acceptance. He has been working with Mr. Resnick in regards to that.

Mr. Bissonnette stated they needed to finish up the landscaping. Realistically when you look at it, what stands out is there is a lot of trees there throughout the entire site. The cul-de-sac circle is just a round grass blank nothing. He is here tonight to see if the Board would be amenable to waiving the street trees in the front yards and allowing them to do a nice landscape island. This plan had been distributed to the Board. He thought that doing this would long term provide better results. It is really the area of the subdivision that should be addressed. They are proposing a flowering tree with some flowering and evergreen bushes that wrap around it in a mulch area. The mulch area would be about 30 feet in diameter which will still give them a grass strip for snow storage. He also wanted to ask two questions regarding roadway acceptance.

Mr. Knox and Mr. Bissonnette then discussed the trees that are currently on the site. Mr. Resnick said he agreed with what Mr. Bissonnette wants to do with the plan because when the road was constructed, it wasn't feasible to put the street trees in because of the grading, the slopes, the septic, and the underground utilities. The existing conditions are not conducive to planting the trees. He didn't have an issue with this, but moving forward they should look at the subdivision design standards for how they lay out the street and where they place the street trees. This will ensure that the utilities are not placed in the area where the street trees are.

Other Planning Board members did not have an issue with the proposed plan. Mr. Knox asked if it would be either native or non-invasive species. Mr. Bissonnette said sometimes when you go to the landscape yards, you find that they don't have the exact species but they have its cousin. They do have a note saying if they are not available, they can be substituted. If not, they could miss their window this year for roadway acceptance. With evergreen and flowering mixed in, the intent is to have it look nice year-round. Mr. Knox made a motion, seconded by Mr. Lynch, to approve the proposed landscape changes for Gillian Drive. The **vote was unanimous for.**

Mr. Bissonnette noted that when one of the lot owners paved their driveway, they went right over the sidewalk. They have an inch and a half hump on each side of their driveway to the sidewalk. They have spoken with them, but they did not understand the need for not having the bump. They went out and measured it and looked at the slopes. They are proposing as a fix to go four feet on each side out from their driveway, cut a two-foot-wide strip, and transition down for an inch and a half for a gradual transition. They want to cut the last two feet because the asphalt will get too thin if they put it on top, and key it into that existing sidewalk so they would not get any fracturing or breaking. Mr. Resnick said that would follow under minor adjustments and changes.

Mr. Bissonnette said the last thing was Nick Lanney had done the peer review on this project. When he stepped down from the Town, he had told him and the Building Commissioner that there were a couple of projects that he knew he had approved, and he would be willing to look at them. He had reached out to him, and Mr. Lanney was willing to make sure that everything looked good so he could give it his approval along with Mr. Resnick. They are hoping to get on this fall's Town meeting. The Board was okay with that. Mr. Resnick advised Mr. Bissonnette to have Mr. Lanney get in touch with him.

Review the following Zoning Board of Appeals petitions

a. Dixon – 36 Main Street

Mr. Knox advised this was for a small addition on a commercial property. This addition would be closer to an existing right of way. Mr. Knox said this is a commercial property but this would not affect traffic or pedestrian flow in his opinion. He felt that the Zoning Board could decide whether to grant the further intrusion into the setback. Mr. Resnick noted that abutters have been noticed so if they have concerns, they will be able to attend that hearing.

Mr. Knox made a motion, seconded by Ms. MacEachern, to make no comment on the petition for Dixon at 36 Mian Street. The **vote** was **unanimous for**.

b. TAC Vega MA Owner, LLC – 310 Kenneth W. Welch Drive

Mr. Knox noted that this project was in front of the Board now for a Site Plan Review. Mr. Resnick advised that this application requests they be allowed to increase the lot coverage from 70% to 73%. This will enable them to construct the required parking to accommodate the increased operations of the building. Mr. Knox asked if this petition would impact the Host Community Agreement or the marijuana use Special Permit. Mr. Resnick said that it would not.

Ms. MacEachern said that the proposed plan of 2/24/22 shows existing conditions that do not appear in the most recently approved plan of 9/9/21. She said that it was also previously in a Flood Zone which was a concern. She reached out to the Cannabis Control Commission (CCC) and advised them of the following items:

- The information on the plan states the property is located in a flood zone, but it was removed in 2012.
- The plans on record differ from what is depicted on the proposed plans as existing, which refers to three natural gas generators each the size of a tractor-trailer. These were not on plans previously approved by the Planning Board.
- This location is less than one mile from Interstate 495, 86 feet from the commuter rail, the neighboring Town of Middleborough, wetlands, and residential neighborhoods are also within a quarter of a mile.

Ms. MacEachern said that she also cited 935 CMR 500:105 which the Zoning Board also has to be in compliance with, which she then read into the record. It was related to energy efficiency and conservation. The investigation manager at the CCC advised her that the only structural change that had been received from the location was in October/November of 2021 for work on the second floor of the facility for an employee breakroom. An unannounced inspection of the facility in December found that the space requested for a change had already been completed and was being used. A Notice of Deficiency was then issued. Ms. MacEachern continued that another structural change request was submitted by the company on May 6, 2022, without documents. They have not yet received a response from the company in regards to a request to supply the required documents. She noted that the company will be receiving another Notice of Deficiency for failing to comply with local ordinances.

Ms. MacEachern said that she did not know if what the applicant was showing will even get them to that 70% never mind the 73%. She would like to share this information with ZBA and potentially make a recommendation to not approve. Mr. Resnick said he thought the current owners are trying to do their best to comply. Relating to the gas offloading facility, they have done everything asked of them by the Fire Department and the Gas Inspectors in order to construct it to code, have it operational, and tested correctly. Inside the building, they are in the process of upgrading everything including the fire alarm systems and communication items that the Fire

Department needs. Ms. MacEachern felt this location was already at capacity, and she didn't know how they were going to include enough landscaping to get to the 70% never mind the 73%. Every time she drives by, there is parking across the street and parking on the grass. They allowed them to do the temporary parking, and it still did not resolve those issues.

Mr. Knox asked if there was any action the ZBA could take to guarantee the parking situation is resolved. Mr. Resnick replied the ZBA's decision for what they will review is cut and dry. The Planning Board is the Board that will review. It can require a review of the operations and submittal of an operations plan for parking that identifies off site parking. If it is large enough they can require a schedule, shift information, etc. Ms. MacEachern said that she would like to see some enforcement. They are not complying, and they are still parking across the street. She then read through the Special Permit decision issued to the site which indicated that there would be no proposed changes with respect to the existing footprint of the building, parking, driveway layout, loading, stormwater management, or other site features. The plan referenced was the one dated 8/23/21. They are not referencing this plan with the offload. Was there a Special Permit granted for the gas generators? Mr. Resnick said this part of the Site Plan Review approval is before them now, but that corner is an after the fact filing.

Ms. MacEachern then made a motion to recommend to the Zoning Board to not approve the Variance request. Mr. Knox asked if that was counterproductive. They have asked them to improve their parking, but they are telling them they can't cover any more space. Ms. MacEachern said they need a better solution than to just continue to add when they are already at capacity. Mr. Knox noted they are asking for the additional amount of 16,770 square feet.

After discussion, Mr. Knox asked how do they enforce and stop 20 cars from lining the south side of the road every day. Mr. Resnick replied he is assuming this is a Town road. The Select Board could require no parking and put up signs, and the police could enforce it. Mr. Knox asked if this could be a condition of the Site Plan Review and the cost be borne by the applicant. He did not think it should be a cost put onto the taxpayer to put up signs. Mr. Resnick said they could send a letter to the Select Board requesting that they consider putting up signs requiring no parking on that side of the street. He was not sure if they could require the applicant to pay for the signage.

Mr. Conroy asked if they could recommend that the Zoning Board of Appeals really scrutinizes this application paying particular attention to the parking; that there cannot be anymore, and that this site is maxed out. Where the additional parking would be located was then discussed. Mr. Knox said they are adding 50 spaces at the other end of the building, but are they adding enough spaces for the 20 cars that they park on this side of the road every day. Mr. Resnick said he thought that many of the Northeast Alternatives employees park on the east side of the building and across the street. Mr. Knox felt they would still see cars parked along the side of the road.

Mr. Resnick said if the Board felt this is an issue, they don't have to wait to send a memo to the Board of Selectmen; they can send that tonight.

Ms. MacEachern then made a motion to send a letter to the Board of Selectmen requesting no parking signs be placed on the south side of Kenneth W. Welch Drive. It was seconded by Mr. Conroy. Mr. Resnick said that he would check with the Police Department to see if there is a list of traffic regulations where they require or prohibit parking or where they have stop signs, or those types of things. He will check to make sure that there is not already something in place here. The **vote was unanimous for.**

Mr. Knox said that in regards to the Zoning Board petition, he would recommend that the material that Ms. MacEachern has related to it be sent to the Zoning Board of Appeals for their information. After further discussion regarding the landscape plan, Mr. Knox suggested they recommend the ZBA continue their hearing until after a detailed landscape plan has been presented to the Planning Board for the 60-70% lot coverage component. Ms. MacEachern said her main concern is with the natural gas truck loading offloading area, especially being within a flood zone. She wanted to go on record as being opposed to that specifically because she would hate to have something disastrous happen. She preferred to be proactive instead of reactive. Mr. Knox agreed that the applicant had created some of their lot coverage problem. However, they do not permit that. It was between the gas inspector and the Fire Chief to permit that apparatus and not the Planning Board's purview.

Mr. Knox then made a motion, seconded by Mr. Conroy, that the Planning Board recommend the Zoning Board of Appeals continue the 310 Kenneth W. Welch Drive petition application until after the Planning Board has a satisfactory Site Plan with a landscape plan that gets them to the 70%. The **vote was unanimous for.**

Discuss the use of SRPEDD hours for the Open Space Plan update

Mr. Resnick said that he believed they had twenty hours from SRPEDD that they had not yet used. The Housing Production Plan was then discussed. He noted that was covered under a separate contract which would not affect those hours. The Board of Selectmen also get twenty hours of which they have used only five. They have voted to authorize that the balance of those hours be used for the Open Space Plan. Mr. Resnick advised that three quarters of the maps and charts within the Plan were produced by SRPEDD originally. Some of them need title page changes and others need complete updating.

Mr. Knox then made a motion, seconded by Ms. MacEachern, that the Planning Board surrender their SRPEDD hours for the Open Space Plan update. The **vote was unanimous for.**

Approve Meeting Minutes

Mr. Knox made a motion, seconded by Ms. MacEachern, to approve the Minutes from the April 28, 2022, meeting. The **vote was unanimous for.**

Review correspondence

Mr. Resnick advised correspondence had been received from other cities and towns but there was nothing of significance to review. He had also forwarded a letter to the Board. Mr. Knox acknowledged they had received the letter from Mr. Jenkins. He thought there was enough mention of a pending lawsuit that they would not discuss it, but acknowledge the receipt of it.

Old Business

There was no old business.

New Business

There was no new business.

Next meeting

The next meeting is scheduled for June 23, 2022, at 7:00 p.m.

Adjourn

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

Meeting adjourned at 8:25.

**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
Thursday, June 23, 2022**

On June 23, 2022, the Planning Board held a meeting at the Lakeville Police Station. The meeting was called to order by Chairman Knox at 7:00 p.m. LakeCam was making a video recording of the meeting.

Members present:

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

Others attending:

Marc Resnick, Town Planner

Site Plan Review – 156 Rhode Island Road, continued – T. Sikorski Realty, LLC – applicant

Mr. Knox advised the applicant had requested a continuance of this hearing to the Planning Board's meeting of July 28, 2022. Mr. Knox made a motion, seconded by Mr. Conroy, to continue the Site Plan Review for 156 Rhode Island Road until July 28, 2022, at 7:30 p.m. The **vote** was **unanimous for**.

Discussion regarding modifying setbacks and coverage in business/industrial zones

Mr. Resnick advised he had distributed some information to the Board. He stated that these zones have a 50% lot coverage, with a section in the bylaw that allows density bonuses if you meet additional standards. Those standards have to do with site and building design. What they wrote and Town Meeting approved was an updated Site Plan Review Bylaw. It has similar site and building design standards that they can control through the Review. The current density bonus is designed to apply only to the big box retail stores which is indicated in that section, but it has been applied across the board. He felt they should propose adjusting to allow a higher lot coverage by right. They can then control and work with an applicant on adjusting the Site Plan or building design as necessary. Therefore, they would not need this density bonus that prior has not been used in the intended way.

Mr. Resnick stated that he is proposing the following lot coverages:

- In the Business district they allow 70% lot coverage and 80% with a Planning Board Special Permit
- In the Industrial Zone 80% and

- In the Industrial B Zone which is only one area that contains some houses and wetlands an amount that is higher than what is currently allowed but not as high as the other Industrial Zone.

Mr. Knox thought that it should be 50% with a higher percentage allowed with a Special Permit. Mr. Resnick noted that the Town had a very limited amount of commercial and industrial land. Mr. Knox said his concern would be if new staff or board members didn't grasp the reasoning and intent of these changes, and how that was achieved through the new Site Plan Review improvements. He thought a Special Permit was a better way to steer the process. How would they maintain control to ensure that items i.e. a landscaping plan are still completed? Mr. Resnick replied once the Site Plan is approved and/or the Special Permit is issued the process is the same. It would be an enforcement action or the withholding of the building occupancy permit.

Ms. Cline asked what the benefit of this would be to the Town. Mr. Resnick replied it would be a more efficient use of property. If you have zoning for a business or industrial use, you want to maximize the use of that property. He noted that for some businesses getting to that number might be challenging. Ms. Cline said she thought it was a significant increase and she personally was not comfortable with it. Mr. Lynch asked if the Town currently had the ability to enforce this. Mr. Resnick replied he would speak to the Building Commissioner before their next meeting regarding how he would do this. Mr. Knox said this probably has two parts then. The first would be to come to terms with language within the bylaw change and an agreement with the Zoning Enforcement official. The next would be to have legal review to make sure what they have done is binding.

Ms. MacEachern stated she thought there had been discussion about mimicking residential with the 25%, and then going up to 50%, instead of going from 50% to 70% if they did away with the density bonus. She noted that the Hazardous Mitigation Plan talks about a strategy to promote creation of a low impact development bylaw for flood resilience and water quality. It also talks about the amount of development in Lakeville, the flooding issues, and the need for protection for the wetlands. She felt that to increase the coverage of the land would not be a smart move. She would personally not be comfortable with that.

Mr. Resnick replied in the new Site Plan Review Bylaw they can require the applicant to try to utilize low impact development methods to deal with drainage. Secondly, they have to contain all the drainage on site with no increase to the previous condition of the offsite drainage. He noted this was already occurring and will continue as they move forward. Ms. MacEachern felt that it was too much to allow by right. Mr. Conroy said previously they had surveyed residents in the Industrial B zone to see if they would want to change to a residential zone. A majority had been in favor, but there had been one group that had not. For that reason, he did not think they should increase the coverage in the Industrial B. In his opinion, the goal would be to eliminate that zone. They should keep it at 50% and not increase it. He noted this was from approximately five to six years ago, and the Article had been pulled from Town Meeting.

Mr. Knox advised there is also a note to change coverage for smaller non-conforming lots under 10,000 square feet up to 35% with a Special Permit. Mr. Resnick replied that some of the neighborhoods on the shore have lots as small as 5,000 square feet. People are coming in to either tear down and rebuild or add a garage, etc. The lot coverage in these areas is always coming up as an issue. Rather than needing a Variance, which is a higher standard to prove, the idea would be to be able to request a Special Permit. There may be other concerns which would come up during the hearing, but the Zoning Board would have some flexibility to grant a Special Permit or not.

Mr. Knox stated that he noticed a requirement of this type of Special Permit would be that the roof drainage would be directly into an infiltration system. Mr. Knox noted that many of these small lots in the shore front communities struggle to do septic systems because the water table is so high. Mr. Resnick said that it may not be practical in all situations. Mr. Knox said if they did allow it, he would want to make sure that there was a trigger in the language so all the Boards would know. Mr. Resnick said that he had also discussed with the Building Commissioner the possibility of doing a second tier of a higher percentage for lots above 10,000 square feet, which might fall in between 20,000 and 30,000 square feet.

Mr. Knox then asked if they would want to remove big box design standards entirely. Mr. Resnick replied he would, as they technically only apply to big box developments. Mr. Knox asked if there were any parcels in Town this could apply to. Mr. Resnick said in discussing and reviewing the site and building design, it's a feature they can bring up under Site Plan Review under architectural standards.

Mr. Knox said the next item was in regards to off-site signs. Mr. Resnick explained they had already removed off-premise signs in the new sign bylaw. This was to make a correction to a section inadvertently left in the Special Permit section. Mr. Resnick said the last item has to do with more than one principal structure on a lot. Different examples of this in Town were then discussed. When asked, he noted this would not affect residential zoning as you can only build one house on one lot. This is for commercial and industrial properties only. Mr. Conroy said that he did not have a problem with this proposed change. Mr. Resnick said that with tonight's meeting he had wanted to get some ideas out there so they could be discussed, and he could get some feedback from the Board. Mr. Knox said they could vet this and then place it on their next agenda.

Approve Meeting Minutes

Ms. Cline made a motion, seconded by Mr. Lynch, to approve the Minutes from the joint meeting held on April 22, 2022. Mr. Conroy, Ms. Cline, Mr. Lynch, Mr. Knox – **Aye**;

Ms. MacEachern - **Abstain**

Mr. Conroy made a motion, seconded by Mr. Lynch, to approve the Minutes from the May 26, 2022, meeting. Mr. Conroy, Mr. Lynch, Ms. MacEachern, Mr. Knox – **Aye**; Ms. Cline - **Abstain**

Review correspondence

There was no correspondence to review.

Next meeting

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

Mr. Daniel Cooney then approached the Board. He advised he and his wife have a small business and they live and work at 59 Main Street. Last year they had come in front of the Board for some feedback. They then decided to purchase the land at 58 Main Street. They are trying to make adjustments so it fits, and they can build the building they want. This building would contain retail, offices, and some storage. The one issue was the clarity in the retail and storage which would make it commercial. He has spoken to Mr. Resnick, and they have tried to address that. They are looking for some direction moving forward. He noted there would be 2,000 square feet on the second floor for offices; 4,000 square feet in the front for retail consisting of two or three possible shops; and 6,000 square feet in the back for storage.

Mr. Resnick said there have been several discussions regarding this. He has also spoken with the Building Commissioner. He noted that with so many businesses now being online and also having a storefront presence, this may be helpful in trying to attract and fill retail space in the community. This allows businesses who have retail to be able to have a greater amount of storage. Therefore, they have talked about having retail with up to 7,500 square feet of storage in distribution. He felt that something over 10,000 square feet might involve a greater number of vehicles and other trucks which shouldn't be in the business zone.

Mr. Knox asked Mr. Cooney how he currently distributed his product. He replied they get one container a month. Smaller truckers then come in for distribution to customers. That would possibly be about five per week. He noted this was a fraction of what the Dollar Store is doing. He was also willing to stay within any limits the Board may set. Mr. Knox noted that his concern with the language change would be to prevent a loophole where a business could become a warehouse. They need to set some limits possibly that at least half of the building has to remain retail. Mr. Resnick advised this was for a use and not for a particular building. Mr. Knox asked if there were any comments from the Board.

Ms. MacEachern said she was interested in supporting small local businesses. She thought they should discuss this further and consider adding some language that would set limits as a reassurance. Mr. Conroy said there might be stores right now that are doing this, and this would bring those smaller stores into compliance. After further discussion, Mr. Resnick stated that if they craft some type of minimum retail associated with that, they would need to be careful that it is not too restrictive one way or another. Mr. Knox said they will continue to discuss this. Mr. Resnick added that the Planning Board will discuss this at their next couple of meetings. If they vote to move it forward, the final language will be sent to the Selectmen. It will then come back to the Planning Board for public hearing, and then be placed on the Warrant for the fall Town Meeting. Mr. Cooney thanked the Board for its time.

Ms. MacEachern then stated that regarding the Open Space Residential Development bylaw, she met with Ms. Yeatts, Mr. Cullen, and Mr. Spratt. They were going to take it to their next meetings and send the Board back their comments.

Adjourn

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

Meeting adjourned at 8:09.