

TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp
received & posted:

Kir Prane
LAKEVILLE TOWN CLERK
RCUD 2022 AUG 9 PM 1:22

48-hr notice effective
when time stamped

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

Name of Board or Committee:	Planning Board
Date & Time of Meeting:	Thursday, August 11, 2022 at 7:00 p.m.
Location of Meeting:	Lakeville Police Station 323 Bedford Street, Lakeville, MA 02347
Clerk/Board Member posting notice:	Cathy Murray

Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

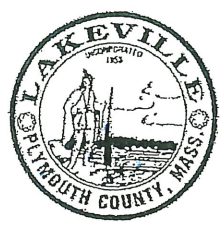
A G E N D A

1. **ANR Plan – 17 & 19 Leonard Street**– Zenith Land Surveyors
2. **Preliminary Plan – 44 Clear Pond Road**, continued – Derek Maksy – applicant
3. **Discussion and action on possible Articles for fall Town Meeting:**
 - a. **Open Space Residential Design (OSRD)**
 - b. **Retail with storage and distribution in the Business Zone**
 - c. **Modifying setbacks and lot coverage in the Business/Industrial Zone**
 - d. **Industrial District revisions**
 - e. **Discussion with Brandon Crawford regarding rezoning portions of Crooked Lane**
4. **Review the following Zoning Board of Appeals Comprehensive modification plan:**
 - a. **LeBaron Residential LLC**
5. **Discussion regarding 40B land area guidelines**
6. **Review correspondence**
7. **Next meeting. . . August 25, 2022**
8. **Any other business that may properly come before the Planning Board.**
9. **Adjourn**

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

#1

Date Submitted: _____



Town of Lakeville
PLANNING BOARD
346 Bedford Street
Lakeville, MA 02347
508-946-8803

RECEIVED
JUL 22 2022
PLANNING BOARD

FORM A

APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL (ANR)

To the Planning Board:

The undersigned believing that the accompanying plan of this property in the Town of Lakeville does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for determination and endorsement that Planning Board approval under this Subdivision Control Law is not required.

PLAN TITLE: ANR Plan of Land Date: 7/20/22
~~Richard Ranta~~ Sammy Rantala

1. Owner's Signature: _____ Date: 6-21-22

2. Owner's Name (Please Print): Alejandro Gorman Oberra
RICHARD and Tammy Rantala

Owner's Address: 17 Leonard Street, Lakeville, MA 02347

3. Name of Land Surveyor: Zenith Land Surveyors, LLC

Surveyor's Address: 1162 Rockdale Ave., New Bedford, MA 02740

Surveyor's Telephone: (508) 995-0100

4. Deed of property recorded in Plymouth Registry,

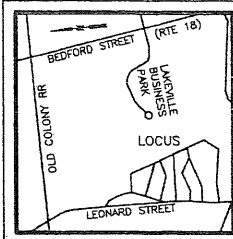
Book 54370 Page 38

5. Assessors' Map, Block and Lot (MBL) 25/3/1C

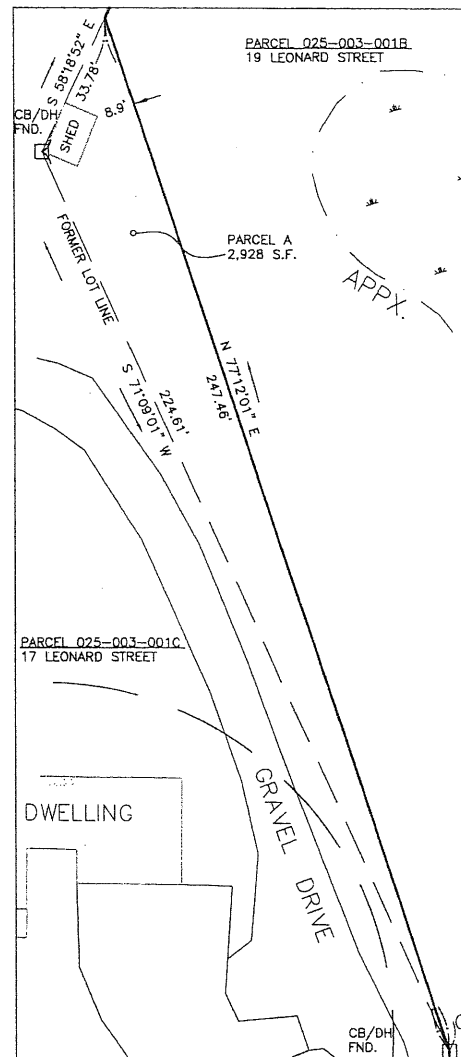
6. Location and Description of Property: 17-19 Leonard Street

7. Plan Contact Name and Telephone Number:

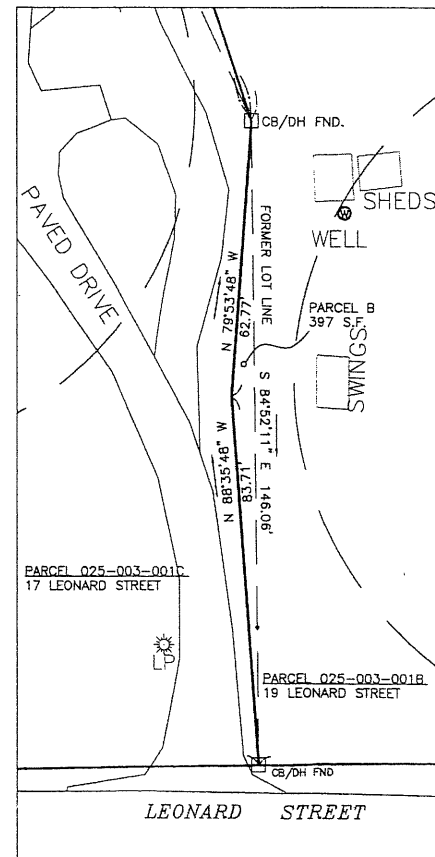
Contact Name: John Romanelli Telephone: (508) 995-0100
Zenith Land Surveyors, LLC



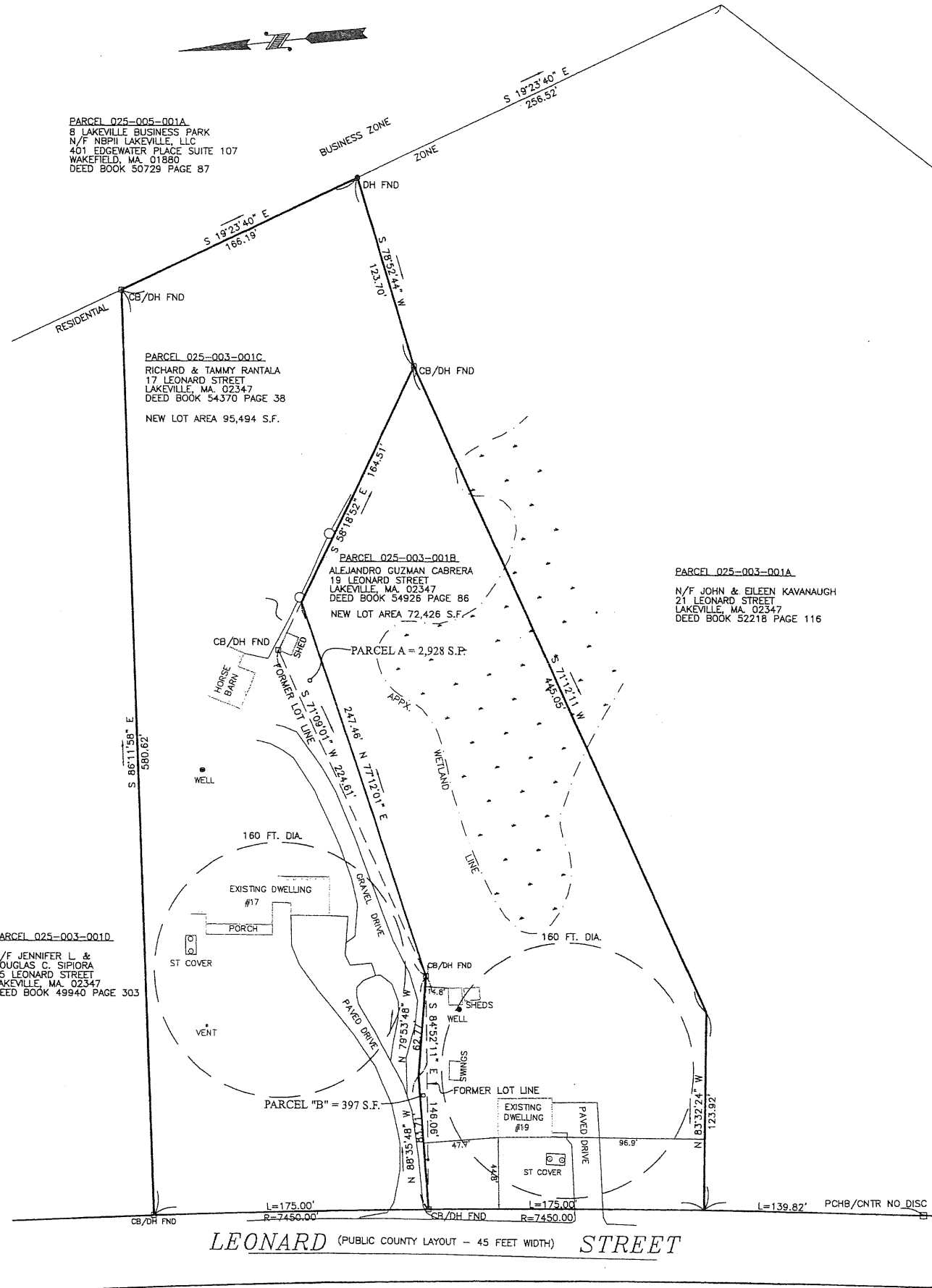
LOCUS MAP 1"=1000'



PARCEL A DETAIL 1"=20'
TO BE CONVEYED TO OWNERS
OF PARCEL 025-003-001C

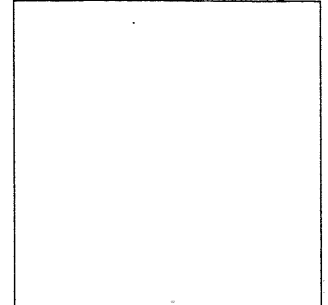


PARCEL B DETAIL 1"=20'
TO BE CONVEYED TO OWNERS
OF PARCEL 025-003-001B



NOTES:

- ZONING: RESIDENCE ZONE
REQUIRED
MINIMUM LOT AREA: 70,000 S.F.
MINIMUM FRONTAGE: 175 FT.
MINIMUM SETBACKS:
FRONT: 40 FT.
SIDE: 20 FT.
REAR: 20 FT.
- FLOOD ZONE:
THE LOCUS IS LOCATED IN FLOOD ZONE X AS SHOWN
ON F.I.R.M. MAP 25023C 0341J DATED JULY 17, 2012
- DEED AND PLAN REFERENCES:
PLYMOUTH COUNTY REGISTRY OF DEEDS
DEED REFERENCES: BK. 54370 PG. 38 - PARCEL 025-003-001C
BK. 54926 PG. 86 - PARCEL 025-003-001D
PLAN REFERENCES: PLAN BK. 57 PG. 885
PLAN BK. 38 PG. 906
PLAN BK. 37 PG. 410
PLAN BK. 37 PG. 903
PLAN BK. 22 PG. 531



REGISTRY USE ONLY



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED
IN CONFORMANCE WITH THE RULES AND REGULATIONS
OF THE REGISTERS OF DEEDS.

William J. McGovern
REGISTERED LAND SURVEYOR DATE: July 20, 2022

LAKEVILLE PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

DATE ENDORSED: _____

THE ABOVE ENDORSEMENT IS NOT A
DETERMINATION AS TO CONFORMANCE
WITH ZONING REGULATIONS.

PLAN NOTES:

THE PURPOSE OF THIS PLAN IS TO SHOW AN EXCHANGE OF PARCELS
BETWEEN THE OWNERS OF PARCELS 025-003-001B (GUZMAN CABRERA)
AND PARCEL 025-003-001C (RANTALA).

PARCEL A IS TO BE CONVEYED TO THE OWNERS OF PARCEL
025-003-001C, 17 LEONARD STREET.
PARCEL B IS TO BE CONVEYED TO THE OWNERS OF PARCEL
025-003-001B, 19 LEONARD STREET.

PARCELS A & B AS SHOWN ARE NOT BUILDABLE LOTS.

OWNERS/APPLICANTS

PARCEL 025-003-001C
17 LEONARD STREET
RICHARD & TAMMY RANTALA
17 LEONARD STREET
LAKEVILLE, MA. 02347
DEED BOOK 54370 PAGE 38

PARCEL 025-003-001B
19 LEONARD STREET
ALEJANDRO GUZMAN CABRERA
19 LEONARD STREET
LAKEVILLE, MA. 02347
DEED BOOK 54926 PAGE 86

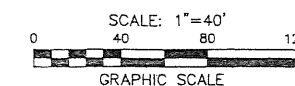
ANR PLAN OF LAND

17 & 19 LEONARD STREET
IN
LAKEVILLE, MA.

DRAWN FOR: RICHARD & TAMMY RANTALA

SCALE: 1"= 40'

DATE: JULY 20, 2022



ZENITH LAND SURVEYORS, LLC
1162 ROCKDALE AVENUE
NEW BEDFORD, MA 02740
(508) 995-0100

#2

RECEIVED

APR 19 2022

LAKEVILLE TOWN CLERK

Handwritten signature

Town of Lakeville Planning Board

FORM B

APPLICATION FOR APPROVAL OF PRELIMINARY PLAN

File on completed form with the Planning Board and one copy with the City (or Town) Clerk in accordance with the requirements of Section III-A

No: _____ APRIL 19 2022

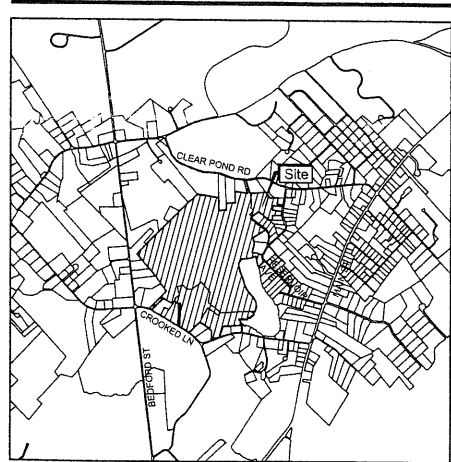
To the Planning Board:

The undersigned, believed that the accompanying Preliminary Plan of property located in the Town of Lakeville for approval as a subdivision as allowed under the Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land of the Planning Board in the Town of Lakeville.

1. Name of Subdivider Derek A. & Madelyn J. Maksy & Webster Realty Trust
Address 44 Clear Pond Rd. Lakeville, MA 02347
2. Name of Engineer or Surveyor Rick Friberg, P.E. - TEC
Address 282 Merrimack St. - 2nd Floor Lawrence, MA 01843
3. Deed of property recorded in _____ Plymouth County _____ Registry,
Book 40414 _____ Page 215
4. Location and Description of Property: The property at 44 Clear Pond Rd in Lakeville, Ma is currently known as Lakeville Country Club. The site consists of an 18-hole Golf Course with a clubhouse along with a restaurant and associated parking.

Signature of owners *Derek Maksy, Madelyn Maksy Trustee*
Madelyn J. Maksy, Madelyn J. Maksy, Trustee
 Address 44 Clear Pond Road Lakeville, MA 02347

**A list of the names and addresses of the abutters of this subdivision is attached.
Verification will be made by the Planning Board**



LOCUS MAP
1" = 2,000'

LIST OF ABUTTERS

500 foot Abutters List Report
Lakeville, MA
April 11, 2022

Parcel Number	Owner Name	Address
058-001-004	MASKY DEREK A & MADELYN J	1 CEDAR BERRY LN LAKEVILLE, MA 02347
058-001-048	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-050	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-052	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-054	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
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058-001-094	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-096	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
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058-001-100	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347

500 foot Abutters List Report
Lakeville, MA
April 11, 2022

Parcel Number	Owner Name	Address
028-004-014	207 BEDFORD STREET LLC	207 BEDFORD STREET LAKEVILLE, MA 02347
028-004-015	MELSON MATTHEW S & CALIN R	45 CROOKED LN LAKEVILLE, MA 02346
028-004-017	LAU WAI KEUNG & SUSAN YING TRS	207 BEDFORD ST LAKEVILLE, MA 02347
028-004-018	BASSCHETTE DONALD G	207 BEDFORD ST LAKEVILLE, MA 02347
028-004-019	HOLLY HILL LLC	207 BEDFORD ST LAKEVILLE, MA 02347
028-004-020	SOUTHCAST REDEVELOPMENT LLC	207 BEDFORD ST LAKEVILLE, MA 02347
028-004-021	LARKIN TRACY R & JACQUELINE	207 BEDFORD ST LAKEVILLE, MA 02347
028-004-022	TOURISSE GEORGE H & SANDRA L	207 BEDFORD ST LAKEVILLE, MA 02347
028-004-023	STAGMAN DONNA	207 BEDFORD ST LAKEVILLE, MA 02347
028-004-024	CASERI DANIEL J & KAREN P	207 BEDFORD ST LAKEVILLE, MA 02347
028-004-025	ROBINSON GEORGE A & JUDITH L	207 BEDFORD ST LAKEVILLE, MA 02347
028-004-026	ROBINSON GEORGE ALBERT & JUDITH L	207 BEDFORD ST LAKEVILLE, MA 02347
028-004-027	HOARD DAVID W TRUSTEE JO REALTY TRUST	207 BEDFORD ST LAKEVILLE, MA 02347
028-004-028	NICHOLS THOMAS S & DANNY P	34 RESERVOIR AV LAKEVILLE, MA 02347
028-004-029	DUFFEE ROBERT IV & PATRICIA R	34 RESERVOIR AV LAKEVILLE, MA 02347
028-004-030	SMITH MARTIN III	34 RESERVOIR AV LAKEVILLE, MA 02347
028-004-031	DANWAL STEPHEN M & KAREN M	34 RESERVOIR AV LAKEVILLE, MA 02347
028-004-032	MCCALLISTER NAKKIELI G & PAUL R	34 RESERVOIR AV LAKEVILLE, MA 02347
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028-004-035	HAYES HANNE C & CHRISTINA L	47 HARCOURT AV LAKEVILLE, MA 02347
028-004-036	HILLSON BRADFORD A & LORIS M	51 HARCOURT AV LAKEVILLE, MA 02347
028-004-037	JAHROVSKA TRESSIAN G & MIROSLAV	51 HARCOURT AV LAKEVILLE, MA 02347
028-004-038	MARLETTE BRADFORD J JR	57 HARCOURT AV LAKEVILLE, MA 02347
028-004-039	OLIVE ARIEL L & DREW ROBERT T	61 HARCOURT AV LAKEVILLE, MA 02347
028-004-040	MELLO RONALD D & ESTHER	25 CLEAR POND RD LAKEVILLE, MA 02347
028-004-041	MELLO ESTHER TRUSTEE	25 CLEAR POND RD LAKEVILLE, MA 02347
028-004-042	DUNCAN SEAN C & MARIARTY ERYN	7 LEMORE AV LAKEVILLE, MA 02347
028-004-043	LIMA LISA M	15 CLEAR POND RD LAKEVILLE, MA 02347
028-004-044	PACKARD RENEE TH R & PATRICIA L	52 HARCOURT AV LAKEVILLE, MA 02347
028-004-045	KELLER ROBERT	58 HARCOURT AV LAKEVILLE, MA 02347
028-004-046	GABRIEL THOMAS D & AYDOR	58 HARCOURT AV LAKEVILLE, MA 02347
028-004-047	COSETTE	58 HARCOURT AV LAKEVILLE, MA 02347
028-004-048	LETOURNEAU JAMES M	54 HARCOURT AV LAKEVILLE, MA 02347

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500 foot Abutters List Report
Lakeville, MA
April 11, 2022

Parcel Number	Owner Name	Address
058-001-095	SHERMAN PHILIP B & ESTELLE M	34 RESERVOIR AV LAKEVILLE, MA 02347
058-001-096	MOORE STEPHANIE L	120 PLUMPTON ST LAKEVILLE, MA 02346
058-001-097	MOORE STEPHANIE L	120 PLUMPTON ST LAKEVILLE, MA 02346
058-001-098	CARRIS ALBERT G JR	11 STETSON ST LAKEVILLE, MA 02347
058-001-099	BESSARD JESSICA A	121 MAPLE ST LAKEVILLE, MA 02347
058-001-100	BEECH ROOGER E JR	8 SHOCKLEY DR LAKEVILLE, MA 02347
058-001-101	KUZA FRANK J III	11 RESERVOIR AV LAKEVILLE, MA 02347
058-001-102	VARRICORNE THOMAS H	11 RESERVOIR AV LAKEVILLE, MA 02347
058-001-103	ROUJ MICHAEL J & ELLEN L	11 RESERVOIR AV LAKEVILLE, MA 02347
058-001-104	FEDY BRIAN G & LISA J	11 RESERVOIR AV LAKEVILLE, MA 02347
058-001-105	BINDON CARL & NORINE	18 RESERVOIR AV LAKEVILLE, MA 02347
058-001-106	LEWIS JOHN A & LANS R	25 RESERVOIR AV LAKEVILLE, MA 02347
058-001-107	TURCOTTE MARC & MELISA	1 SAMARCA WAY LAKEVILLE, MA 02347
058-001-108	PULLI SEAN & MARISSA	2 HAMILTON LN LAKEVILLE, MA 02347
058-001-109	BEECH JOHN E & MARJORIE H	24 CAPTAINS WAY LAKEVILLE, MA 02347
058-001-110	PROCCACCI JOSHUA M & SARAH E	20 CLEAR POND RD LAKEVILLE, MA 02347
058-001-111	PROCCACCI MICHAEL & MARY	22 CLEAR POND RD LAKEVILLE, MA 02347
058-001-112	DRYSSOLA JOSEPH JOHN JR	24 CLEAR POND RD LAKEVILLE, MA 02347
058-001-113	SHEN TREE HOMES LLC	108 SONYA WAY DIGTON, MA 02715
058-001-114	29 CLEAR POND LLC	4 FIRST ST BRIDGEWATER, MA 02224
058-001-115	PACKARD RENEE TH R & PATRICIA L	52 HARCOURT AV LAKEVILLE, MA 02347
058-001-116	KELLER ROBERT	58 HARCOURT AV LAKEVILLE, MA 02347
058-001-117	GABRIEL THOMAS D & AYDOR	58 HARCOURT AV LAKEVILLE, MA 02347
058-001-118	COSETTE	58 HARCOURT AV LAKEVILLE, MA 02347
058-001-119	LETOURNEAU JAMES M	54 HARCOURT AV LAKEVILLE, MA 02347

500 foot Abutters List Report
Lakeville, MA
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058-001-031	NICHOLS THOMAS S & DANNY P	34 RESERVOIR AV LAKEVILLE, MA 02347
058-001-032	DUFFEE ROBERT IV & PATRICIA R	34 RESERVOIR AV LAKEVILLE, MA 02347
058-001-033	SMITH MARTIN III	34 RESERVOIR AV LAKEVILLE, MA 02347
058-001-034	DANWAL STEPHEN M & KAREN M	34 RESERVOIR AV LAKEVILLE, MA 02347
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058-001-004	MASKY DEREK A & MADELYN J	1 CEDAR BERRY LN LAKEVILLE, MA 02347
058-001-048	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-050	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-052	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-054	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-056	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-058	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-060	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-062	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-064	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-066	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-068	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-070	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-072	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-074	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-076	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-078	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-080	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-082	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-084	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-086	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-088	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-090	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-092	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-094	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-096	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-098	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347
058-001-100	MASKY DEREK A & MADELYN J	44 CLEAR POND RD LAKEVILLE, MA 02347

500 foot Abutters List Report
Lakeville, MA
April 11, 2022

Parcel Number	Owner Name	Address
058-001-095	SHERMAN PHILIP B & ESTELLE M	34 RESERVOIR AV LAKEVILLE, MA 02347
058-001-096	MOORE STEPHANIE L	120 PLUMPTON ST LAKEVILLE, MA 02346
058-001-097	MOORE STEPHANIE L	120 PLUMPTON ST LAKEVILLE, MA 02346
058-001-098	CARRIS ALBERT G JR	11 STETSON ST LAKEVILLE, MA 02347
058-001-099	BESSARD JESSICA A	121 MAPLE ST LAKEVILLE, MA 02347
058-001-100	BEECH ROOGER E JR	8 SHOCKLEY DR LAKEVILLE, MA 02347
058-001-101	KUZA FRANK J III	11 RESERVOIR AV LAKEVILLE, MA 02347
058-001-102	VARRICORNE THOMAS H	11 RESERVOIR AV LAKEVILLE, MA 02347
058-001-103	ROUJ MICHAEL J & ELLEN L	

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 70%

~~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.~~

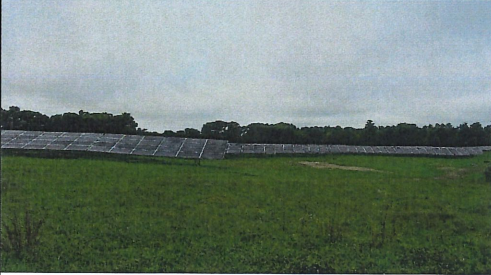
#3e



Property Card: 129 CROOKED LN

Town of Lakeville, MA

Parcel Information	
Parcel ID: F_803568_2777222 Vision ID: 1834 Owner: CROSSLOR SOLAR LLC Co-Owner: Mailing Address: 111 LINCOLN ST NORTON, MA 02766	Map: 026 Lot: 004-004 Use Description: Ind Ld Dv Zone: Land Area in Acres: 22.84
Sale History	Assessed Value
Book/Page: 49847/ 263 Sale Date: 5/29/2018 Sale Price: \$10	Land: \$405,300 Buildings: \$0 Extra Bldg Features: \$0 Outbuildings: \$0 Total: \$405,300

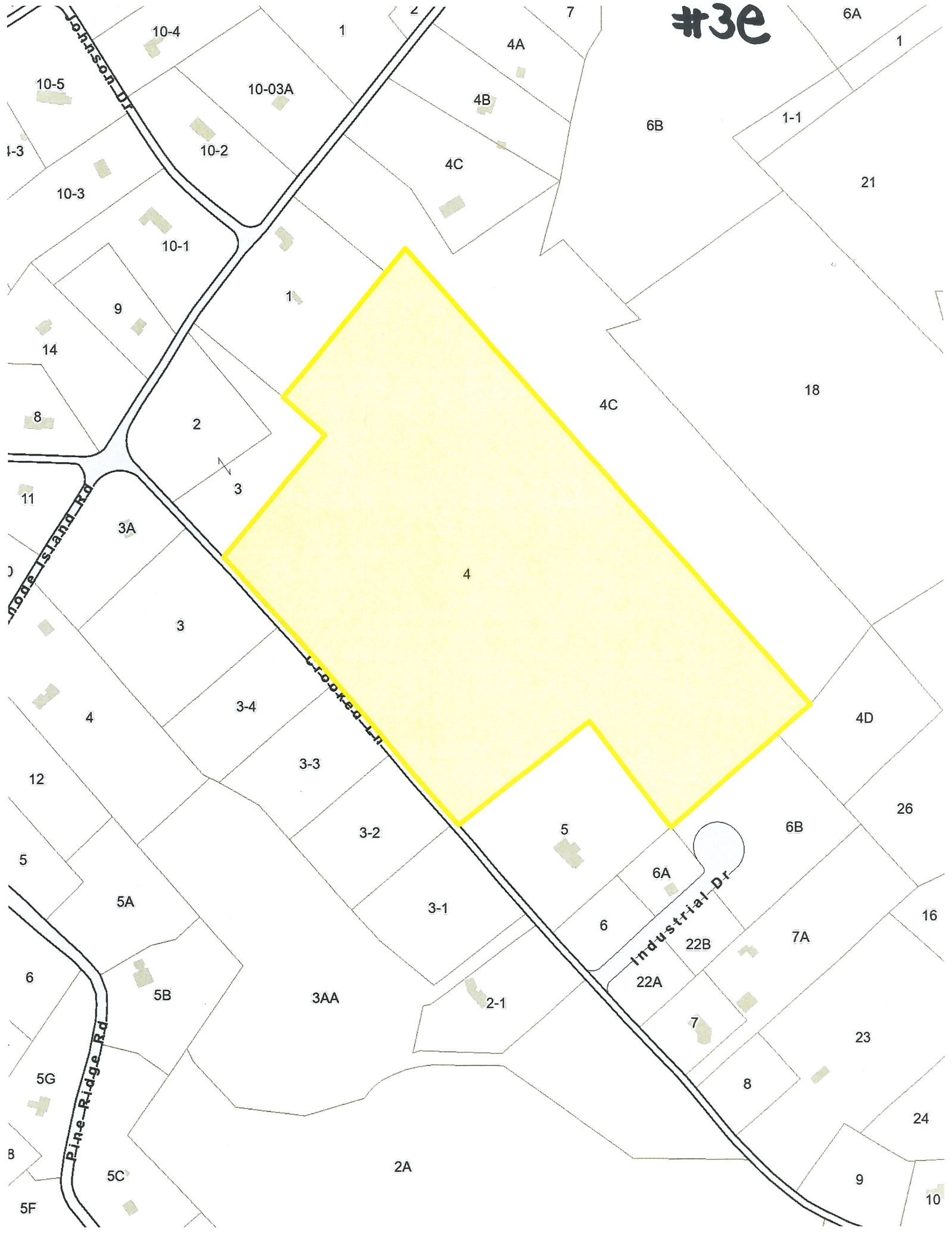
Building Details: Building # 1																					
	<table> <tr> <td>Model:</td> <td>Int Wall Desc 1:</td> </tr> <tr> <td>Living Area:</td> <td>Int Wall Desc 2:</td> </tr> <tr> <td>Appr. Year Built:</td> <td>Ext Wall Desc 1:</td> </tr> <tr> <td>Style:</td> <td>Ext Wall Desc 2:</td> </tr> <tr> <td>Stories:</td> <td>Roof Cover:</td> </tr> <tr> <td>Occupancy:</td> <td>Roof Structure:</td> </tr> <tr> <td>No. Total Rooms:</td> <td>Heat Type:</td> </tr> <tr> <td>No. Bedrooms:</td> <td>Heat Fuel:</td> </tr> <tr> <td>No. Baths:</td> <td>A/C Type:</td> </tr> <tr> <td>No. Half Baths:</td> <td></td> </tr> </table>	Model:	Int Wall Desc 1:	Living Area:	Int Wall Desc 2:	Appr. Year Built:	Ext Wall Desc 1:	Style:	Ext Wall Desc 2:	Stories:	Roof Cover:	Occupancy:	Roof Structure:	No. Total Rooms:	Heat Type:	No. Bedrooms:	Heat Fuel:	No. Baths:	A/C Type:	No. Half Baths:	
Model:	Int Wall Desc 1:																				
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Appr. Year Built:	Ext Wall Desc 1:																				
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No. Total Rooms:	Heat Type:																				
No. Bedrooms:	Heat Fuel:																				
No. Baths:	A/C Type:																				
No. Half Baths:																					



www.cai-tech.com

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

#3e



#4



Town of Lakeville
Lakeville Town Office Building
346 Bedford Street
Lakeville, Massachusetts 02347

OFFICE OF
ZONING BOARD OF APPEALS
Secretary: Cathy Murray

TO: Board of Health
Building Department
Conservation Commission
Planning Board ✓
Town Planner

FROM: Board of Appeals

DATE: August 2, 2022

RE: Attached Modification for LeBaron Comprehensive Permit

Attached please find a copy of the modification plan for LeBaron Residential, LLC, which has been submitted to the Board of Appeals. The hearing for this petition will be held on August 18, 2022.

Please review and forward any concerns your Board may have regarding this petition to the Board of Appeals, if possible, no later than Monday, August 15, 2022.

Thank you.

#4a

One Lakeville Business Park
Suite 1A
Lakeville, MA 02347

Tel (508) 946-0066
Fax (508) 946-4474
E-Mail: rjmather@rjmatherlaw.com

Date: July 25, 2022

M. John Olivieri, Chairman
Town of Lakeville
Zoning Board of Appeals
346 Bedford Street
Lakeville, MA 02347

Re: LeBaron Residential, LLC
Modification of Comprehensive Permit

NOTICE OF PROJECT CHANGE

Dear Mr. Olivieri and Board Members:

I am writing as attorney for The Residences at LeBaron Hills, LLC. Reference is made to Town of Lakeville Zoning Board of Appeals Comprehensive Permit entitled "Decision on Comprehensive Permit Application" LeBaron Residential LLC dated June 17, 2004, issued pursuant to M.G.L. Chapter 40B, Sections 20 to 23, as modified ("the Comprehensive Permit").

My client is seeking further modification to the Comprehensive Permit as follows:

1. Modify Phase 3 to reduce the number of single-family dwellings from 77 to 74.
2. Modify Phase 5 to add three ten (10) unit buildings and one five (5) unit building.
3. Add additional parcels of land on Fern Ave to the Comprehensive Permit.
4. To change the existing emergency only access from Fern Ave. to full access to the development.
5. To allow the construction of Phase 6 which will consist of three (3) thirty six (36) unit four (4) story buildings, with elevators.
6. To increase the total number of units from 386 to 419.

RECEIVED
JUL 26 2022
BOARD OF APPEALS

This notice is being provided pursuant to 760 CMR 56.05(11)(a). Pursuant to these regulations, the Board shall first determine within twenty (20) days whether these changes are substantial in accordance with 760 CMR 56.05(11)(c) and (d). If it is determined that they are insubstantial changes, or if notice is not provided to the applicant to the contrary within such twenty (20) day period, the Comprehensive Permit shall be deemed modified to incorporate the changes. The above process does not require a public hearing. A public hearing would be required if you determine that the changes are substantial changes, and if so, and pursuant to the aforesaid regulations, a public hearing is to be held within thirty (30) days. **Please note that the Applicant concedes that the proposed changes are "substantial" and waives the right to request the Board to determine that the changes are "insubstantial".**

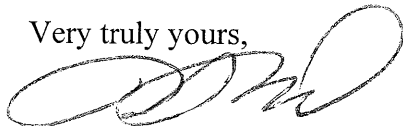
Enclosed herewith please find seventeen (17) copies of plans from Outback Engineering Inc. which show the modifications to Phase 3 and Phase 5 and the addition of Phase 6, as outlined above.

Enclosed please find a check payable to the Town of Lakeville in the amount of \$2,825.00 representing the filing fee of \$350.00 plus \$75.00 per unit for the additional requested 33 units. Please let me know when this hearing will be scheduled.

If you have any questions, please feel free to contact me.

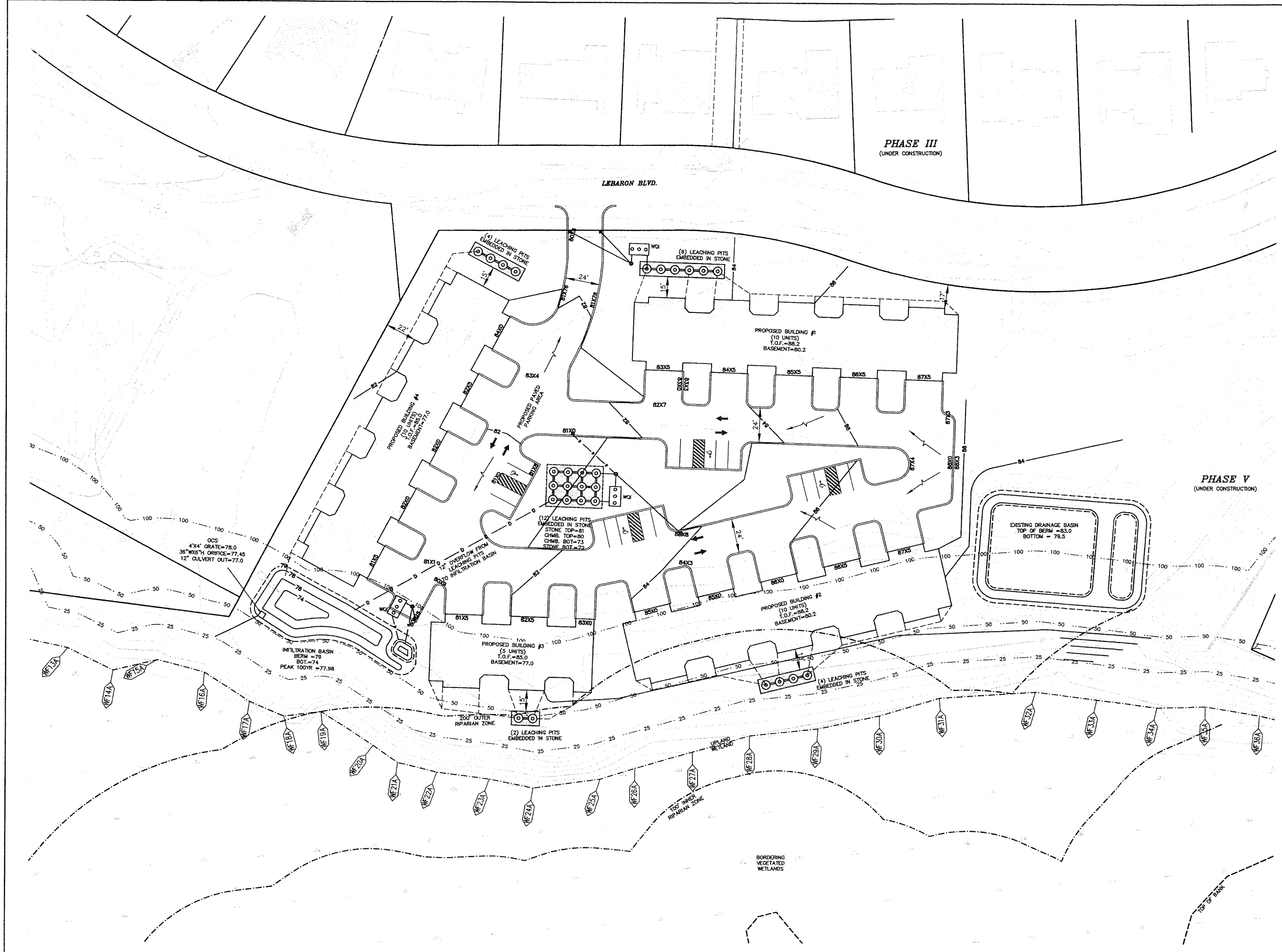
Thank you!

Very truly yours,



Robert J. Mather, Esq.

#40



PHASE III
(UNDER CONSTRUCTION)

LEBARON BLVD.

PHASE V
(UNDER CONSTRUCTION)

LEGEND

- MAJOR CONTOUR
- MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- TOP OF BANK
- WETLAND LINE
- 25' BUFFER
- 50' BUFFER
- 100' BUFFER



APPLICANT
 THE RESIDENCES AT LEBARON HILLS, LLC
 32 NORFOLK AVENUE
 SOUTH EASTON, MA 02375
 ASSESSORS MAP: 26 BLOCK: 3 LOT: 10-15C
 ASSESSORS MAP: 26 BLOCK: 3 LOT: 10A

**PHASE 5
 MODIFICATION PLAN**
**"THE RESIDENCES AT
 LEBARON HILLS"**

LAKEVILLE
 MASSACHUSETTS

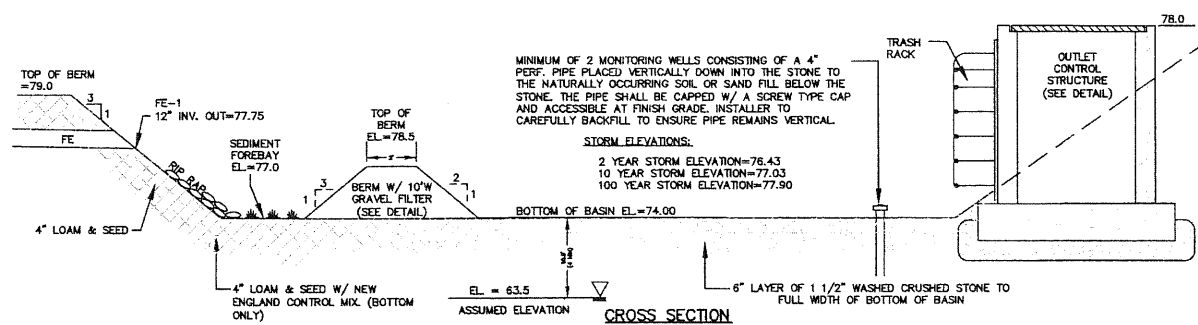


165 EAST GROVE STREET
 MIDDLEBOROUGH, MA 02346
 TEL: (508)-946-9231
 FAX: (508)-947-8873
 www.outback-eng.com

DATE: MARCH 17, 2022
 DRAWN BY: J.E.Y. CHECKED BY: J.A.Y.
 SCALE: 1"=30' SHEET 1 OF 3

0' 30' 60' 90'

OE-1865E



CROSS SECTION
INFILTRATION BASIN WITH OUTLET CONTROL STRUCTURE

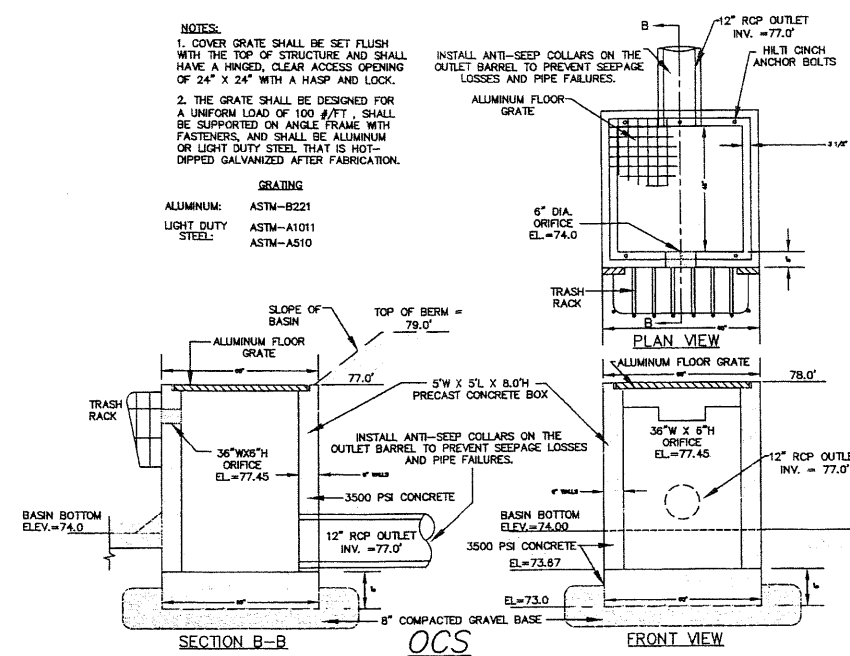
NOT TO SCALE
EXISTING TOP, SUBSOIL, AND ANY UNSUITABLE SOILS BENEATH INFILTRATION BASIN (EXCLUDING SEDIMENT FOREBAY) TO BE REMOVED TO A DEPTH OF NATURALLY OCCURRING PERVIOUS SOIL AND REPLACED WITH CLEAN WASHED SAND TO THE DEPTH REQUIRED. DESIGN ENGINEER TO INSPECT OPEN HOLE PRIOR TO PLACEMENT OF SAND.

INFILTRATION BASIN NOTES:
THE CONTRACTOR IS CAUTIONED THAT THE INFILTRATION BASIN IS DESIGNED TO INFILTRATE/RECHARGE STORMWATER PRIMARILY THROUGH THE BOTTOM OF THE BASIN. CONSTRUCTION TECHNIQUES THAT WOULD POTENTIALLY DIMINISH THE FILTRATION CAPACITY OF THE UNDERLYING SOILS ARE TO BE AVOIDED. COMPACTION AND SILTATION OF THE BASIN DURING CONSTRUCTION IS PROHIBITED.

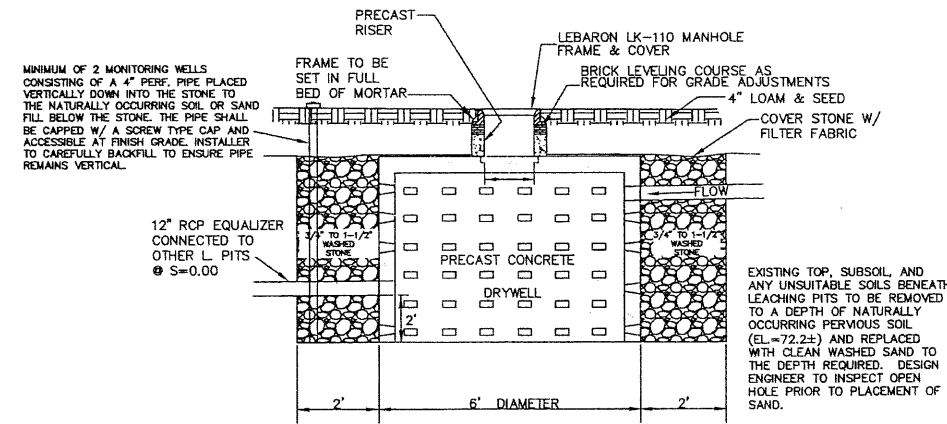
- A.) DO NOT UTILIZE ANY PORTION OF THE BASIN FLOOR AS A HAUL ROAD FOR MATERIAL AND HEAVY EQUIPMENT.
- B.) DO NOT COMPACT SOILS IN THE BASIN FLOOR.
- C.) DO NOT PLACE GRAVEL OR OTHER MATERIALS TO STABILIZE THE BASIN FLOOR FOR CONSTRUCTION VEHICULAR TRAVEL ACCESS.
- D.) STRICT COMPLIANCE WITH THE EROSION CONTROL PLAN AND THE STORMWATER OPERATIONS AND MAINTENANCE PLAN IS NECESSARY.
- E.) BASIN CONSTRUCTION SHALL OCCUR AT THE EARLY STAGES OF THE PROJECT CONSTRUCTION SO THAT THEY ARE FULLY VEGETATED AND STABILIZED PRIOR TO RECEIVING STORMWATER.
- F.) DESIGN ENGINEER TO INSPECT BOTTOM OF BASIN PRIOR TO PLACEMENT OF STONE.
- G.) RIP-RAP IN THE BOTTOM OF THE BASIN TO BE PLACED, NOT DUMPED, DO NOT COMPACT.
- H.) DO NOT USE THE INFILTRATION BASIN AS A TEMPORARY SEDIMENT BASIN OR DE-WATERING BASIN.

NOTES:
1. COVER GRATE SHALL BE SET FLUSH WITH THE TOP OF STRUCTURE AND SHALL HAVE A HINGED, CLEAR ACCESS OPENING OF 24" X 24" WITH A HASP AND LOCK.
2. THE GRATE SHALL BE DESIGNED FOR A UNIFORM LOAD OF 100 #/FT². SHALL BE SUPPORTED ON ANGLE FRAME WITH FASTENERS, AND SHALL BE ALUMINUM OR LIGHT DUTY STEEL THAT IS HOT-DIPPED GALVANIZED AFTER FABRICATION.

GRATING
ALUMINUM: ASTM-B221
LIGHT DUTY STEEL: ASTM-A1011
ASTM-A510



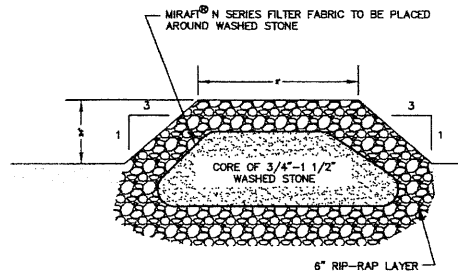
SECTION B-B **OCS** **FRONT VIEW**



SECTION
LEACHING PIT DETAIL

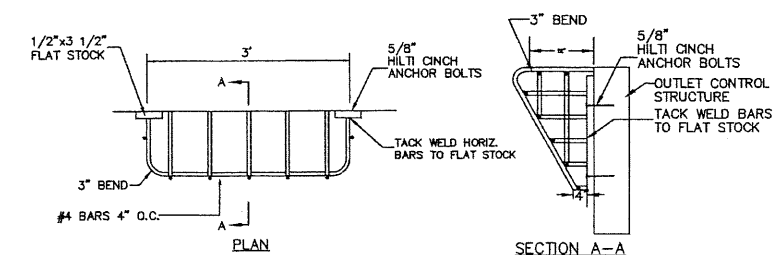
NOT TO SCALE

- NOTES:**
1. L. PITS SHALL BE LOCATED 10' O.C. MINIMUM.
 2. OBSERVATION WELLS TO BE LOCATED WITHIN THE LEACHING PIT FIELD AND ACCESSIBLE AT FINAL GRADE.
 3. FILTER FABRIC OR CRUSHED STONE SHALL BE PLACED UNDER FIRST ROW OF PITS TO PREVENT SOIL SCOUR.
 4. SEE PLAN FOR LOCATION AND SIZE OF INDIVIDUAL L. PITS



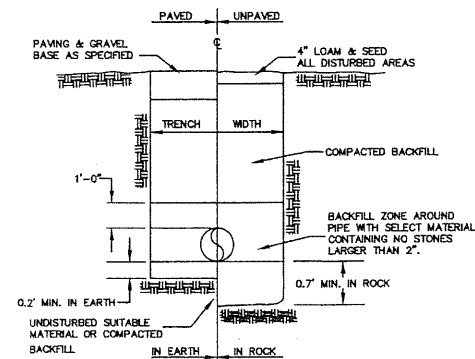
GRAVEL FILTER DETAIL

NOT TO SCALE



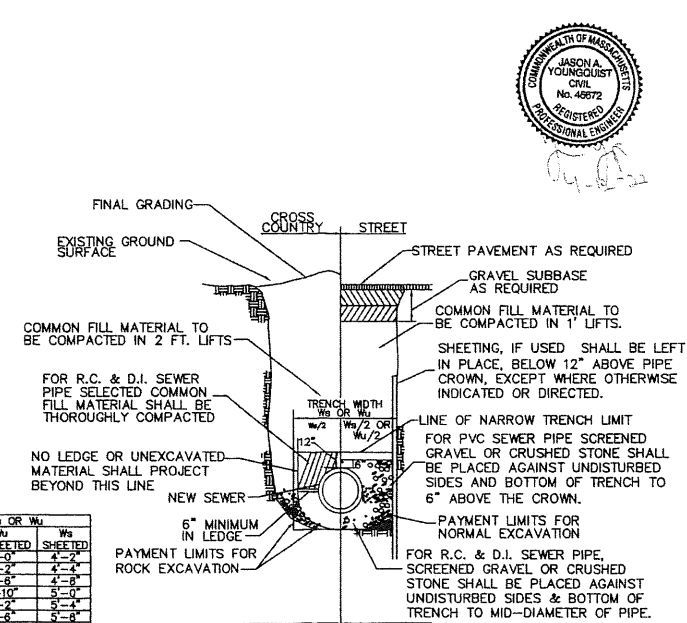
TRASH RACK

NOT TO SCALE



UTILITY TRENCH

NOT TO SCALE



SEWER TRENCH SECTION

NOT TO SCALE

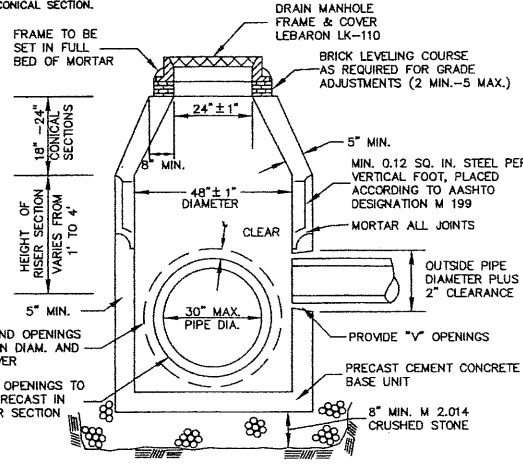
NOTE:
TRENCHES LOCATED ON THE ROAD SHOULDER SHALL BE TREATED THE SAME AS STREET EXCEPT FOR PAVING

DIAMETER OF PIPE D	TRENCH WIDTH Ws OR Wt	
	UN-SHEEDED	SHEEDED
12" AND SMALLER	3'-0"	4'-0"
15"	3'-0"	4'-0"
18"	3'-6"	4'-6"
21"	3'-10"	5'-0"
24"	4'-2"	5'-4"
27"	4'-6"	5'-8"
30"	4'-10"	6'-2"
36"	5'-6"	6'-8"
42"	6'-2"	7'-4"
48"	6'-10"	8'-0"

TRENCH WIDTH DATA

NOTE:
FOR DOUBLE GRATED C.B.'S USE PRECAST MANUFACTURER'S STANDARD FOR DOUBLE GRATED CONICAL SECTION.

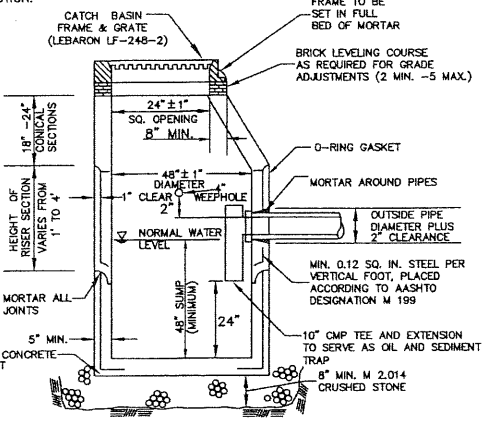
FRAMES AND GRATES:
SINGLE GRATE: LEBARON LF-248-2
DOUBLE GRATE: LEBARON LV248-2 (4 FLANGE)



PRECAST CONCRETE DRAIN MANHOLE

NOT TO SCALE

NOTE:
FOR DOUBLE GRATED C.B.'S USE PRECAST MANUFACTURER'S STANDARD FOR DOUBLE GRATED CONICAL SECTION.



PRECAST CONCRETE CATCH BASIN

NOT TO SCALE



APPLICANT
THE RESIDENCES AT LEBARON HILLS, LLC
32 NORFOLK AVENUE
SOUTH EASTON, MA 02375
ASSESSORS MAP: 26 BLOCK: 3 LOT: 10A
ASSESSORS MAP: 26 BLOCK: 3 LOT: 10A

PHASE 5 MODIFICATION PLAN

"THE RESIDENCES AT LEBARON HILLS"

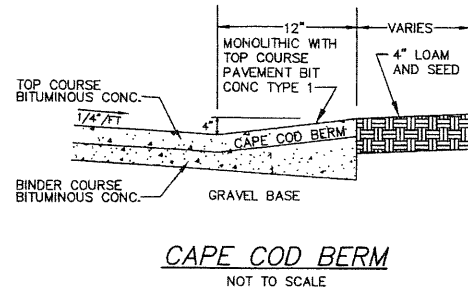
LAKEVILLE MASSACHUSETTS



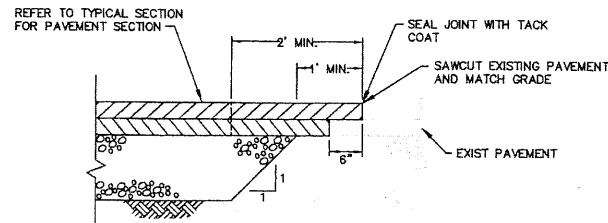
165 EAST GROVE STREET
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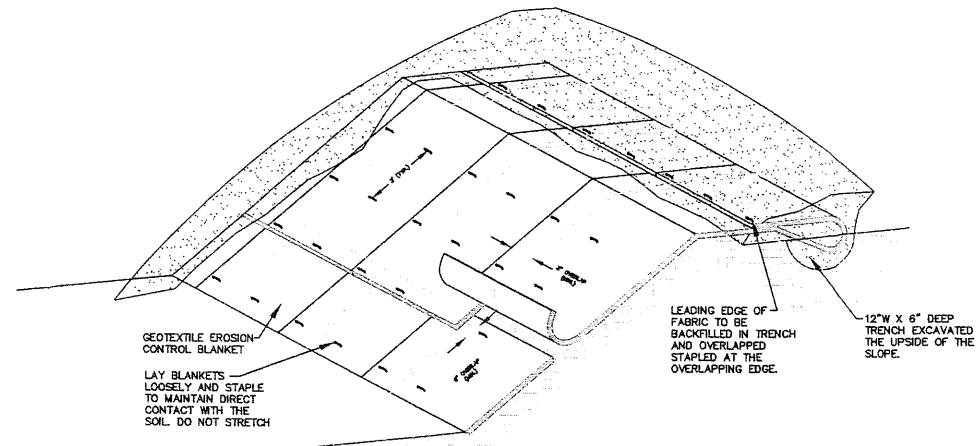
OE-1865E



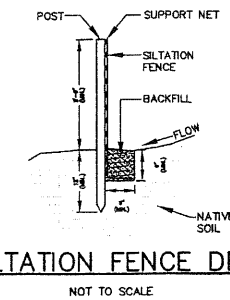
CAPE COD BERM
NOT TO SCALE



PAVEMENT MATCHING DETAIL
NOT TO SCALE

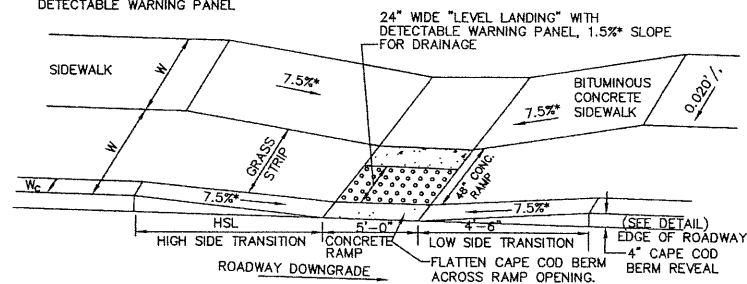


GEOTEXTILE EROSION CONTROL BLANKET
NOT TO SCALE

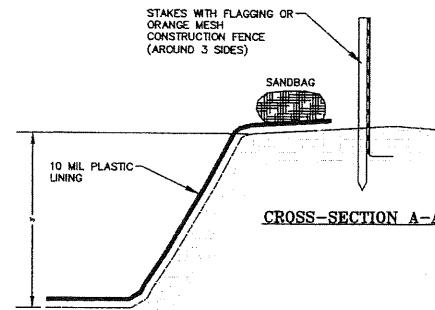


SILTATION FENCE DETAIL
NOT TO SCALE

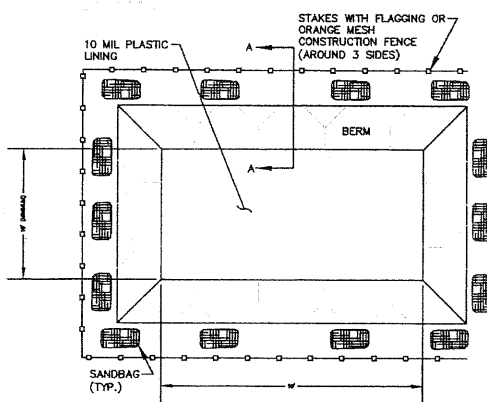
WHEELCHAIR RAMP LEGEND
HSL=HIGH SIDE TRANSITION LENGTH (SEE M/E 107.9.0)
W=SIDEWALK LENGTH
W=CURB WIDTH
±=TOLERANCE FOR CONSTRUCTION ±0.5%
USABLE SIDEWALK WIDTH PER AAB IS NOT TO BE LESS THAN 4'-0"
SEE M/E 107.6.5R FOR DETAILS OF DETECTABLE WARNING PANEL



WHEELCHAIR RAMP DETAIL
NOT TO SCALE

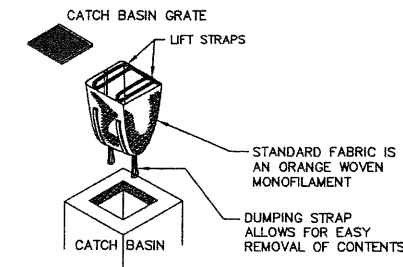


CROSS-SECTION A-A



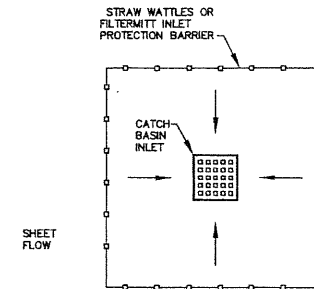
BELOW GRADE CONCRETE WASHOUT PIT
NOT TO SCALE

ALTERNATIVE: UTILIZE 10 MIL LINER ABOVE GRADE W/ RAISED EDGES USING FILLED BERM AND SAND BAGS



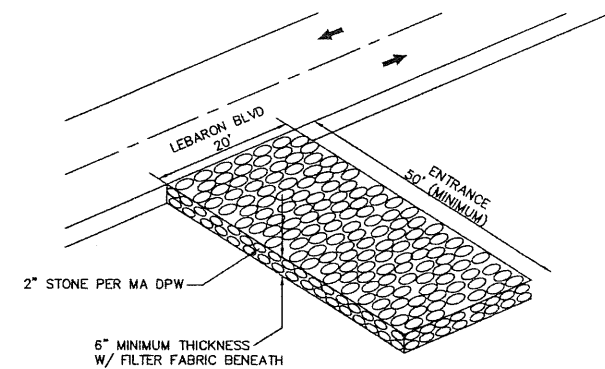
DANDY SACK® SILT SACK
BY MIRAEI
NOT TO SCALE

NOTE: SILT SACKS TO BE INSTALLED AT CATCH BASINS ONLY AFTER ROAD IS CONSTRUCTED TO BASE COURSE PAVEMENT

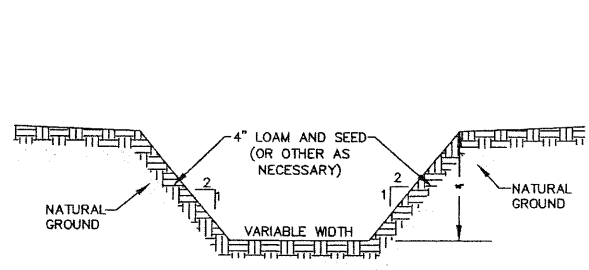


STORM DRAIN INLET PROTECTION
NOT TO SCALE

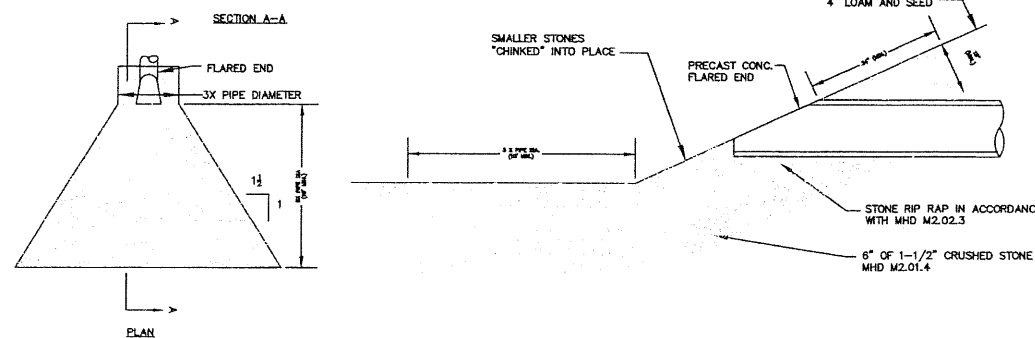
NOTES:
1) FILTERMATT SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATH.
2) FILTERMATT OR OTHER TO BE INSTALLED PER DETAIL SPECIFICATIONS.



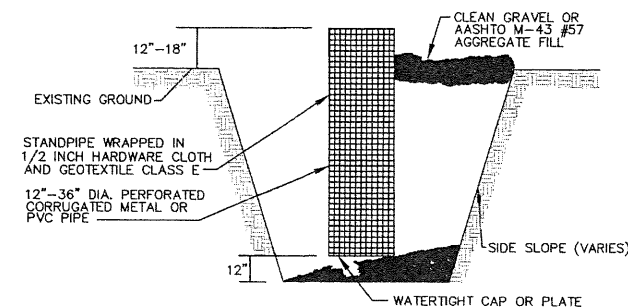
TEMPORARY SITE CONSTRUCTION ENTRANCE PAD
N.T.S.



TEMPORARY DIVERSION BERM/SWALE DETAIL
NOT TO SCALE
CONTRACTOR SHALL STABILIZE AS NECESSARY USING RIP RAP, CRUSHED STONE, EROSION CONTROL BLANKETS, AND/OR LOAM & SEED



FLARED END W/RIP-RAP DETAIL
NOT TO SCALE



CONSTRUCTION DEWATERING SUMP PIT DETAIL
NOT TO SCALE

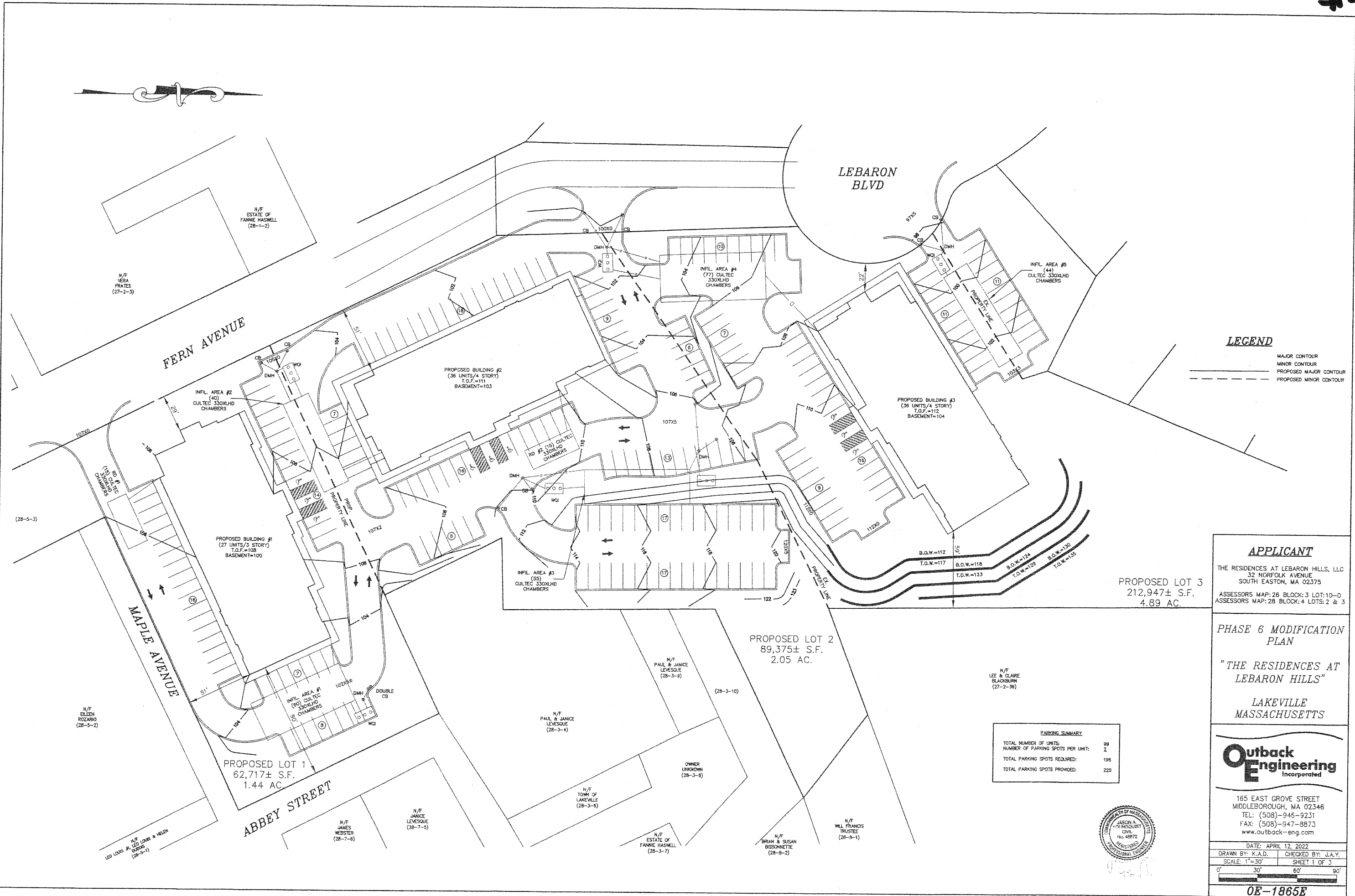
NOTE: IN LOCATIONS WHERE DEWATERING IS REQUIRED, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING SUMP PIT IN ACCORDANCE WITH THE DETAIL PROVIDED. TO PREVENT THE MIGRATION OF SILT AND SEDIMENT, THE CONTRACTOR SHALL FIT THE DISCHARGE END OF THE PUMP HOSE WITH A COMPOSITE SOCK AND ALL FLOW SHALL BE DISCHARGED INTO A SEDIMENT CONTROL TRAP PRIOR TO CONVEYANCE INTO THE STORM DRAIN SYSTEM. THE SEDIMENT CONTROL TRAP SHALL BE CONSTRUCTED UTILIZING AN ENCLOSED AREA OF SILT FENCE AND/OR FILTERMATT IN ACCORDANCE WITH THE DETAIL SHOWN. SEDIMENT TRAPS SHALL BE PLACED IN UPLAND AREAS ONLY AWAY FROM WETLANDS.

APPLICANT
THE RESIDENCES AT LEBARON HILLS, LLC
32 NORFOLK AVENUE
SOUTH EASTON, MA 02375
ASSESSORS MAP: 26 BLOCK: 3 LOT: 10A-15C
ASSESSORS MAP: 26 BLOCK: 3 LOT: 10A

PHASE 5 MODIFICATION PLAN
"THE RESIDENCES AT LEBARON HILLS"
LAKEVILLE MASSACHUSETTS

Outback Engineering Incorporated
165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
FAX: (508)-947-8873
www.outback-eng.com

DATE: MARCH 17, 2022
DRAWN BY: J.E.Y. CHECKED BY: J.A.Y.
SCALE: 1"=30' SHEET 3 OF 3
0' 30' 60' 90'
OE-1865E



LEGEND
 MAJOR CONTOUR
 MINOR CONTOUR
 PROPOSED MAJOR CONTOUR
 PROPOSED MINOR CONTOUR

PROPOSED LOT 3
 212,947± S.F.
 4.89 AC.

PROPOSED LOT 2
 89,375± S.F.
 2.05 AC.

PROPOSED LOT 1
 62,717± S.F.
 1.44 AC.

PARKING SUMMARY

TOTAL NUMBER OF UNITS:	99
NUMBER OF PARKING SPOTS PER UNIT:	2
TOTAL PARKING SPOTS REQUIRED:	198
TOTAL PARKING SPOTS PROVIDED:	220

APPLICANT
 THE RESIDENCES AT LEBARON HILLS, LLC
 32 NORFOLK AVENUE
 SOUTH EASTON, MA 02375
 ASSESSORS MAP: 26 BLOCK: 3 LOT: 10-D
 ASSESSORS MAP: 28 BLOCK: 4 LOTS: 2 & 3

PHASE 6 MODIFICATION PLAN
 "THE RESIDENCES AT LEBARON HILLS"
 LAKEVILLE MASSACHUSETTS

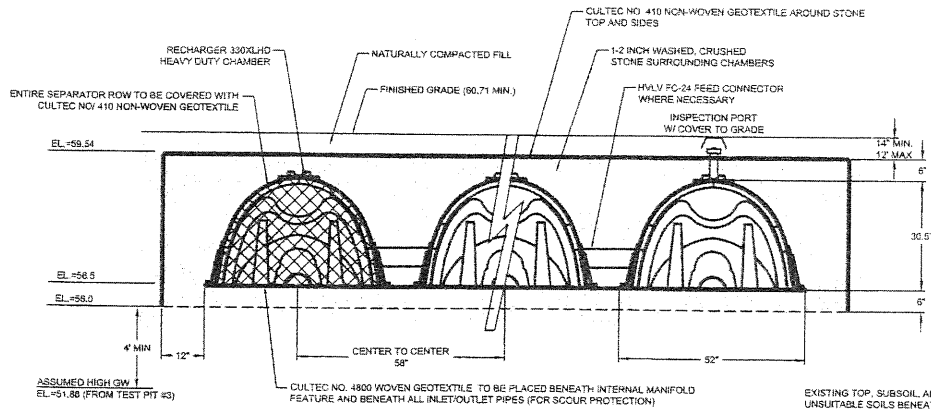


165 EAST GROVE STREET
 MIDDLEBOROUGH, MA 02346
 TEL: (508)-945-9231
 FAX: (508)-947-8873
 www.outback-eng.com



DATE: APRIL 12, 2022
 DRAWN BY: K.A.D. CHECKED BY: J.A.Y.
 SCALE: 1"=30' SHEET 1 OF 3

0' 30' 60' 90'
OE-1865E

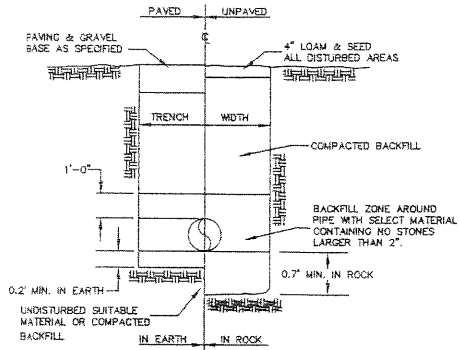


CULTEC CHAMBER FIELD DETAIL
NOT TO SCALE

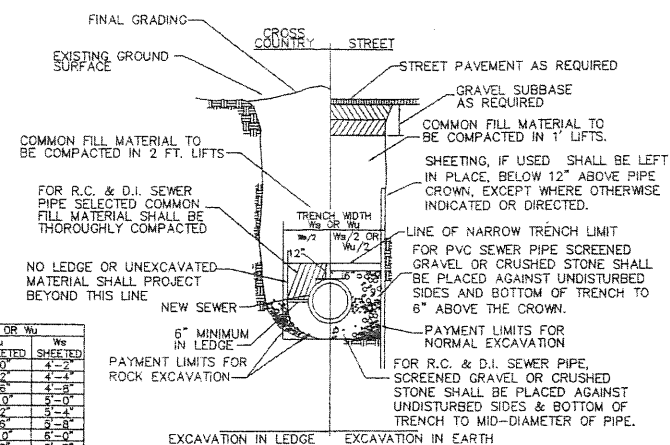
INFL. AREA	BOT. STONE	BOT. CHAMBER	TOP CHAMBER	TOP STONE	FINISHED GRADE
#1	94.5	95.0	97.54	98.04	102.5±(MIN.)
#2	97.43	97.93	100.5	100.97	105.5±(MIN.)
#3	101.1	101.6	104.2	104.7	118.0± (MIN.)
#4	92.33	92.83	95.4	95.9	102.5± (MIN.)
#5	90.0	90.5	93.04	93.54	99.5± (MIN.)
#D1	101.2	101.7	104.3	104.8	105.6± (MIN.)
#D2	105.5	106.0	108.5	109.0	110.0± (MIN.)

ELEVATION SCHEDULE

EXISTING TOP, SUBSOIL AND ANY UNSUITABLE SOILS BENEATH LEACHING PITS TO BE REMOVED TO A DEPTH OF NATURALLY OCCURRING PERVIOUS SOIL AND REPLACED WITH CLEAN WASHED SAND TO THE DEPTH REQUIRED. DESIGN ENGINEER TO INSPECT OPEN HOLE PRIOR TO PLACEMENT OF SAND.



UTILITY TRENCH
NOT TO SCALE



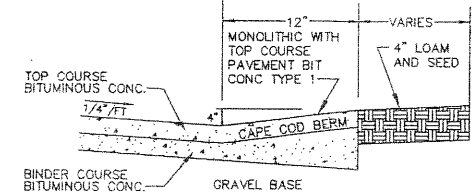
SEWER TRENCH SECTION
NOT TO SCALE

DIAMETER OF PIPE D	TRENCH WIDTH W _u OR W _s	
	UNSHEETED	SHEETED
12" AND SMALLER	3'-0"	4'-2"
15"	3'-2"	4'-4"
18"	3'-6"	4'-8"
21"	3'-10"	5'-0"
24"	4'-2"	5'-4"
27"	4'-6"	5'-8"
30"	4'-10"	6'-0"
36"	5'-8"	6'-8"
42"	6'-2"	7'-4"
48"	6'-10"	8'-0"

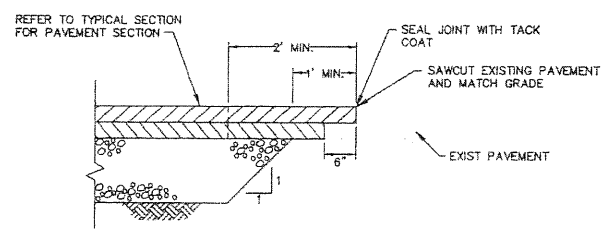
TRENCH WIDTH DATA

NOTE: TRENCHES LOCATED ON THE ROAD SHOULDER SHALL BE TREATED THE SAME AS STREET EXCEPT FOR PAVING

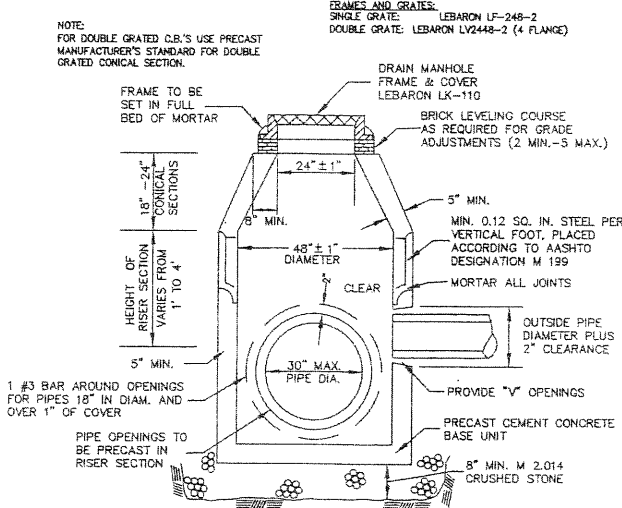
- NOTES:**
1. L. PITS SHALL BE LOCATED 10' O.C. MINIMUM.
 2. 2 OBSERVATION WELLS TO BE LOCATED WITHIN THE LEACHING PIT FIELD AND ACCESSIBLE AT FINAL GRADE.
 3. FILTER FABRIC OR CRUSHED STONE SHALL BE PLACED UNDER FIRST ROW OF PITS TO PREVENT SOIL SCOUR.
 4. SEE PLAN FOR LOCATION AND SIZE OF INDIVIDUAL L. PITS



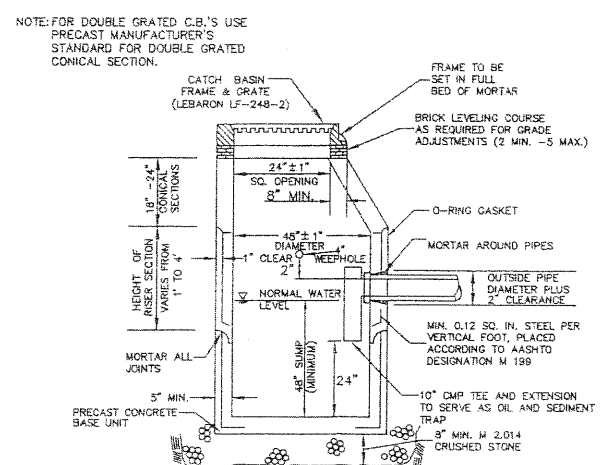
CAPE COD BERM
NOT TO SCALE



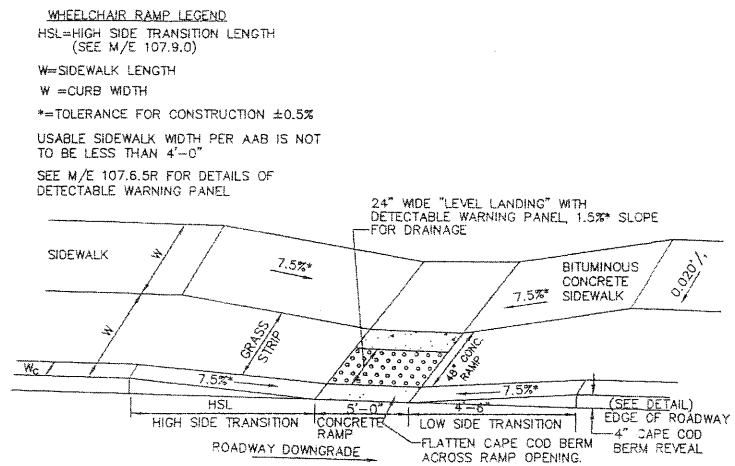
PAVEMENT MATCHING DETAIL
NOT TO SCALE



PRECAST CONCRETE DRAIN MANHOLE
NOT TO SCALE



PRECAST CONCRETE CATCH BASIN
NOT TO SCALE



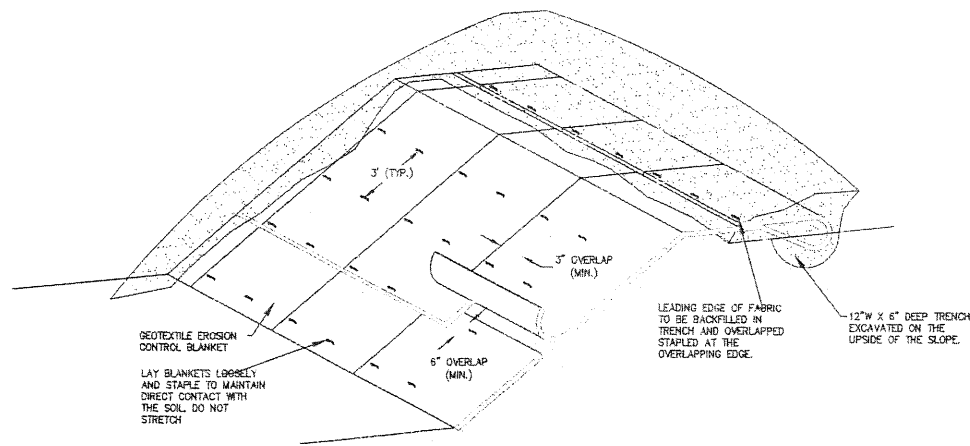
WHEELCHAIR RAMP DETAIL
NOT TO SCALE

APPLICANT
THE RESIDENCES AT LEBARON HILLS, LLC
32 NORFOLK AVENUE
SOUTH EASTON, MA 02375
ASSESSORS MAP: 26 BLOCK: 3 LOT: 10-15C
ASSESSORS MAP: 26 BLOCK: 3 LOT: 10A

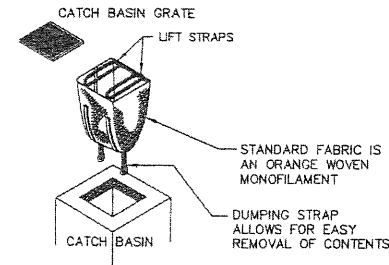
PHASE 6 MODIFICATION PLAN
"THE RESIDENCES AT LEBARON HILLS"
LAKEVILLE MASSACHUSETTS

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165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
FAX: (508)-947-8873
www.outback-eng.com

DATE: APRIL 12, 2022
DRAWN BY: K.A.D. CHECKED BY: J.A.Y.
SCALE: 1"=30' SHEET 2 OF 3
0' 30' 60' 90'
OE-1865E

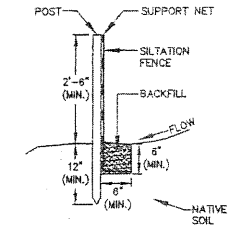


GEOTEXTILE EROSION CONTROL BLANKET
NOT TO SCALE

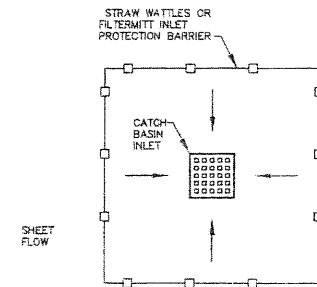


DANDY SACK® SILT SACK
BY MIRAF
NOT TO SCALE

NOTE: SILT SACKS TO BE INSTALLED AT CATCH BASINS ONLY AFTER ROAD IS CONSTRUCTED TO BASE COURSE PAVEMENT



SILTATION FENCE DETAIL
NOT TO SCALE



STORM DRAIN INLET PROTECTION
NOT TO SCALE

NOTES:
1) FILTERMATT SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATH.
2) FILTERMATT OR OTHER TO BE INSTALLED PER DETAIL SPECIFICATIONS.



APPLICANT

THE RESIDENCES AT LEBARON HILLS, LLC
32 NORFOLK AVENUE
SOUTH EASTON, MA 02375
ASSESSORS MAP: 26 BLOCK: 3 LOT: 10-15C
ASSESSORS MAP: 26 BLOCK: 3 LOT: 10A

PHASE 6 MODIFICATION PLAN

"THE RESIDENCES AT LEBARON HILLS"

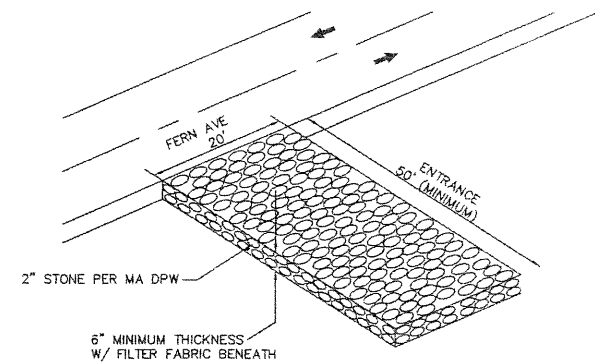
LAKEVILLE MASSACHUSETTS



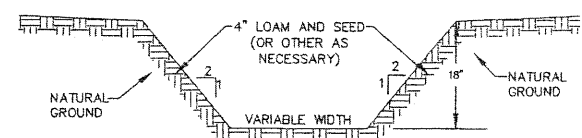
165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-945-9231
FAX: (508)-947-8873
www.outback-eng.com

DATE: APRIL 12, 2022
DRAWN BY: K.A.D. CHECKED BY: J.A.Y.
SCALE: 1"=30' SHEET 3 OF 3

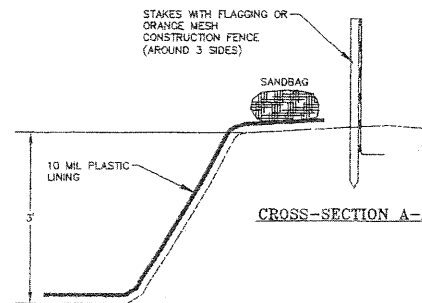
0' 30' 60' 90'
OE-1865E



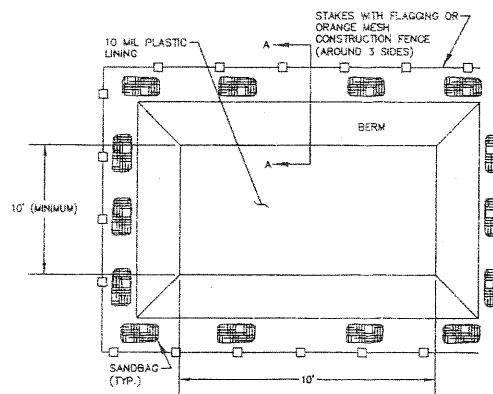
TEMPORARY SITE CONSTRUCTION ENTRANCE PAD
N.T.S.



TEMPORARY DIVERSION BERM/SWALE DETAIL
NOT TO SCALE
CONTRACTOR SHALL STABILIZE AS NECESSARY USING RIP RAP, CRUSHED STONE, EROSION CONTROL BLANKETS, AND/OR LOAM & SEED

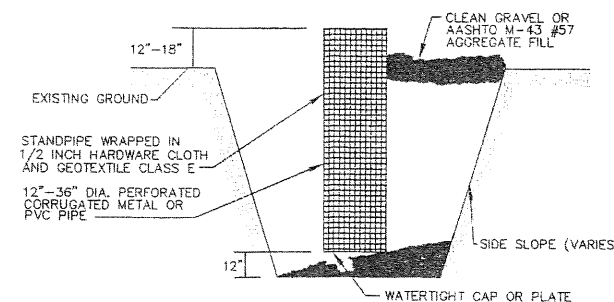


CROSS-SECTION A-A



PLAN VIEW
BELOW GRADE CONCRETE WASHOUT PIT
NOT TO SCALE

ALTERNATIVE:
UTILIZE 10 MIL LINER ABOVE GRADE W/ RAISED EDGES USING FILLED BERM AND SAND BAGS



CONSTRUCTION DEWATERING SUMP PIT DETAIL
NOT TO SCALE

NOTE: IN LOCATIONS WHERE DEWATERING IS REQUIRED, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING SUMP PIT IN ACCORDANCE WITH THE DETAIL PROVIDED. TO PREVENT THE MIGRATION OF SILT AND SEDIMENT, THE CONTRACTOR SHALL FIT THE DISCHARGE END OF THE PUMP HOSE WITH A COMPOSITE SOCK AND ALL FLOW SHALL BE DISCHARGED INTO A SEDIMENT CONTROL TRAP PRIOR TO CONVEYANCE INTO THE STORM DRAIN SYSTEM. THE SEDIMENT CONTROL TRAP SHALL BE CONSTRUCTED UTILIZING AN ENCLOSED AREA OF SILT FENCE AND/OR FILTERMATT IN ACCORDANCE WITH THE DETAIL SHOWN. SEDIMENT TRAPS SHALL BE PLACED IN UPLAND AREAS ONLY AWAY FROM WETLANDS.

Guidelines for Calculating General Land Area Minimum

January 17, 2018

I: Introduction

The Comprehensive Permit Statute under M.G.L. Chapter 40B Sections 20-23 was adopted in 1969 by the Massachusetts Legislature to “address the shortage of low and moderate income housing in Massachusetts and to reduce regulatory barriers that impeded the development of such housing.” Subsequently, the Massachusetts Department of Housing and Community Development (DHCD) issued 760 CMR 56.00, which “set forth comprehensive standards and procedures” governing Comprehensive Permits, addressed the Subsidized Housing Inventory (SHI), and advanced the statutory purposes of M.G.L. Chapter 40B Sections 20-23 “by clarifying the procedures of the expedited review process, and by otherwise addressing recurring questions of interpretation.”

Section 56.03 of 760 CMR defines the methods for measuring progress toward local housing goals, and under sub-section 56.03 (3)(b), it defines the standards for calculating General Land Area Minimum.

By establishing standard methods, data sources, and formats for calculating General Land Area Minimum, these guidelines will produce applications that are transparent, reproducible, and comparable across communities. DHCD has issued these guidelines to increase fairness, improve the efficiency of the application review process, and to ensure consistency with the intent of the regulations.

II: The Regulations for General Land Area Minimum

760 CMR 56.03(3)(b) reads as follows:¹

General Land Area Minimum. For the purposes of calculating whether SHI Eligible Housing exists in the city or town on sites comprising more than 1½% of the total land area zoned for residential, commercial, or industrial use, pursuant to M.G.L. c. 40B, § 20:

1. Total land area shall include all districts in which any residential, commercial, or industrial use is permitted, regardless of how such district is designated by name in the city or town's zoning by law;
2. Total land area shall include all un-zoned land in which any residential, commercial, or industrial use is permitted;
3. Total land area shall exclude land owned by the United States, the Commonwealth or any political subdivision thereof, the Department of Conservation and Recreation or any state public authority, but it shall include any land owned by a housing authority and containing SHI Eligible Housing;
4. Total land area shall exclude any land area where all residential, commercial, and industrial development has been prohibited by restrictive order of the Department of Environmental Protection pursuant to M.G.L. c. 131, § 40A. No other swamps, marshes, or other wetlands shall be excluded;
5. Total land area shall exclude any water bodies;
6. Total land area shall exclude any flood plain, conservation or open space zone if said zone completely prohibits residential, commercial and industrial use, or any similar zone where residential, commercial or industrial use are completely prohibited.
7. No excluded land area shall be counted more than once under the above criteria.

Only sites of SHI Eligible Housing units inventoried by the Department or established according to 760 CMR 56.03(3)(a) as occupied, available for occupancy, or under permit as of the date of the Applicant's initial submission to the Board, shall be included toward the 1½% minimum. For such sites, that proportion of the site

¹ This is a transcription of the regulations; other sections of these guidelines refer to 1½% as 1.5%, capitalize “Total Land Area,” and use other modifications that are intended to clarify the guidelines and make them easier to read.

area shall count that is occupied by SHI Eligible Housing units (including impervious and landscaped areas directly associated with such units).

III: Overview

These guidelines are intended to provide municipal Boards of Appeals and prospective Comprehensive Permit Applicants a clear understanding of the process for calculating General Land Area Minimum. Accompanying these guidelines are two appendices:

- Appendix A: Technical Instructions – How to perform the General Land Area Minimum calculation using Geographic Information Systems (GIS) software, along with information on the data, documentation, and file formats that must be included in the submittal.
- Appendix B: Example Calculation – A step-by-step example of the calculation and submittal requirements based on a fictional municipality.

These guidelines also provide a mechanism for Boards of Appeals to request statistics on the acreage occupied by qualifying Group Homes. As the confidentiality of group home addresses is protected by law (including the Health Insurance Portability and Accountability Act (HIPAA) and state privacy law²), and as DHCD does not have access to these addresses, DHCD has established a process through which addresses may be furnished by DDS and DMH to MassGIS on a confidential basis so that the acreage occupied by these homes can be calculated by MassGIS and provided to a municipality that has indicated its intent to invoke the General Land Area Minimum Safe Harbor in response to a Comprehensive Permit application pursuant to 760 CMR 56.03.

DHCD encourages municipalities that believe they may be eligible to invoke the General Land Area Minimum Safe Harbor to review these guidelines to determine what types of research activities, data updating, and analysis will be needed to invoke this Safe Harbor. However, because both the total land area includable in the denominator and the sites of SHI Eligible Housing units includable in the numerator may change over time, whether a municipality may invoke the General Land Area Minimum Safe Harbor in response to a particular Comprehensive Permit application must be determined contemporaneously with the filing of the application. Accordingly, consistent with DHCD regulations, a municipality may not seek a DHCD determination as to whether it has achieved the General Land Area Minimum Safe Harbor outside the context of a particular Comprehensive Permit application. DHCD will not issue advisory determinations.

Section IV: Getting Started

When a municipal Board is considering calculating General Land Area Minimum to see if the municipality is eligible to invoke this Safe Harbor, the Board's first step should be to email DHCD at dhcdglam@MassMail.State.MA.US email address to request the most current official SHI Detail List. DHCD will provide the SHI Detail list within fifteen (15) calendar days. In addition, Boards that anticipate invoking the Safe Harbor in the context of an anticipated Comprehensive Permit application may wish to request a Group Homes Acreage Calculation (defined below) to be performed through MassGIS. Since privacy restrictions limit the ability of municipalities as well as DHCD to access information on Group Home addresses, the Group Homes Acreage Calculation would provide an important benefit to municipalities asserting the 1.5% safe harbor by creating a transparent, consistent and reliable mechanism for calculating group home acreage.

Upon receiving the SHI Detail List, the Board, with help from Town staff or a consultant if necessary, will need to match each SHI listing or portion thereof with a specific parcel and assessors records. This information will be required for MassGIS to accurately de-duplicate parcels that could be double-counted as containing both Group Homes and SHI-Eligible Housing units. To ensure adequate time for the Group Home Area Acreage Calculation to be performed prior to the Board's invocation of the General Land Area Minimum Safe Harbor, the Board must submit an SHI Sites Submission List with a preliminary notice within 21 days from receipt of a copy of the PEL application and with a notice within 7 days of an application for a Comprehensive Permit concerning the project for which the Board anticipates asserting the safe harbor per the instructions under Step 1 below.

² Note, e.g., *Hardiman v. Department of Developmental Services et al.*, Suffolk Superior Ct. No. 2014-01561-H (Mar. 3, 2016).

Section V: Definitions

Actively Maintained: Wooded or vegetated areas will be considered Actively Maintained if they require and receive care and maintenance on a regular basis, including tasks such as planting, seeding, pruning, trimming, watering, mowing, weeding, and irrigation.

Analyst: Personnel or contractor(s) performing the GIS calculations and assisting the Board with compiling necessary documentation for a municipality's General Land Area Minimum submittal.

Applicant: A developer that has filed a 40B Comprehensive Permit application with a municipality.

Board: A municipal Board of Appeals established pursuant to M.G.L. c. 40A, §12, and acting in its capacity to issue a Comprehensive Permit under the powers granted by M.G.L. c.40B, §§ 20 through 23.

Comprehensive Permit and Subsidized Housing Inventory Guidelines: The *Guidelines – M.G.L. c. 40B Comprehensive Permit Projects, Subsidized Housing Inventory*,³ issued by DHCD with respect to c. 40B, most recently updated December 2014, as they may be further updated from time to time. These guidelines are intended to supplement the Comprehensive Permit and Subsidized Housing Inventory Guidelines, which include additional definitions not included here. However, the definition of "Group Homes" included in these guidelines is intended to supersede the definition set forth in the December, 2014 version of the Comprehensive Permit and Subsidized Housing Inventory Guidelines.

Directly Associated Area: Landscaping maintained principally for the benefit of the residents of a development containing SHI Eligible Housing and impervious surfaces adjacent to such a development that may be included in the SHI-Eligible Area. The following features or facilities qualify as Directly Associated: lawns, Actively Maintained flower beds and vegetation, stormwater management facilities as defined in the MassDEP Massachusetts Stormwater Handbook⁴ including both conventional and low-impact BMPs (Best Management Practices), swimming pools, play structures, parking lots, parking structures, walkways, common areas, and recreational and community facilities, so long as those features or facilities are exclusively or principally intended for use by residents of the development containing SHI Eligible Housing units. Features that generally will not be considered Directly Associated include: (a) ballfields, (b) wetlands, (c) non-Actively Maintained wooded or vegetated areas that are not within required side, front, or rear yard dimensional requirements and not within 50 feet of a building footprint, any Excluded Areas, and not limiting the foregoing, lot area in excess of what would be required under the zoning ordinance or bylaw provisions generally applicable in the zoning district, including any applicable zoning overlay district provisions such as a Smart Growth Zoning District or Starter Home Zoning District under M.G.L. c. 40R, for the proposed number of SHI-Eligible Housing units.⁵ Notwithstanding the foregoing, if a development is an Open Space Residential Development developed without a Comprehensive Permit, then Publicly Restricted Open Space that is in private ownership may qualify as Directly Associated so long as the aggregate amount of such area does not exceed the amount of Unrestricted Open Space that would be required for the same number of SHI-Eligible Housing units under any minimum open space requirements of the zoning ordinance or bylaw if the proposed development were not developed as an Open Space Residential Development. The Board must support their assertions of what is Directly Associated with aerial photographs and in some cases additional documentation such as development plans, additional photography detailing site features, and information to demonstrate that wooded or vegetated areas are Actively Maintained. Due to the privacy-related limitations on sharing of Group Home acreage, DHCD has determined as a matter of policy that supportive documentation of Directly Associated Areas with respect to Group Homes will not be required. Instead, the calculation of Directly Associated Areas for Group Homes will be performed by MassGIS as part of the Group Homes Acreage Calculation.

³ <http://www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf>

⁴ <http://www.mass.gov/eea/agencies/massdep/water/regulations/massachusetts-stormwater-handbook.html>

⁵ For lots where the underlying zoning district is commercial or industrial, lot area in excess of what would be required under the highest density as-of-right residential zoning district or overlay district for the proposed number of SHI-Eligible Housing units generally will not be considered Directly Associated.

Excluded Area: Those portions of each municipality which may not count toward the Total Land Area, as defined in 760 CMR 56.03(3)(b) (e.g., water bodies, government land, land (zoned or unzoned) in which no residential, commercial or industrial use is permitted, and Previously Registered Inland Wetlands).

GIS (Geographic Information Systems): GIS is defined by MassGIS, as “a computer system capable of assembling, storing, manipulating, and displaying geographically referenced information (i.e. spatial data).”⁶ The state standard for GIS software is Esri ArcGIS and the guidelines herein outline a process for calculating General Land Area Minimum using Esri ArcGIS software.

Group Home: A long-term adult community-based home that is a:

- (a) Department of Developmental Services (“DDS”) or DDS Provider-operated residence offering on-going services and supports to individuals who need intervention with care, supervision, and skills training in activities of daily living, home management, and community integration in a certified or licensed home with paid supported living or supervised living supports; or
- (b) Department of Mental Health (“DMH”) or DMH contracted provider operated residence; that is licensed or certified by DMH for occupancy by DMH clients; and that provides supervised living supports to the DMH clients residing in the home.

Upon adoption of this guidance in final form, this definition will supersede the definition of “Group Home” included in DHCD’s Comprehensive Permit and Subsidized Housing Inventory Guidelines.

Group Homes Acreage Calculation: The Group Homes Acreage Calculation is a process by which the Board can request the acreage of SHI-eligible Group Homes in its municipality in order to invoke the General Land Area Minimum Safe Harbor in the context of a particular Comprehensive Permit application. The locations of Group Homes are required by law to be confidential. For the purposes of calculating General Land Area Minimum, it is not possible to determine the land area that Group Homes occupy based on the number listed in the Subsidized Housing Inventory. Accordingly, DHCD, DMH, DDS, and MassGIS have developed a proposed method for calculating the acreage that Group Homes occupy in a given municipality while maintaining confidentiality. As further specified under these guidelines, in response to a request by a Board intending to invoke the General Land Area Minimum Safe Harbor in the context of an anticipated Comprehensive Permit application, DMH and DDS will provide a list of Group Homes to MassGIS, which will address-match those residences and calculate the eligible area of the underlying parcels. In calculating the eligible area of the underlying parcels, for any parcel less than or equal to one-half acre in size, MassGIS will include the entire parcel area; for any parcel more than one-half acre in size, MassGIS will include all impervious or developed open space land cover categories (which includes lawn areas) within GIS, as well as all areas within 50 feet of a building footprint regardless of land cover category, but will exclude all other land cover categories. The resulting values would be totaled and the Board would be informed of the eligible Group Home acreage as further described under section 1.3 below. Since some Group Homes are located on parcels already identified on the SHI as SHI Sites that contain SHI Eligible Housing units (for example, multi-family developments in which one or more apartments are being used as Group Homes), the Board must provide a list of disaggregated and GIS-parcel matched SHI Sites to MassGIS so that these parcels can be removed from the Group Homes list before MassGIS produces the Group Homes Acreage Calculation to avoid double-counting.

MassGIS: The Office of Geographic Information within the Massachusetts Executive Office of Technology Services and Security.

Open Space Residential Development: A residential development in which the buildings and accessory uses are clustered together into one or more groups separated from adjacent property and other groups within the development by intervening publicly restricted open space. An open space residential development shall be permitted only on a plot of land of such minimum size as a zoning ordinance or by-law may specify which is divided into (i) building lots with dimensional control, density and use restrictions for such building lots varying from those otherwise permitted by the ordinance or by-law and (ii) publicly restricted open space.

⁶ <http://www.mass.gov/anf/research-and-tech/it-serv-and-support/application-serv/office-of-geographic-information-massgis/about-massgis/whatis.html>, accessed July 7, 2016.

Political Subdivision: For the purposes of these guidelines, Political Subdivisions are defined as the United States, the Commonwealth of Massachusetts, any State public authority, a municipality, or any other government entity. Land “owned by a political subdivision” includes publicly-owned tax exempt fee parcels (but not tax title properties) and publicly-owned rights-of-way, but for the purposes of the General Land Area Minimum calculation, does not include SHI-Eligible Area on housing authority-owned land.

Previously Registered Inland Wetlands: A small number of municipalities in Massachusetts contain wetlands that have been registered with the Commonwealth under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A.) The restrictive orders for these wetlands have been recorded at the Registry of Deeds in the counties in which they are located. The Massachusetts Department of Environmental Protection (MassDEP) lists applicable restrictive orders on its website.⁷ The regulations for General Land Area Minimum do not include restrictive orders on coastal wetlands. The list below identifies the sixteen communities known to MassDEP as having a restrictive order pursuant to M.G.L. c. 131, § 40A, the Inland Wetlands Restriction Act, along with the registration date of the restrictive order: Dedham 12/19/74 ; Dover 6/26/72; Eastham 6/30/75; Hingham 3/26/87; Marlborough 4/20/78; Millis 11/4/77; Needham 9/18/75; Newton 4/22/77; Norfolk 3/31/78; Orleans 11/30/76; Sandwich 3/10/80; Truro 3/18/76; Walpole 1/5/76, ; Waltham 3/30/76; Wellesley 11/10/71; Westwood 4/24/74.

Publicly Restricted Open Space: Open land in private ownership that is subject to a recorded use restriction enforceable by the city or town in perpetuity providing that such land shall be kept in an open or natural state and not be built for residential use or developed for accessory uses such as parking or roadway.

Safe Harbor: A Board’s decision to deny a Comprehensive Permit or grant a Comprehensive Permit with conditions must be upheld by the HAC if the Board can demonstrate that it has satisfied one of the methods to measure progress toward local affordable housing goals defined in 760 CMR 56.03. General Land Area Minimum is among these methods, which are also called safe harbors.

SHI (Subsidized Housing Inventory): The list compiled by DHCD containing the count of low or moderate income housing units, as well as other eligible housing units, by city or town. This list also includes the percentage of SHI Eligible Housing units in the municipality out of the total housing units counted during the most recent Decennial Census.

SHI Detail List: The SHI Detail List is an inventory maintained by DHCD, which enumerates all SHI Eligible Housing in the Commonwealth, along with the following information: the municipality, project names, addresses (other than confidential addresses such as Group Homes), the number of SHI Eligible Housing units, whether a comprehensive permit was used, when the term of affordability expires, the project’s tenure (ownership or rental), and agencies funding the project. The list requires some analysis and reformatting (described in Step 1) for use in the General Land Area Minimum calculation.

SHI-Eligible Area: The portion of each SHI Site that is occupied by SHI Eligible Housing units including impervious and landscaped areas Directly Associated with such units.

SHI Eligible Housing: Housing that is eligible to be counted on the SHI pursuant to 760 CMR 56.02 and section II.A of the Comprehensive Permit and Subsidized Housing Inventory Guidelines, and these guidelines.

SHI Sites: The parcels or portions thereof containing SHI Eligible Housing units.

SHI Sites Submission List: The list of disaggregated and parcel-matched SHI Sites to be provided by the Board in accordance with sections 1.1-1.3 below. If SHI Eligible Housing occupies multiple Assessors’ Parcels, the record is duplicated for each parcel and the SHI Eligible Housing units are allocated to individual parcels (*pro rata* or based on actual distribution) so as not to be double-counted.

Total Land Area: The portion of the municipality not covered by Excluded Areas (water bodies, government land, land (zoned or unzoned) in which no residential, commercial or industrial development is permitted, and certain registered wetlands.) This is the denominator for the General Land Area Minimum percentage calculation.

⁷ <http://www.mass.gov/eea/agencies/massdep/water/watersheds/communities-with-previously-registered-wetlands.html>

Unrestricted Open Space: The part or parts of a lot which are reserved for the use of occupants of a building which is used wholly, or in part, for residential purposes, as may be further defined in the provisions of a zoning ordinance or bylaw requiring minimum open space per lot or dwelling unit, and subject to minimum dimensions as prescribed in the zoning ordinance or bylaw.

Section VI: Submittal Requirements

DHCD requires all application materials to be submitted in specified electronic formats that will enable reviewers to validate the results. The Board must submit digital files showing the boundaries of Total Land Area, Excluded Areas, and the SHI-Eligible Area, and the individual components thereof. Submittals must use digital parcel data compliant with the state's Level 3 Digital Parcel Standard.⁸ If a municipality believes that digital parcel boundaries and/or resulting calculated area are incorrect, it may use surveyed⁹ boundaries to update the digital parcels, so long as it also provides the same for all adjacent parcels.¹⁰ Submittals that do not include documentation evidencing that the updated digital parcel data is compliant with the Level 3 standard as determined through MassGIS' quality assurance program and that the surveyed boundaries were surveyor stamped within the last year will be considered incomplete.¹¹ The Board must also provide accompanying tables with details on each SHI Site, including Directly Associated Areas. This data, along with maps and calculations, must be provided to the Applicant and DHCD within fifteen (15) days of the Board opening a hearing regarding the Comprehensive Permit filed by the Applicant.

The technical instructions and specifications of the guidelines reference Esri ArcGIS mapping software. Submittals must be Esri-compatible. Details regarding what must be included in the submittal are included in Appendix A.

⁸ <http://www.mass.gov/anf/research-and-tech/it-serv-and-support/application-serv/office-of-geographic-information-massgis/datalayers/13parcels.html>.

⁹ Survey meeting the minimum standard detail requirements for ALTA/ACSM land survey titles (see <http://www.malsce.org/malsce/file/20110223ALTAACSMLandTitleSurveyStandard2011.pdf>).

¹⁰ Municipalities are strongly encouraged to submit updated Level 3 parcel data to MassGIS at the earliest opportunity.

¹¹ Surveys must have been created or updated within the last year as evidenced by a surveyor stamp with date and signature.

Step 1: Identify Parcels Containing Subsidized Housing (SHI Sites)

Creating a complete and standardized list of parcels containing SHI Eligible Housing units is the essential first step in the General Land Area Minimum calculation. Each housing listed on the SHI Detail List, as well as any other recently approved SHI Eligible Housing identified by the Board, must be matched to a specific parcel or parcels.

The Analyst will need to complete the following steps.

1.1. Prepare a complete list of SHI Sites

DHCD will provide the most current SHI Detail List for the municipality within 15 days of receiving notification from the Board. The municipality may also begin with its own list of SHI Eligible Housing. The Board should review and (if necessary) augment the SHI Detail List so it is a complete inventory of all developments or units that meet SHI Eligible Housing criteria which are occupied, available for occupancy, or under permit as of the date of the Applicant's initial submission to the Board. The Board shall provide documentation for any units not already listed on the SHI Detail List to evidence that such units satisfy SHI Eligible Housing criteria in accordance with DHCD regulations and guidelines. Following the technical instructions in Appendix A, the Board shall prepare a table of these "SHI Sites" in a specified format that can be used in GIS.

1.2. Match each development to a specific parcel or parcels to create the SHI Sites Submission List

The next step is to address match each development (including SHI Eligible Housing that consists of a single unit) to a land parcel, using standardized digital property records maintained by the municipality or available from MassGIS in accordance with the technical instructions in Appendix A. Scattered site or multi-parcel developments will need to be disaggregated into their constituent parts and matched to the corresponding parcel. The purpose of joining the list of SHI Sites to digital parcels is to ensure that all the developments in the SHI Detail List are identified by location, as well as to provide the data needed so MassGIS can perform the Group Homes Acreage Calculation if requested. At a later step in the process the Analyst will calculate the eligible area of each parcel.

1.3. Provide the SHI Sites Submission List to DHCD for the Group Homes Acreage Calculation (if applicable)

If the Board wishes to proceed with the Group Homes Acreage Calculation, the Board must provide a preliminary request/notice of interest of such calculation to DHCD, DMH and DDS within 21 days from receipt of a copy of the PEL application (i.e., a PEL application concerning a project for which the Board anticipates asserting the General Land Area Minimum Safe Harbor). This notice must also include the SHI Sites Submission List to ensure adequate time for the Group Home Area Acreage Calculation to be performed prior to the Board's invocation of the General Land Area Minimum Safe Harbor. Within 7 days of the Comprehensive Permit application, the Board must submit notice to DHCD, DMH and DDS requesting the Group Homes Acreage Calculation together with the SHI Sites Submission List. All notifications must be made via email to the following addresses: dhcdglam@massmail.state.ma.us (DHCD); dmhglam@MassMail.State.MA.US (DMH); and ddsglam@MassMail.State.MA.US (DDS).

Once it has received the SHI Sites Submission List, MassGIS will review that data to determine whether it is sufficient for MassGIS to perform the Group Home Acreage Calculation; if it is insufficient, MassGIS will promptly inform DHCD and DHCD will promptly inform the Board. If the information is sufficient, MassGIS will address match each Group Home address received from DMH and DDS pursuant to a strict confidentiality agreement to a land parcel, using digital parcel data compliant with the state's Level 3 Digital Parcel Standard property records as specified above. MassGIS will then compare the address-matched list of Group Homes to the address-matched SHI Sites Submission List provided by the Board, remove any duplicated parcels from the Group Homes list, and calculate the SHI-Eligible Area of the remaining Group Homes parcels. Such calculation will include proration where the number of Group Home units in a property is less than the total number of units at the property. This acreage, and this acreage only, will generally be transmitted to DHCD and the ZBA within 30 days of requesting the

Group Homes Acreage Calculation together with the SHI Sites Submission List. MassGIS will promptly relay the Group Homes Acreage Calculation to the Board; the Board may then include the Group Homes Acreage Calculation as part of its General Land Area Minimum calculation.

Step 2: Calculate Total Land Area

The following section outlines how Total Land Area is to be calculated. The technical instructions in Appendix A provide step-by-step instructions on this calculation. 760 CMR 56.03(3)(b)(7) requires that “no excluded land area shall be counted more than once,” and as this is an iterative subtraction exercise, it is important for the Analyst to complete and provide the necessary documentation for each step, even if individual steps do not ultimately affect the final result.

The Analyst will need to complete the following steps.

2.1. Identify Total Land Parcel Acreage within the Municipality

Identify the total acreage of parcels within the municipality pursuant to the instructions in Appendix A

2.2. Identify Areas to be Excluded from the Total Land Area

Using data from MassGIS, the Analyst will identify the boundaries of water bodies. Because all Previously Registered Inland Wetlands (if applicable) and areas where all commercial, residential, or industrial use is prohibited in accordance with 760 CMR 56.03(3)(b) may not be available as spatial data through MassGIS, the Analyst must identify these areas through spatial data in Esri-compatible format along with thorough supporting documentation. Using parcel data compliant with the state’s digital parcel standard, the Analyst will identify publicly-owned rights-of-way and publicly-owned (local, state, federal) parcels (except housing authority land occupied by or Directly Associated with SHI Eligible Housing). These are collectively known as Excluded Areas which must be removed from the Total Land Area.

2.3. Remove Excluded Areas from Total Land Area

The most current digital parcel data (compliant with the MassGIS parcel standard) serves as the basis for calculating total land area. Excluded areas identified above are erased from the parcel base map. The total area of the remaining parcels is then calculated in GIS. This is the Total Land Area, the denominator of the General Land Area Minimum calculation.

Step 3: Calculate SHI Eligible Area

The numerator of the General Land Area Minimum calculation may only include the portion of each SHI Site that is occupied by SHI Eligible Housing units and impervious and landscaped areas Directly Associated with those units. This section describes how the parcel data for each SHI Site should be edited to remove areas that are not Directly Associated. Further calculations may be required if only a portion of the units on a parcel are eligible for the SHI.

The Analyst will need to complete the following steps.

3.1. Remove areas that are not Directly Associated from SHI Site parcels.

Using existing data overlays or manual edits, the Analyst must modify the boundary of each SHI Site to include only areas Directly Associated with the SHI Eligible Housing units. Digitized wetlands, water bodies, and other surveyed or mapped features (either publicly available data or detailed information from site plans and engineering documents) can be removed using automated GIS tools. Other features (such as wooded areas or recreational facilities that are not Directly Associated) may require the Analyst to manually draw the boundaries based on aerial photos.

If the Board would like to include an area that appears heavily vegetated in the aerial imagery, it must provide photographs and other documentation about the SHI Eligible Housing units to demonstrate that the vegetated area is Directly Associated with the units. Similarly, if the Board believes other areas meet the definition of Directly Associated, such as impervious surfaces or landscaping at the ground level that cannot be seen from aerial imagery, it must provide photographs and other documentation about the

development to demonstrate that the area is directly associated with the development. For sites where the aerial imagery does not depict current conditions, or where permitted SHI Eligible Housing units have not yet been constructed, the boundaries of the SHI Sites should be edited accordingly, reflecting current conditions or development plans for SHI Eligible Housing units. The Board must provide site plans, photographs, and any other supplemental materials that document site conditions for any edited SHI Sites.

3.2. Calculate preliminary SHI-Eligible Area

Once the SHI Sites have been properly edited to include only the portions of parcels Directly Associated with SHI Eligible Housing units, the acreage of these sites shall be recalculated in GIS. The Analyst will provide all necessarily tables and GIS files to show the steps of this calculation, and will also provide maps depicting each of the SHI Sites with aerial photographs and edited site boundaries.

3.3. Calculate prorated SHI-Eligible Area

Since 40B and the SHI guidelines treat rental and ownership units differently, the eligible area for rental and ownership must be calculated differently. For rental and Assisted Living Facility developments, if at least 25% of units are to be occupied by households earning 80% or less than the area median income, or alternatively, if at least 20% of units are to be occupied by households earning 50% or less of area median income,¹² and meet all applicable SHI eligibility criteria, then all of the units in the development are eligible for inclusion on the SHI. Accordingly, in General Land Area Minimum calculations, the whole SHI-Eligible Area of a rental or Assisted Living Facility development may be counted towards the numerator. For rental or Assisted Living Facility developments in which less than the requisite percentage of the units are to be occupied by income eligible households earning at or below 80% or 50% of the area median income, as applicable, and for or homeownership and Continuum of Care Retirement Communities (where only the deed-restricted low-income housing units count towards the SHI), SHI-Eligible Area must be prorated accordingly. This part of the General Land Area Minimum calculation is done outside GIS. Once the prorated areas have been calculated, the Analyst must check to ensure the prorated area is not larger than the lot area that would be required by zoning for an equivalent number of units. If the prorated area exceeds this required lot area, the excess acreage is not Directly Associated with SHI Eligible Housing units and will not count toward the SHI-Eligible Area. In cases where the required lot area is less than the prorated area, the prorated area would be used.

Step 4: Calculate Results

4.1. Determine General Land Area Minimum percentage

In a separate spreadsheet, the Analyst will calculate the General Land Area Minimum. First, the Analyst will calculate the sum of the acreage of known SHI-Eligible Area (for SHI Sites on the SHI Sites Submission List), and, if applicable and available, the acreage produced by the Group Homes Acreage Calculation as further described under section 1.3 above. This total acreage will then be divided by the acreage of Total Land Area to yield the municipality's General Land Area percentage. This percentage, along with all the documentation of previous steps and associated GIS files, spreadsheets, and additional materials, must be submitted in electronic format and hard copy to DHCD for review and their official determination of the municipality's General Land Area Minimum in accordance with 760 CMR 56.03(8).

¹² <http://www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf>, II-4.

#5b

Lakeville is	36.16 square miles	or	23142.4	acres		
		less water	4000	acres		
			19142.4	acres		
		less Excluded parcels	5334.6	acres		
			13807.8	acres		
		1.5% buildable land area	0.015			
			207.12	buildable land acres		
			284.16	Affordable Housing Inventory Acres		
			-77.04	acres to reach 1.5%		

#50

Parcel Number	Cama Number	Property Address	Owner Name	Owner +E:IAddress	Owner Zip	Land Area in Acres
003-001-001	003-001-001	MALBONE ST	MASSACHUSETTS AUDUBON SOCIETY INC	208 SOUTH GREAT ROAD	1773	59.28
003-002-002	003-002-002	MALBONE ST	MASSACHUSETTS AUDUBON SOCIETY INC	208 SOUTH GREAT ROAD	01773-	16
004-001-001	004-001-001	MALBONE ST	MASSACHUSETTS AUDUBON SOCIETY	208 SOUTH GREAT RD	1773	5.4
004-001-002	004-001-002	MALBONE ST	MASSACHUSETTS AUDUBON SOCIETY INC	208 SOUTH GREAT ROAD	1773	0.92
004-002-007	004-002-007	MALBONE ST	MASSACHUSETTS AUDUBON SOCIETY INC	208 SOUTH GREAT ROAD	1773	15.25
004-003-006	004-003-006	MALBONE ST	MASSACHUSETTS AUDUBON SOCIETY INC	208 SOUTH GREAT ROAD	1773	1.3
004-003-007	004-003-007	GREAT CEDAR SWAMP	MASSACHUSETTS AUDUBON	208 SOUTH GREAT RD	1773	159.2
008-001-005	008-001-005	CEDAR SWAMP	MASSACHUSETTS AUDUBON	208 SOUTH GREAT RD	1773	302
009-001-006	009-001-006	HOWLAND RD	MASSACHUSETTS AUDUBON	208 SOUTH GREAT RD	1773	111.11
009-001-006A-26	009-001-006A-26	GRT CEDAR CROSSING	MASSACHUSETTS AUDUBON SOCIETY INC	208 SOUTH GREAT RD	2717	10.74
013-001-006A	013-001-006A	89 HOWLAND RD	MASSACHUSETTS AUDUBON	208 SOUTH GREAT RD	1773	2.06
013-001-009	013-001-009	GREAT CEDAR SWAMP	MASSACHUSETTS AUDUBON	208 SOUTH GREAT RD	1773	228.82
013-001-011	013-001-011	CEDAR SWAMP	MASSACHUSETTS AUDUBON	208 SOUTH GREAT RD	1773	2.3
035-002-001	035-002-001	REARCOUNTY ST	MASSACHUSETTS AUDUBON	208 SOUTH GREAT RD	1773	15
035-002-003	035-002-003	COUNTY ST	MASSACHUSETTS AUDUBON SOCIETY INC		1773	44
099-001-001	099-001-001	ASSONET CEDAR SWMP	MASSACHUSETTS AUDUBON SOCIETY		1773	No Data Found
099-001-010	099-001-010	ASSONET CEDAR SWMP	MASSACHUSETTS AUDUBON SOCIETY INC	SOUTH GREAT RD	1773	No Data Found
099-001-013	099-001-013	ASSONET CEDAR SWMP	MASSACHUSETTS AUDUBON SOCIETY	208 SOUTH GREAT RD	1773	No Data Found
Parcel Number	Cama Number	Property Address	Owner Name	Owner Address	Owner Zip	
012-002-001-14	012-002-001-14	14 BAKER LN	FREETOWN-LAKEVILLE REGIONAL	98 HOWLAND RD	2347	1.91
Parcel Number	Cama Number	Property Address	Owner Name	Owner Address	Owner Zip	
012-002-025	012-002-025	100-112 HOWLAND RD	LAKEVILLE SCHOOL DISTRICT	98 HOWLAND RD	2347	40
Parcel Number	Cama Number	Property Address	Owner Name	Owner Address	Owner Zip	
012-002-030	012-002-030	REARHOWLAND RD	FREETOWN/LAKEVILLE	REGIONAL SCHOOL DISTRICT	2347	50.2
Parcel Number	Cama Number	Property Address	Owner Name	Owner Address	Owner Zip	
012-002-001	012-002-001	HOWLAND RD	FREETOWN TOWN OF	PO BOX 438	2702	9.4

Parcel Number	Cama Number	Property Address	Owner Name	Owner Address	Owner Zip	
031-004-004	031-004-004	21 HIGHLAND RD	MASSACHUSETTS LAND CONSERVATION TRUST	200 HIGH ST	2110	6.1
031-004-004A	031-004-004A	23 HIGHLAND RD	MASSACHUSETTS LAND CONSERVATION TRUST	200 HIGH ST	2110	72
056-004-041	056-004-041	HIGHLAND RD	MASSACHUSETTS LAND CONSERVATION TRUST	200 HIGH ST	2110	15.89
Parcel Number	Cama Number	Property Address	Owner Name	Owner Address	Owner Zip	
009-002-005C	009-002-005C	22 HOWLAND RD	COMMONWEALTH OF MASSACHUSETTS	251 CAUSEWAY ST, SUITE 900	2114	613
019-001-003	019-001-003	REAR RHODE ISLAND RD	MASSACHUSETTS COMMONWEALTH OF	MIDDLEBORO AVENUE	2780	8.6
034-003-013	034-003-013	COUNTY ST	MASSACHUSETTS COMMONWEALTH OF		2780	6.61
055-003-002-01	055-003-002-01	BEDFORD ST	MASSACHUSETTS COMMONWEALTH OF		2780	0.7
062-001-017	062-001-017	27 BRIDGE ST	MASSACHUSETTS COMMONWEALTH OF	P O BOX 4007	2780	68.65
062-003-038	062-003-038	OLD BRIDGE ST	MASSACHUSETTS COMMONWEALTH OF	25 STANIFORD ST P O BOX 4007	2114	12.55
066-001-006	066-001-006	BEDFORD ST	MASSACHUSETTS COMMONWEALTH OF	P O BOX 4007	2780	5.4
Parcel Number	Cama Number	Property Address	Owner Name	Owner Address	Owner Zip	
004-004-003G	004-004-003G	REAR EQUESTRIAN WAY	MASSDOT	10 PARK PLAZA	2116	No Data Found
004-004-003H	004-004-003H	ROAD EQUESTRIAN WAY	MASSDOT	10 PARK PLAZA	2116	0.99
Parcel Number	Cama Number	Property Address	Owner Name	Owner Address	Owner Zip	
062-003-007D	062-003-007D	15 COMMERCIAL DR	MBTA	10 PARK PLAZA	2116	7.78
Parcel Number	Cama Number	Property Address	Owner Name	Owner Address	Owner Zip	
067-001-001	067-001-001	BEDFORD ST	NEW BEDFORD WATER DEPARTMENT	CHARLES KENNEDY-QUITTACAS TREA	2717	270.39
067-001-001-01	067-001-001-01	LITTLE QUITTACAS POND	NEW BEDFORD CITY OF WATER DEPT	1 NEGUS WAY	2717	0
067-002-001	067-002-001	599 BEDFORD ST	NEW BEDFORD WATER DEPARTMENT	CHARLES KENNEDY-QUITTACAS TREA	2717	238
067-002-001-01	067-002-001-01	GREAT QUITTACAS POND	NEW BEDFORD CITY OF WATER DEPT	CHARLES KENNEDY-QUITTACAS TREA	2717	0
069-001-001	069-001-001	GREAT ISLAND	NEW BEDFORD WATER DEPARTMENT	1 NEGUS WAY	2717	43
069-002-001	069-002-001	ANUXANON ISLAND	NEW BEDFORD WATER DEPARTMENT	CHARLES KENNEDY-QUITTACAS TREA	2717	13.5

*water

*water

071-001-001-05	071-001-001-05	POCKSHA POND	NEW BEDFORD CITY OF WATER DEPT	CHARLES KENNEDY-QUITTACAS TREA	2717	0	*water
Parcel Number	Cama Number	Property Address	Owner Name	Owner Address	Owner Zip		
018-002-003	018-002-003	PRECINCT ST	CITY OF TAUNTON	90 INGELL ST	2780	2.71	
018-003-011	018-003-011	RHODE ISLAND RD	TAUNTON CITY WATER DEPARTMENT	90 INGELL ST	2780	3.8	
027-001-001	027-001-001	91 PRECINCT ST	TAUNTON CITY WATER DEPARTMENT	90 INGELL ST	2780	7.5	
027-001-003	027-001-003	REARPRECINCT ST	TAUNTON CITY WATER DEPARTMENT	90 INGELL ST	2780	0.5	
027-001-019	027-001-019	ELDERS POND DR	TAUNTON CITY WATER DEPARTMENT	90 INGELL ST	2780	5.84	
027-001-019-01	027-001-019-01	ELDERS POND	TAUNTON CITY OF-WATER DEPARTM	90 INGELL ST	2780	0	*water
030-001-005	030-001-005	PICKENS ST	TAUNTON CITY WATER DEPARTMENT	90 INGELL ST	2780	114.61	
030-004-011	030-004-011	OLD POWDER HOUSE RD	TAUNTON CITY WATER DEPARTMENT	90 INGELL ST	2780	4.9	
048-001-027	048-001-027	LONG POND	TAUNTON CITY OF- WATER DEPARTM	90 INGELL ST	2780	0	*water
056-003-014	056-003-014	BEDFORD ST	TAUNTON CITY WATER DEPARTMENT	90 INGELL ST	2780	8.7	
056-004-035	056-004-035	HIGHLAND RD	TAUNTON CITY WATER DEPARTMENT	90 INGELL ST	2780	12.7	
056-006-004	056-006-004	BEDFORD ST	TAUNTON CITY WATER DEPARTMENT	90 INGELL ST	2780	7	
057-001-001	057-001-001	BEDFORD ST	TAUNTON CITY WATER DEPARTMENT	90 INGELL ST	2780	17	
057-001-001-01	057-001-001-01	ASSAWOMPSET POND	TAUNTON CITY OF WATER DEPT	90 INGELL ST	2780	0	*water
057-004-011	057-004-011	NELSONS GROVE RD	TAUNTON CITY WATER DEPARTMENT	90 INGELL ST	2780	114	
057-004-014	057-004-014	MAIN ST	TAUNTON CITY WATER DEPARTMENT	90 INGELL ST	2780	2.3	
057-004-016	057-004-016	BEDFORD ST	TAUNTON CITY WATER DEPARTMENT	90 INGELL ST	2780	24.61	
058-003-018	058-003-018	MAIN ST	TAUNTON CITY WATER DEPARTMENT	90 INGELL ST	2780	1	
058-007-024	058-007-024	STAPLES SHORE RD	TAUNTON CITY WATER DEPARTMENT	90 INGELL ST	2780	20	
060-008-019A	060-008-019A	174 KENNETH W WELCH DR	CITY OF TAUNTON	90 INGELL ST	2780	1.95	
064-001-007	064-001-007	STAPLES SHORE RD	TAUNTON CITY WATER DEPARTMENT	90 INGELL ST	2780	1	
Parcel Number	Cama Number	Property Address	Owner Name	Owner Address	Owner Zip		
003-002-001	003-002-001	MALBONE ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.13	
004-002-002	004-002-002	MALBONE ST	LAKEVILLE TOWN OF	PIERCE CEMETARY	2347	0.2	
006-003-012	006-003-012	LANG ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	1.5	
007-003-013	007-003-013	3-R SCHOOL ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	2.6	
009-002-005D	009-002-005D	REAR HOWLAND RD	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	23	

012-002-002J	012-002-002J	142 HOWLAND RD	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	2.9
012-002-028	012-002-028	HOWLAND RD	LAKEVILLE TOWN OF	HOWLAND CEMETERY	2347	0.5
012-003-008	012-003-008	119 HOWLAND RD	TOWN OF LAKEVILLE	346 BEDFORD ST	2347	1.66
014-004-011	014-004-011	COUNTY ST	LAKEVILLE TOWN OF	KEITH CEMETERY	2347	0.06
014-006-007	014-006-007	HIGHLAND RD	LAKEVILLE TOWN OF	CEMETERY	2347	0.14
015-004-003	015-004-003	RACE COURSE RD	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.28
016-004-004	016-004-004	PICKENS ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	75.6
016-005-006	016-005-006	KINGMAN ST	LAKEVILLE TOWN OF	STROWBRIDGE CEMETERY	2347	0.93
016-005-008	016-005-008	68 PICKENS ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	16.5
016-006-002	016-006-002	HILL/PICKENS STS	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	8
018-002-002	018-002-002	8 MONTGOMERY ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	6.18
021-003-006A	021-003-006A	TAUNTON ST	TOWN OF LAKEVILLE	346 BEDFORD ST	2347	4.99
021-003-011	021-003-011	TAUNTON ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.26
024-006-007	024-006-007	KENNETH W WELCH DR	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	2.6
025-001-002	025-001-002	RHODE ISLAND RD	LAKEVILLE TOWN OF	HASKINS CEMETERY NO 1	2347	0.15
025-005-001A	025-005-001A	RHODE ISLAND RD	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.27
025-005-004	025-005-004	CLEAR POND RD	LAKEVILLE TOWN OF		2347	0.45
025-006-008	025-006-008	RHODE ISLAND RD	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	4.81
025-006-012G	025-006-012G	CARRIAGE HOUSE DR	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.7
026-001-003	026-001-003	185 RHODE ISLAND RD	LAKEVILLE TOWN OF	PRECINCT CEMETERY	2347	1.1
027-002-028	027-002-028	28 PRECINCT ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	129
027-002-030	027-002-030	100 FERN AVE	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	14.7
028-003-006	028-003-006	ABBAY ST	LAKEVILLE TOWN OF		2347	0.07
030-001-004	030-001-004	PICKENS ST	LAKEVILLE TOWN OF	PICKENS CEMETERY	2347	0.07
030-004-001	030-004-001	DICKRAN DIRAN SQ	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.76
030-005-001	030-005-001	2 PRECINCT ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.84
031-002-006A	031-002-006A	30 HIGHLAND RD	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	1.61
031-002-023	031-002-023	PICKENS ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	31
031-002-024A	031-002-024A	51 PICKENS ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	2.04
031-002-024AA	031-002-024AA	PICKENS ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	48.6
032-002-005	032-002-005	HIGHLAND RD	LAKEVILLE TOWN OF	MCCULLY CEMETERY	2347	0.29
033-004-018	033-004-018	COUNTY ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.02
033-004-025	033-004-025	COUNTY ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.03
039-001-017	039-001-017	5 HILLTOP ACRES DR	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.07
057-004-015	057-004-015	232 MAIN ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	14.3
057-002-007	057-002-007	241 MAIN ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.56
060-001-001	060-001-001	49 CLEAR POND RD	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	57
060-008-017	060-008-017	100 KENNETH W WELCH DR	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	2
060-008-018	060-008-018	100 KENNETH W WELCH DR	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.9
060-008-018A	060-008-018A	100 KENNETH W WELCH DR	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	2.08
057-001-005	057-001-005	346 BEDFORD ST	LAKEVILLE TOWN OF	TOWN OFFICES	2347	2.4
042-014-005	042-014-005	9 VIOLET ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.11
042-012-015A	042-012-015A	CHERRY ST	LAKEVILLE TOWN OF	346 BEDFORD STREET	2347	0.1
059-003-027A	059-003-027A	VAUGHAN ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	13.8
063-002-004	063-002-004	VAUGHAN ST	LAKEVILLE TOWN OF	JOHN PAUN MEMORIAL PARK	2347	10.6
058-003-008	058-003-008	MAIN ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.73

060-008-002D	060-008-002D	KENNETH W WELCH DR	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.58
058-003-038	058-003-038	STETSON ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.43
016-005-011	016-005-011	KINGMAN ST	LAKEVILLE TOWN OF	CEMETERY	2347	1
041-002-001	041-002-001	GLEN ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.15
041-001-015	041-001-015	ISLAND RD	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.09
060-007-001E	060-007-001E	20 RHODE ISLAND RD	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	4.84
060-008-019	060-008-019	170 KENNETH W WELCH DR	LAKEVILLE TOWN OF	LANDFILL	2347	18.87
041-004-001	041-004-001	ORCHARD ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.37
060-001-015	060-001-015	RHODE ISLAND RD	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	2.7
034-002-016A	034-002-016A	COUNTY ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.6
065-004-024-44	065-004-024-44	BETTYS NECK RD	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	3.4
041-007-003	041-007-003	FIFTH AV	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.11
060-008-007A	060-008-007A	REARRHODE ISLAND RD	LAKEVILLE TOWN OF	RHODE ISLAND RD R	2347	0.45
034-003-001	034-003-001	COUNTY ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.75
065-004-032	065-004-032	INDIAN SHORE RD	LAKEVILLE TOWN OF	TOWN FOREST COMMITTEE	2347	15
056-006-003A	056-006-003A	BEDFORD ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	1
041-008-020	041-008-020	CLARK SHORES	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.06
056-004-036	056-004-036	360 HIGHLAND RD	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.72
041-003-035	041-003-035	JUNIPER RD	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.92
063-002-023C	063-002-023C	92 VAUGHAN ST	LAKEVILLE TOWN OF	TOWN HALL	2347	2.82
041-003-011	041-003-011	FERNDALE RD	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.09
042-004-003	042-004-003	EVERGREEN RD	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.15
061-002-010	061-002-010	REARKENNETH W WELCH DR	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	8.2
042-004-008	042-004-008	MEADOW LN/CLARK ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.08
034-003-003	034-003-003	COUNTY ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	12.4
063-002-005H	063-002-005H	LINCOLN ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.42
062-002-003	062-002-003	OLD BRIDGE ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	1.7
066-003-007	066-003-007	BEDFORD ST	LAKEVILLE TOWN OF	CLARK CEMETERY	2347	0.62
041-006-002	041-006-002	10 FIFTH AV	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.14
041-008-019	041-008-019	CLARK SHORES	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.1
071-001-001-02	071-001-001-02	LONG POINT RD	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	38.32
060-008-003	060-008-003	RHODE ISLAND RD	LAKEVILLE TOWN OF	LANDFILL	2347	3.8
056-004-034	056-004-034	364 BEDFORD ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	5.67
059-003-027A	059-003-027A	VAUGHAN ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	13.8
042-018-011	042-018-011	10 HELEN ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.11
060-007-001E-01	060-007-001E-01	1A RHODE ISLAND RD EXT	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	1.29
042-004-007	042-004-007	GROVE ST/CLARK ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.22
062-002-004	062-002-004	OLD BRIDGE ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	0.9
060-007-009	060-007-009	RUSH POND RD	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	3.5
063-003-001B	063-003-001B	REARHITCHING POST RD	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	15.4
071-001-001-01	071-001-001-01	LONG POINT RD-BETTYS NECK	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	291.7
056-004-031	056-004-031	BEDFORD ST	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	44.4
060-001-016	060-001-016	RHODE ISLAND RD	LAKEVILLE TOWN OF	346 BEDFORD ST	2347	2.2
035-002-004	035-002-004	COUNTY ST	TOWN OF LAKEVILLE	346 BEDFORD ST	2347	20
041-007-014	041-007-014	14 OAK ST	TOWN OF LAKEVILLE	346 BEDFORD ST	2347	0.46
041-003-009	041-003-009	FERNDALE RD	TOWN OF LAKEVILLE	346 BEDFORD ST	2347	0.09

064-001-005B	064-001-005B	RIVER BEND	TOWN OF LAKEVILLE	346 BEDFORD ST	2347	21.75
041-007-013	041-007-013	EVERGREEN RD	TOWN OF LAKEVILLE	346 BEDFORD ST	2347	0.11
041-003-008	041-003-008	1 FERNDALE RD	TOWN OF LAKEVILLE	346 BEDFORD ST	2347	0.13
035-002-002	035-002-002	COUNTY ST	TOWN OF LAKEVILLE	346 BEDFORD ST	2347	14
042-007-011	042-007-011	6 CENTRAL AV	TOWN OF LAKEVILLE	346 BEDFORD ST	2347	0.23
041-003-006	041-003-006	CHARLIE RD	TOWN OF LAKEVILLE	346 BEDFORD ST	2347	0.62
045-004-008	045-004-008	126 HEMLOCK SHORE RD	TOWN OF LAKEVILLE	346 BEDFORD ST	2347	1
Parcel Number	Cama Number	Property Address	Owner Name	Owner Address	Owner Zip	
022-002-004-01	022-002-004-01	OFF LEWOCKZKO WAY	WILDLANDS TRUST INC	675 LONG POND RD	2360	14.38
022-002-016	022-002-016	REARHARDING/CROSS STS	WILDLANDS TRUST INC	675 LONG POND RD	2360	0.93
062-003-007J	062-003-007J	REAR COMMERCIAL DR	WILDLANDS TRUST INC	675 LONG POND RD	2360	6.89
Parcel Number	Cama Number	Property Address	Owner Name	Co Owner Name	Owner Zip	
062-003-010M	062-003-010M	15 RIVERSIDE DR	UNITED STATES POSTAL SERVICE	6 GRIFFIN ROAD NORTH	06006-0300	2.93
Parcel Number	Cama Number	Property Address	Owner Name	Owner Address	Owner Zip	
064-001-006	064-001-006	STAPLES SHORE RD	LAKEVILLE CONSERVATION	346 BEDFORD ST	2347	28
Route 140				Measurement on GIS map		139
Route 18				Measurement on GIS map		134
Route 105				Measurement on GIS map		53
County St (state road)				Measurement on GIS map		34
Railroad at Taunton St				Measurement on GIS map		18
					total	4286.95

Project Name	Address	Type	Total SHI Units	Affordability Expires	Built W/comp Permit?	Subsidizing Agency	Land Acres
ARC of Greater Fall River	Flintlock Drive	Rental	4	2026	No	EOHHS	2.06
Long Point Road	Long Point Rd	Rental	4	2027	No	EOHHS	1
DDS Group Homes	Confidential	Rental	25	N/A	No	DDS	
Woods Edge	Ebony Farm Road	Ownership	18	perp	Yes	MassHousing	39.1
The Residences at LeBaron Hills	Rhode Island Rd & Precinct St	Mix	62	perp	Yes	MassHousing/ FHLBB	200*
6 Bridge Street	6 Bridge Street	Ownership	3	perp	Yes	MassHousing / FHLBB	2.32
DMH Group Homes	Confidential	Rental	9	n/a	No	DMH	
The Residences at Lakeville DHCD Station/Kensington Ct	2 Commercial Drive	Rental	100	2039	NO	DHCD	14
Water Street Crossing	7 Water Street	Rental	14	Perp	YES	MassHousing	2.58
Nemasket River Landing	Landing Way	Ownership	4	Perp	NO	DHCD	
Residences at Nemasket River	Bridget Way, Bernard Way, Riverside Dr, and Rivers Edge Way	Ownership	7	Perp	NO	DHCD	16.3

*According to the Draft Hazardous Mitigation plan, LeBaron estates is over 200 acres

total 84.16

**These items need to be verified as the exact information regarding land area is confidential. The pdf document explains how to secure this information.

#50



Woods Edge

12.5 Acres

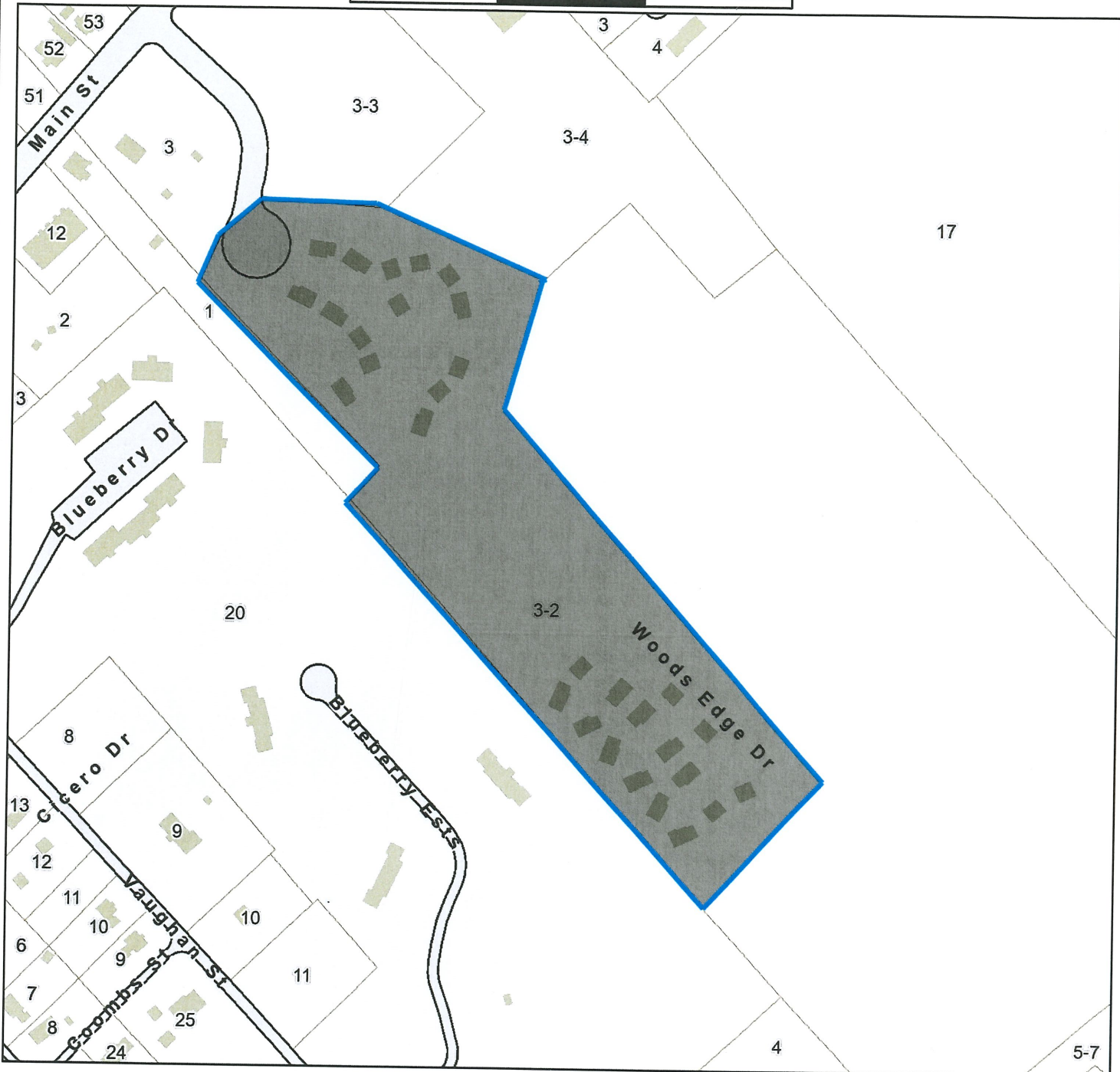
Lakeville, MA





1 inch = 280 Feet



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August 9, 2022



-  Right of Ways
-  Buildings
-  Property Line
-  Public Road

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#5e



LeBaron 72 Acres

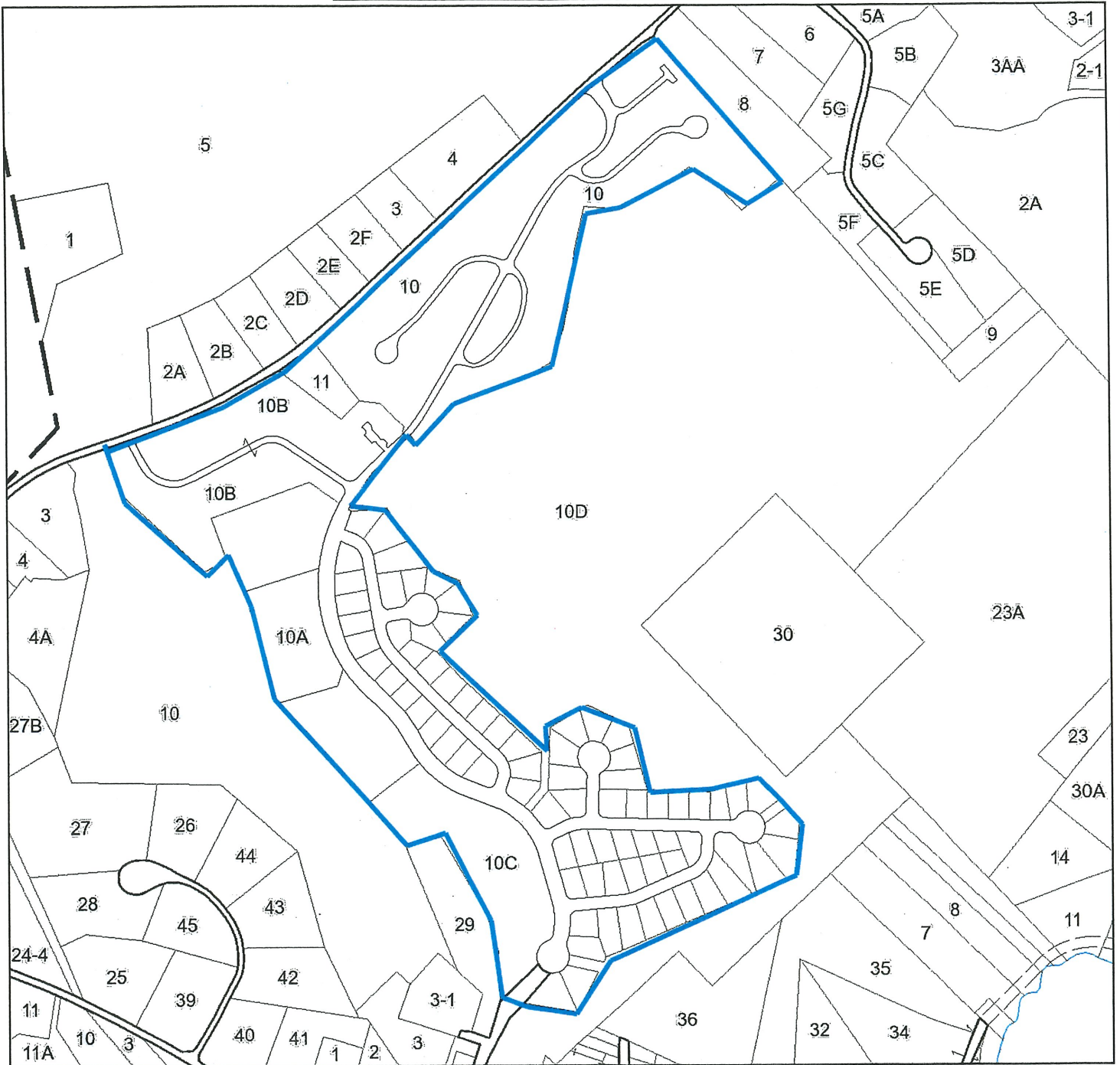
Lakeville, MA

1 inch = 561 Feet



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	Property Hook		PWater		Public Road
	Right of Way		Private Road		CAI Town Line
	Common Line		Property Line		

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