



TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp
received & posted:

LAKEVILLE TOWN CLERK
ROUD 2023 SEP 25 PM 12:23

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, September 28, 2023 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. Public Hearing (7:00) 13 Main St., continued - upon the application for a Site Plan Review and Approval submitted by Main Street Real Estate Holdings, LLC for a proposed development with two (2) three (3)-story apartment buildings with a total of 40 age qualified residential units and associated site improvements. Possible vote**
- 2. Review and possible vote to approve corrective amendment to the Certificate of Approval for Golfer's Way**
- 3. Discuss Planning Board Goals**
- 4. Discuss Chapter land maps**
- 5. Discuss Zoning change process**
- 6. Approve the August 17, 2023 Meeting Minutes**
- 7. Review correspondence**
- 8. Next meeting. . . October 12, 2023 at the Lakeville Police Station**
- 9. Any other business that may properly come before the Planning Board.**
- 10. 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

Cathy Murray, Appeals Board Clerk

From: Michael P. O'Brien, Fire Chief
Sent: Thursday, September 21, 2023 3:30 PM
To: Cathy Murray, Appeals Board Clerk
Subject: RE: 13 Main Street

Awesome Cathy –

It appears that they have captured what I have required. Hopefully, another authority mandates the elevators.

Thank you keeping informed on everything!

Michael P. O'Brien

**FIRE CHIEF
LAKEVILLE FIRE DEPARTMENT**

From: Cathy Murray, Appeals Board Clerk <cmurray@lakevillema.org>
Sent: Thursday, September 21, 2023 3:02 PM
To: Michael P. O'Brien, Fire Chief <mobrien@lakevillema.org>
Subject: RE: 13 Main Street

Thanks Mike,

We did receive a revised plan. Sorry I did not forward it along to you.

Cathy

From: Michael P. O'Brien, Fire Chief <mobrien@lakevillema.org>
Sent: Wednesday, September 20, 2023 4:43 PM
To: Cathy Murray, Appeals Board Clerk <cmurray@lakevillema.org>
Cc: Pamela Garant, Fire Deputy Chief <pgarant@lakevillema.org>
Subject: RE: 13 Main Street

Dear Cathy,

I apologized for the lack of a formal letter. Please accept this email as comment on the most recent submittal.

The turning radius in the submission appears to be acceptable. The acceptability of the one condition is contingent on compliance of other identified requirements. Please see this list of requirements that have been communicated to the contracted engineer.

1. The addition of fire department access road around the northern most building, providing access to three sides of the building, such that all portions of the building will be within 150' of apparatus parking positions.
2. Fire Department Sprinkler connections will be positioned as to be clearly visible on approach or located on the street facing side of the building.
3. Buildings will be constructed with an approved lock box at an approved location on each building.
4. The locations for 2 newly installed fire hydrants in specified locations.

- a. The benefits of "looping" the water main through to Rhode Island Road for fire protection was explained. The engineer was agreeable if the action was practical and reasonable.
5. The responsible party and plan for all maintenance and testing of the private fire hydrants shall be created and shared.

Repeating these requirements to confirm that compliance is no longer an issue.

Once again, I would like to emphasize the importance of an elevator. The proposed use of the building indicates frequent need for EMS services; patient carries from the upper floors represents a significant burden on firefighters and an increased risk of injury to responders.

Respectfully submitted,

Michael P. O'Brien
FIRE CHIEF
LAKEVILLE FIRE DEPARTMENT

From: Cathy Murray, Appeals Board Clerk <cmurray@lakevillema.org>
Sent: Wednesday, September 20, 2023 10:58 AM
To: Michael P. O'Brien, Fire Chief <mobrien@lakevillema.org>
Cc: Pamela Garant, Fire Deputy Chief <pgarant@lakevillema.org>
Subject: FW: 13 Main Street

Hi Mike,

Just wanted to double check with you on this submittal. Can you supply something for the record that indicates this meets Fire Department needs.

Thanks

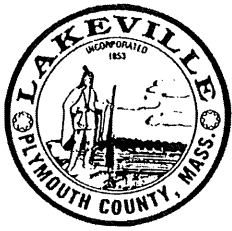
Cathy

From: Cathy Murray, Appeals Board Clerk
Sent: Thursday, September 14, 2023 4:39 PM
To: Michael P. O'Brien, Fire Chief <mobrien@lakevillema.org>
Cc: Pamela Garant, Fire Deputy Chief <pgarant@lakevillema.org>
Subject: 13 Main Street

Hi Mike,

We just got the latest response back from Zenith on 13 Main Street. They have included the fire truck turning radius plan and thought you might want to have a look at it.

Cathy



Town of Lakeville

PLANNING BOARD
346 Bedford Street
Lakeville, MA 02347
774-776-4350

LAKEVILLE PLANNING BOARD

CORRECTIVE AMENDMENT TO A CERTIFICATE OF APPROVAL OF A DEFINITIVE SUBDIVISION PLAN

Reference is made to the Certificate of Approval of a Definitive Subdivision Plan with respect to the property located at 44 Clear Pond Road to Derek A. & Madelyn J. Maksy and Webster Realty Trust ("Applicant") as set forth in the Certificate of Approval of a Definitive Subdivision Plan. The Certificate of Approval was unanimously approved by the members of the Planning Board (the "Board") on July 27, 2023 and filed with the Town Clerk on August 7, 2023.

The Board has determined that a scrivener's error occurred in the drafting of the Certificate of Approval in regards to the description and the revision dates of the Plan. The Board has determined that the Certificate of Approval requires correction in order to accurately reflect the date of the revised Plan that was approved by the Board. At a duly convened meeting of the Board, it was determined the correction set forth herein does not result in any substantive change to the Certificate of Approval nor does it result in the granting of any different or further relief than intended and approved at the public hearing prior to the issuance of the original Certificate of Approval.

Therefore, pursuant to the inherent authority of the Board, the Certificate of Approval is hereby amended in the following respects, without the necessity of a public hearing, in order to correct the inadvertent error and omission therein:

The Reference line item should read as follows with June 27, 2023, replacing June 7, 2023.

RE: Definitive Subdivision Plan entitled "Golfers Way, A Subdivision in Lakeville, MA, 44 Clear Pond Road, Lakeville, Massachusetts," Date: November 15, 2022, and revised through June 27, 2023."

By vote on September 28, 2023, this Corrective Amendment to the Certificate of Approval was adopted and granted.

Mark Knox, Chair Date
Lakeville Planning Board

Received in the Office of the Town Clerk

Date: _____

PLANNING BOARD

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

4/15/2021

Town of Lakeville
Total Chapter Acreage Report

ID	Owner	Parcel ID	Property location	Total Acres	61 Acres	61A Acres	61B Acres
1	179 COUNTY REALTY TRUST	39-5-33	179 COUNTY ST	13.92	0.00	13.92	0.00
1	179 COUNTY REALTY TRUST	39-5-33A	6 CHURCHILL RD	1.70	0.00	1.70	0.00
2	BAYSIDE AGRICULTURAL INC	15-1-11	116 SOUTH PICKENS ST	11.60	0.00	11.60	0.00
3	BEECHWOOD FARMS LLC	7-2-2	71 PIERCE AVE	72.00	62.75	0.00	0.00
3	BEECHWOOD FARMS LLC	7-1-6	80 PIERCE AV	16.16	16.16	0.00	0.00
4	CAMPBELL HAZEL	017-003-004	51 MONTGOMERY ST	12.00	0.00	10.39	0.00
4	CAMPBELL HAZEL	17-3-9	MONTGOMERY ST	41.89	0.00	41.89	0.00
4	CAMPBELL HAZEL	17-3-3	MONTGOMERY ST	15.02	0.00	15.02	0.00
4	CAMPBELL HAZEL	17-3-6	REARMONTGOMERY ST	14.00	0.00	14.00	0.00
4	CAMPBELL HAZEL	17-3-11	MONTGOMERY ST	31.88	0.00	31.88	0.00
5	CARD HAROLD B	18-1-2	BARSTOW ST	37.76	0.00	37.76	0.00
6	CHAMBERLAIN J ADRIAN	32-1-011B	HIGHLAND RD	57.50	0.00	0.00	57.50
6	CHAMBERLAIN J ADRIAN	032-1/011	48 HIGHLAND RD	10.47	0.00	0.00	8.86
7	CHAVES RICHARD F TRUSTEE	17-1-4	97 KINGMAN ST	1.80	0.00	1.80	0.00
7	CHAVES RICHARD F TRUSTEE	5-1-1	95 KINGMAN ST	48.88	0.00	48.88	0.00
7	CHAVES RICHARD F TRUSTEE	5-1-3	111 KINGMAN ST	1.70	0.00	1.70	0.00
7	CHAVES RICHARD F TRUSTEE	17-1-6	103 KINGMAN ST	1.70	0.00	1.70	0.00
7	CHAVES RICHARD F TRUSTEE	5-1-2	109 KINGMAN ST	1.70	0.00	1.70	0.00
7	CHAVES RICHARD F TRUSTEE	17-1-5	101 KINGMAN ST	1.70	0.00	1.70	0.00

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7	CHAVES RICHARD F TRUSTEE	5-1-4	113 KINGMAN ST	1.70	0.00	1.70	0.00
8	CONWAY ARTHUR L TRUSTEE	25-1-015A	SOUTHWORTH ST	5.08	0.00	1.18	0.00
8	CONWAY ARTHUR L TRUSTEE	25/1/15B	33 SOUTHWORTH ST	7.10	0.00	5.49	0.00
8	CONWAY ARTHUR L TRUSTEE	25-1-15	SOUTHWORTH ST	31.82	0.00	5.00	0.00
8	CONWAY ARTHUR L TRUSTEE	25-1-014A	SOUTHWORTH ST	6.69	0.00	2.00	0.00
9	CONWAY SHAWN P	25-3-1	23 LEONARD ST	3.01	0.00	1.40	0.00
9	CONWAY SHAWN P	25-3-22	SOUTHWORTH ST	11.84	0.00	11.84	0.00
9	CONWAY SHAWN P	25-3-5	SOUTHWORTH ST	5.10	0.00	5.10	0.00
10	CROSSLOR DEVELOPMENT LLC	26-3-3	CROOKED LN/R I RD	9.12	0.00	1.61	0.00
11	CROSSLOR SOLAR LLC	26-4-4	REARRHODE ISLAND RD	22.85	0.00	1.61	0.00
12	DARLING ROBERT JR & ROSLYN L	54-3-013A	LAKESIDE AV	7.68	0.00	7.68	0.00
13	DIBIASE RUSSELL L & BEVERLY J	26-4-15	BEDFORD ST	10.98	0.00	10.98	0.00
13	DIBIASE RUSSELL L & BEVERLY J	26-4-004D	REARRHODE ISLAND RD	1.64	0.00	1.64	0.00
13	DIBIASE RUSSELL L & BEVERLY J	26-4-007A	115 CROOKED LN	2.50	0.00	2.50	0.00
14	DOOLEY WILLIAM F	5-2-3	KINGMAN ST	20.56	0.00	20.56	0.00
15	DOUZANIS EDWARD & JUDITH E	14-1-2	14 PIERCE AV	2.25	1.63	0.00	0.00
15	DOUZANIS EDWARD & JUDITH E	14-4-015A	21 PIERCE AV	1.62	1.62	0.00	0.00
15	DOUZANIS EDWARD & JUDITH E	14-4-12	PIERCE AV	10.64	10.49	0.00	0.00
15	DOUZANIS EDWARD & JUDITH E	14-4-014A	17 PIERCE AV	25.00	24.18	0.00	0.00

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15	DOUZANIS EDWARD & JUDITH E	14-4-9	COUNTY ST	12.40	5.00	0.00	0.00
15	DOUZANIS EDWARD & JUDITH E	014-001-002-01	16 PIERCE AVE	2.34	1.35	0.00	0.00
15	DOUZANIS EDWARD & JUDITH E	14-3-1	PIERCE AV	0.09	0.09	0.00	0.00
15	DOUZANIS EDWARD & JUDITH E	14-4-15	19 PIERCE AVE	1.67	0.88	0.00	0.00
46	CURTIN JOHN L & WHIPPEN-CURTIN	24-07-10	2 TYLER'S WAY	105.00	0.00	103.40	0.00
47	STAPLES, ROBERT S & JOANNA M. TRUSTEES	33-4-012-01	CHRISTIAN WAY	5.38	1.79	3.59	0.00
47	STAPLES, ROBERT S & JOANNA M. TRUSTEES	33-4-012-02	1 CHRISTIAN WAY	7.46	4.58	2.88	0.00
47	STAPLES, ROBERT S & JOANNA M. TRUSTEES	14-4-001J	158 COUNTY ST	1.61	1.61	0.00	0.00
47	STAPLES, ROBERT S & JOANNA M. TRUSTEES	33-4-012-03	CHRISTIAN WAY	16.50	12.45	4.05	0.00
47	STAPLES, ROBERT S & JOANNA M. TRUSTEES	14-4-1	164 COUNTY ST	29.93	28.32	0.00	0.00
48	MARY LOUIS IRREVOCABLE TRUST	66-1-1	472 BEDFORD ST	50.00	0.00	0.00	48.39
49	BROADWEST GROUP 4 LLC	024-003-019	1 OCEAN SPRAY DR	54.12	0.00	29.55	0.00
50	ZION SCOTT K.	54-1-1	7 QUAIL RUN	30.98	0.00	0.00	29.37
51	ROBBINS COLEMAN B & DOREEN R	006-001-004	12 COUNTY ST	31.75	0.00	0.00	27.14
52	ASHLEY PAULINE A	013-001-001	73 HOWLAND RD	21.36	0.00	0.00	19.75
53	BELAND DAVID L & WINTERS DONNA	017-003-001	17 MONTGOMERY ST	76.41	0.00	74.80	0.00
53	BELAND DAVID L & WINTERS DONNA	017-003-002	29 MONTGOMERY ST	2.60	0.00	0.99	0.00
54	BERNIER SHERRY J	016-005-003	72 KINGMAN ST	17.55	0.00	15.94	0.00
55	BISSONETTE KERRY J	017-003-008	22 HILL ST	16.00	0.00	0.00	14.39

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56	BOOKER-CABRAL SHARON J	006-003-010A	1 LANG ST	5.17	0.00	5.00	0.00
57	BROWN MARGARET M	007-003-001	74 COUNTY ST	8.71	0.00	7.10	0.00
58	CALIRI PAUL C & BONNIE L TRUSTEES	020-001-002	69 SOUTHWORTH ST	18.00	0.00	8.00	0.00
59	CHISTOLINI GLENN A	015-006-001	1 ELLIOT WAY	40.90	0.00	37.29	0.00
61	DICARLO JOSEPH & NORMA C	020-002-006	64 SOUTHWORTH ST	18.50	0.00	9.00	0.00
62	FRANCESCON ELIOT L TRUSTEE	009-002-001	30 HOWLAND RD	565.77	0.00	564.16	0.00
63	JOHNSON DOUGLAS & PAULA J	060-008-014D	55 RHODE ISLAND RD	40.11	0.00	38.50	0.00
64	LEONARD KENNETH C JR	008-002-004	22 PIERCE AVE	102.70	87.10	0.00	11.60
65	MARKSON WILLIAM H TRS	014-004-001-03	REAR COUNTY ST	51.04	0.00	0.00	51.04
75	CEDAR WOODS REALTY TRUST	018/001/025	6 BARSTOW ST	0.00	0.00	0.00	0.00
75	CEDAR WOODS REALTY TRUST	26-3-2A	108 CROOKED LN	39.61	0.00	38.00	0.00
76	BETTY'S NECK FARM, INC.	71-1-1	50 LONG POINT RD	151.41	0.00	149.80	0.00
77	HOLLOWAY BROOK FARM	018-001-025	6 BARSTOW ST	36.64	0.00	35.03	0.00
78	MALLOCH STEVEN	014-004-002C	3 JULIA'S WAY	19.51	17.90	0.00	0.00
78	MALLOCH STEVEN	014-004-002D	OFF JULIA'S WAY	30.25	0.00	0.00	30.25
79	BISIO LEO B	007-004-002	43R COUNTY ST	8.40	0.00	0.00	8.40
67	POQUOY BROOK GOLF COURSE LLC	024-001-001	20 LEONARD ST	136.39	0.00	0.00	134.78
68	RUBINI ROBERTO	015-001-012	118 SOUTH PICKENS ST	28.31	0.00	26.70	0.00
69	STANDISH BARRY E TRUSTEE	063-002-001	37 BRIDGE ST	13.00	0.00	11.39	0.00

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Town of Lakeville
Total Chapter Acreage Report

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70	TRIPP RICHARD S TRUSTEE	058-007-044	134 MAIN ST	22.00	0.00	20.39	0.00
71	VANLAARHOVEN HENRY W & NANCY LEE	033-004-016	165 COUNTY ST	15.20	11.50	2.09	0.00
72	WALKER MARK T & MARIANNE	008-001-001	35 PIERCE AVE	18.80	0.00	17.19	0.00
73	WARD MICHAEL IAIN & CHRISTINE G	014-006-006	89 HIGHLAND RD	16.40	0.00	14.79	0.00
73	WARD MICHAEL IAIN & CHRISTINE G	015-005-006	HIGHLAND RD	32.00	0.00	30.39	0.00
74	MESSIER ROBERT E	6-3-6	15 COUNTY ST	13.80	0.00	0.00	12.19
16	DOW ROBERT C & CINDY LOU	58-7-042B	NELSONS GROVE RD	7.08	0.00	7.08	0.00
16	DOW ROBERT C & CINDY LOU	58-7-42	NELSONS GROVE RD	2.44	0.00	2.44	0.00
16	DOW ROBERT C & CINDY LOU	58-6-3	NELSONS GROVE RD	12.00	0.00	12.00	0.00
17	DUPRE ROBERT J & DIANE M	6-1-10	20 COUNTY ST.	10.61	9.00	0.00	0.00
17	DUPRE ROBERT J & DIANE M	6-1-11	COUNTY ST	15.60	15.60	0.00	0.00
18	EIGHT DUNBAR REALTYTRUST	39-5-29	8 DUNBAR RD	0.64	0.00	0.64	0.00
19	FREITAS DAVID A	63-2-005K	REARVAUGHAN ST	21.70	0.00	12.00	0.00
19	FREITAS DAVID A	63-2-023A	VAUGHAN ST	13.51	0.00	13.51	0.00
20	GAMACHE ROBERT E & ANN C	56-6-1	393 BEDFORD ST	2.76	0.00	2.19	0.00
20	GAMACHE ROBERT E & ANN C	56-6-001B	393 BEDFORD ST	2.81	0.00	2.81	0.00
21	HILLSIDE CRANBERRY COMPANY INC	16-2-006-01	69 KINGMAN ST	9.66	0.00	5.60	0.00
22	MAKSY DEREK A & MADELYN J	59-1-004B	31 STETSON ST	7.09	0.00	7.09	0.00
22	MAKSY DEREK A & MADELYN J	59-1-4	1 CEDAR BERRY LN	13.32	0.00	8.23	0.00

4/15/2021

Town of Lakeville
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22	MAKSY DEREK A & MADELYN J	59-1-50	44 CLEAR POND RD	134.77	0.00	0.00	133.16
23	MCCAFFREY WILLIAM M	7-1-2	REAR PIERCE AV	71.20	71.20	0.00	0.00
23	MCCAFFREY WILLIAM M	7-1-20	COUNTY ST	13.00	0.00	13.00	0.00
24	NEMASKET CRANBERRY CO INC	19-1-4	REARRHODE ISLAND RD	14.03	0.00	14.03	0.00
24	NEMASKET CRANBERRY CO INC	20-1-4	REARSOUTHWORTH ST	20.60	0.00	20.60	0.00
24	NEMASKET CRANBERRY CO INC	25-1-14	REARSOUTHWORTH ST	62.57	0.00	62.57	0.00
24	NEMASKET CRANBERRY CO INC	25-1-17	45 SOUTHWORTH ST	36.20	0.00	36.20	0.00
25	OCEAN SPRAY CRANBERRIES INC	24-3-019A	4-18 CROSS ST	211.68	211.68	0.00	0.00
25	OCEAN SPRAY CRANBERRIES INC	22-3-8	REARCROSS ST	4.00	4.00	0.00	0.00
25	OCEAN SPRAY CRANBERRIES INC	24-3-004A	52 REAR TAUNTON ST	3.36	3.36	0.00	0.00
26	OLDE STONE LOOKOUT LLC	30-2-29	17 HERITAGE HILL DR	64.50	0.00	0.00	62.00
26	OLDE STONE LOOKOUT LLC	56-1-13	1 HERITAGE HILL DR	0.14	0.00	0.00	0.14
26	OLDE STONE LOOKOUT LLC	30-4-26	9A PICKENS ST	0.19	0.00	0.00	0.19
27	ORRALL EMERY F & ILENE G	26-4-004E	152 RHODE ISLAND RD	9.44	0.00	0.00	9.44
28	ORRALL GEORGE A & ANNA C TRS	26-3-003AA	CROOKED LN	10.18	0.00	10.18	0.00
28	ORRALL GEORGE A & ANNA C TRS	26-3-002B	106 CROOKED LN	3.04	0.00	3.04	0.00
29	OWEN STEPHEN M & TRACY POWDERLY	17-4-008B	48A MONTGOMERY ST	47.53	0.00	47.53	0.00
30	PAQUIN AARON E & SHERRI M	27-2-023A	REARLOON POND RD	36.08	0.00	29.58	0.00
30	PAQUIN AARON E & SHERRI M	27-2-23	REAR BEDFORD ST	29.00	0.00	20.00	0.00

4/15/2021

Town of Lakeville
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31	PINK LAWRENCE W & NANCY J TRS	24-6-004A	520 KENNETH W WELCH D	8.79	0.00	8.79	0.00
31	PINK LAWRENCE W & NANCY J TRS	24-6-9	KENNETH W WELCH DR	4.08	0.00	4.08	0.00
32	POULLAS ATHANASIOS G & CHRYSAVGE M	17-4-15	46 MONTGOMERY ST	8.54	0.00	0.00	6.93
32	POULLAS ATHANASIOS G & CHRYSAVGE M	17-4-015A	44 MONTGOMERY ST	1.63	0.00	0.00	1.63
33	REZENDES ASSOCIATES INC	4-7-003A	118 PIERCE AV	55.05	0.00	55.05	0.00
34	REZENDES FAMILY LIMITED PARTNERSHIP	6-1-5	REAR PIERCE AV	6.95	0.00	6.95	0.00
35	SCHOBEL WILFRED L & SANDRA M	58-3-1	45 CROOKED LN	189.95	0.00	188.34	0.00
35	SCHOBEL WILFRED L & SANDRA M	58-6-2	50 OLD MAIN ST	12.70	0.00	12.70	0.00
36	SIX DUNBAR REALTY TRUST	39-5-34	6 DUNBAR RD	1.02	0.00	1.02	0.00
37	SMALE ODERA TRUSTEE	16-5-1	KINGMAN ST	38.32	0.00	27.72	0.00
39	SYLVIA EDWARD A & MICHELLE R	27-2-14	37 LOON POND RD	3.00	0.00	3.00	0.00
41	SYLVIA FAMILY LAND TRUST	15-3-15	REARFRANCISCO DR	14.08	0.00	14.08	0.00
41	SYLVIA FAMILY LAND TRUST	15-2-2	98 COUNTY ST	1.96	0.00	1.96	0.00
41	SYLVIA FAMILY LAND TRUST	15-3-19	91 COUNTY ST	43.13	0.00	43.13	0.00
41	SYLVIA FAMILY LAND TRUST	15-3-15A	83 COUNTY ST	4.48	0.00	2.87	0.00
41	SYLVIA FAMILY LAND TRUST	34-3-7	182 COUNTY ST	8.39	0.00	8.39	0.00
42	TEN DUNBAR REALTY TRUST	39-5-30	10 DUNBAR RD	0.72	0.00	0.67	0.00
43	TETREAULT LISA A	4-5-1	43196 MALBONE ST	4.20	0.00	4.20	0.00
43	TETREAULT LISA A	4-5-2	2 MALBONE ST	2.50	0.00	2.50	0.00

4/15/2021

Town of Lakeville
Total Chapter Acreage Report

ID	Owner	Parcel ID	Property location	Total Acres	61 Acres	61A Acres	61B Acres
44	TUOMALA JEFFREY P & MARJORIE	31-1-2	PICKENS ST	31.84	0.00	31.84	0.00
44	TUOMALA JEFFREY P & MARJORIE	17-3-5	PICKENS ST/HILL ST	15.24	0.00	15.24	0.00
44	TUOMALA JEFFREY P & MARJORIE	31-1-002G	PICKENS ST	23.32	0.00	23.32	0.00

Ch. 61 Total Acres:	604.24	Ch.61A Total Acres:	2,352.12	Ch. 61B Total Acres:	667.15
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Total Town Chapter Acres	3,623.51
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Lakeville Open Space by Level of Protection

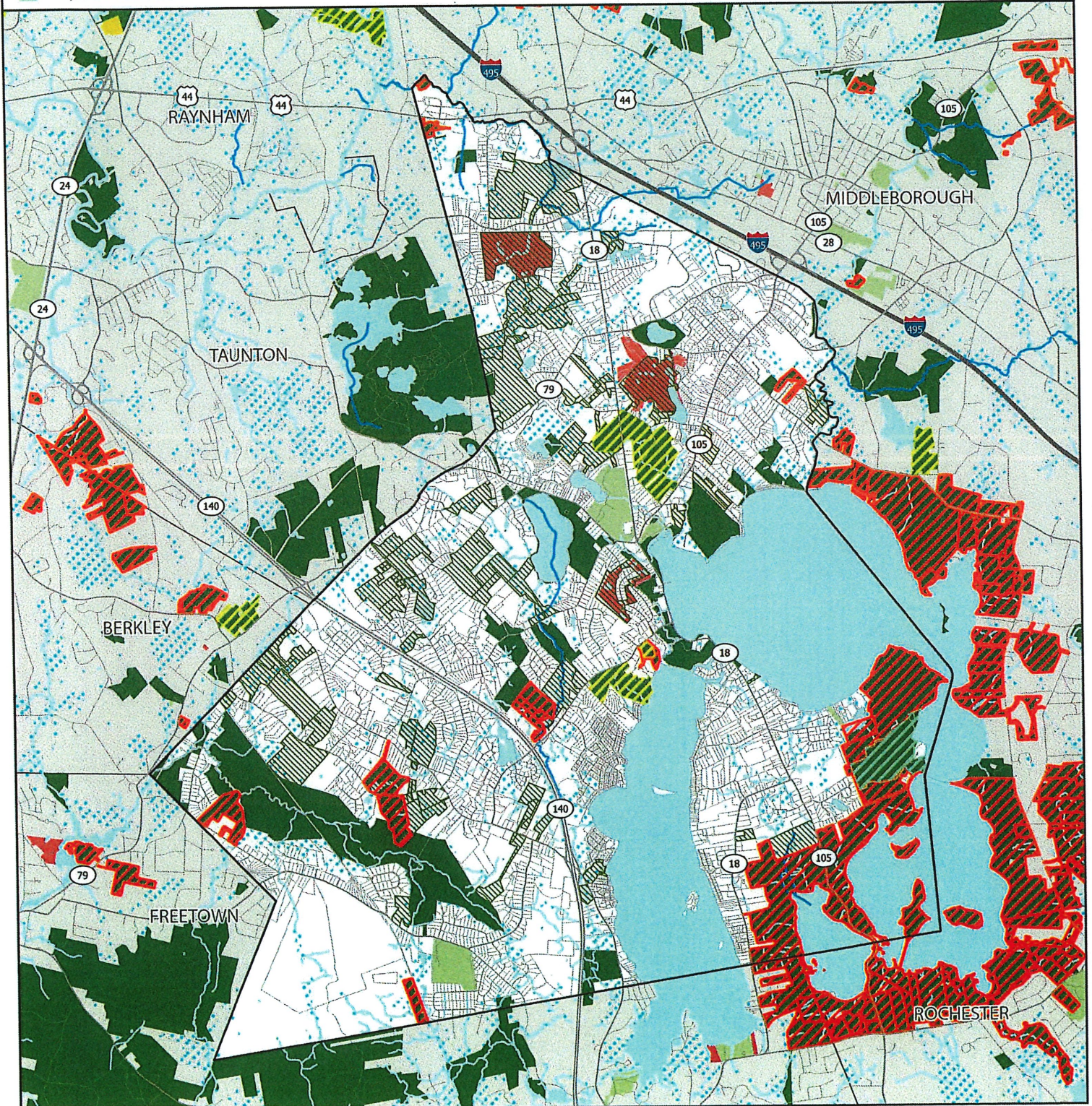


- In Perpetuity
- Limited
- Term Limited; Unknown
- None
- Conservation Restriction
- Agricultural Preservation Restriction (APR)
- CR/APR Combination
- Chapter 61 Land
- Lakeville Parcels
- Interstates
- Collectors and Arterials
- Local Roads
- MA DFW Coldwater Fisheries Resources
- Wetlands
- Water

Data sources: MassGIS, MassDOT, and the Town of Lakeville. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use.

January 2020

1 Mile



Lakeville Zoning Bylaw FAQ

How does the Zoning Bylaw get amended?

The framework for enacting an amendment to the Zoning Bylaw is set forth in Chapter 40A of the Massachusetts General Laws. The Zoning Bylaw may only be amended by a majority vote of Town Meeting.

Types of Zoning Amendments

- **Map Change:** An alteration to the boundaries of a zoning district, or a change in the zoning designation of a particular district (for instance, from a Business district to a Residence district), resulting in a change to the [Zoning Map](#)
- **Text Change:** An alteration to the language within one or more [Articles of the Zoning Bylaw](#), modifying the regulations that apply within one or more zoning districts

Zoning Amendment Process

Petitioning the Select Board: The process officially begins when a zoning petition is filed with the office of the Town Clerk. There are five ways that a petition can be brought before the Select Board:

- **Land Owner Petition:** One or more property owners petition for a zoning change affecting their property.
- **Citizen Petition:** A group of **at least ten** (see Town Clerk page for details) registered Lakeville voters petition for a zoning change.
- **Planning Board Petition:** The Lakeville Planning Board proposes a zoning change.
- **ZBA Petition:** The Lakeville Zoning Board of Appeals proposes a zoning change.
- **Select Board Petition:** The Select Board itself proposes a zoning change.

After a petition has been filed with the Town Clerk, it is placed on the agenda of an upcoming Select Board meeting. At that meeting, the Select Board may refer the matter for consideration by the Planning Board.

Public Hearings: The Planning Board schedule and advertise public hearings to take place within 65 days of the date on which it is referred by the Select Board.

- **Planning Board Hearing:** After hearing testimony from the Petitioner and the public, the Planning Board discusses the proposed zoning change. The Planning Board may then decide to submit a recommendation to Town Meeting. The recommendation may support adoption or rejection of the proposed zoning change, and may include suggestions for changes or further study.

Select Board Action: The Select Board may take action on the proposed zoning amendment after the following have occurred:

- The Select Board has received a recommendation from the Planning Board, or if no recommendation has been received, 21 days have elapsed since the Planning Board held its public hearing.

The first action that the Select Board may take is to vote to place the petition on Town Meeting warrant.

Final Action: The final outcome of a zoning petition may include one of the following:

- **Adoption/Ordination:** Town Meeting votes to adopt the zoning petition, possibly with amendments, and the proposed zoning change is incorporated into the Zoning Bylaw.
Failure: On a vote of Town Meeting, the petition fails to receive the necessary votes to adopt the petition. In this case, the same petition may not be re-filed until two years after the vote.
- **Withdrawal:** The petitioner may choose to withdraw the article prior to a Town Meeting vote. In this case, the petition is not adopted but is placed on file. It may then be refiled as a new petition, in which case the process would begin again with referral to the Planning Board for new public hearings.

REQUEST FOR REZONE - APPLICATION PROCEDURES

The steps listed below outline the process and time elements for amending a zoning classification as dictated by State Law.

1. Petitioner submits completed application packet to the **Select Board**.

The completed application includes the following:

- Completed Application
- Certified list of abutters
- Written Statement from Treasurer/Collector Office
- Drawing and legal description of property
- \$75.00 filing fee, payable to the Town of Lakeville

2. **Select Board** reviews the submittal at a meeting
3. **Select Board** must submit the petition to the **Planning Board within fourteen days**.
4. **Planning Board** must hold a **Public Hearing** within sixty-five days of receiving the application from the Select Board.
5. Planning Board advertises notice of Public Hearing and notifies abutters and others who require notification. (The Applicant is responsible for the cost of the legal ad)
6. Following Public Hearing, Planning Board prepares a recommendation to Town Meeting.
7. **Select Board** put this zoning By-law amendment proposal on a **Town Meeting Warrant**.
8. Town Meeting vote must take place within six months of Public Hearing.
9. Affirmative Town Meeting action is forwarded to MA Attorney General for approval

APPLICATION FOR ZONING CHANGE
Submitted to the Select Board

Date: _____

Applicant Name: _____ Phone Number: _____

Address: _____

To the Planning Board of the Town of Lakeville, Massachusetts:

The undersigned being the applicant as defined by the Laws of the Commonwealth of Massachusetts, request the Lakeville Planning Board to present the following proposed zoning change at the next Town Meeting.

1. Land involved: Plat No.: _____ and Lot No.: _____

2. Present Zone of property: _____ Requested Zone: _____

3. Location and Legal Description of Property (Include Public and Private Ways Bounding Property)

Please attach to this Form:

- Drawing (scale 1" = 40')
- List of abutters herewith and mailing labels
- Written statement from Treasurer/Collector Office with current tax payment status
- \$ 75.00 minimum filing fee (Applicant is to reimburse the Town of Lakeville for any additional costs)

Applicant's Comments:

Received by Planning Board or Town Clerk:

Applicant:

Date

*Signature of Applicant

Time

Print Name

*Signature

Address of Applicant

**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
Thursday, August 17, 2023
Remote meeting**

On August 17, 2023, the Planning Board held a remote meeting. The meeting was called to order by Chairman Knox at 6:00 p.m. LakeCam was recording, and it was streaming on Facebook Live. Mr. Knox read the provisions by which the Board was allowed to meet remotely into the record.

Members present:

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

Others present:

Marc Resnick, Town Planner

Approve Meeting Minutes

Mr. Knox made a motion, seconded by Mr. Cabral. to approve the minutes from the July 27, 2023, meeting.

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

Discussion concerning possible amendment to the Sign By-law regarding changeable copy, electronic message boards and internally illuminated signs and/or discussion regarding a possible moratorium for the same

Mr. Knox said that he would be combining agenda item number one and two for discussion. He began by polling the Board and commenting that his feeling was that an amendment would require some sort of an overlay in addition to the change in language. Ms. Cline said that she had spoken with Mr. Olivieri from the Zoning Board of Appeals (ZBA), and they were not aware of this proposed language. She would like to defer this until after Town Meeting and have discussions with the ZBA in a joint meeting. Ms. MacEachern thought that was a good idea. She was okay with moving forward with the moratorium because this probably needs more attention. She did not think she was in favor of an overlay, in particular for Main Street. This would give them more time to talk to ZBA, discuss where, or if they do an overlay. She would like to see that moratorium go forward.

Mr. Resnick advised that he had spoken to Atty. Kwesell today. A moratorium for something this focused would not be acceptable by the Attorney General's Office. Moratoriums are generally for a larger issue, and this small focus is not the intent of what moratoriums are for. A moratorium

would prohibit these types of signs until such time as the bylaw was reworded or reworked, but you cannot do that for just one small element of a bylaw. He noted they could delay doing anything at all, or adjust some language tonight and move forward. Ms. Cline said that she was fine with not moving forward. If they put this on, she wants it to be right, and did not think any one of them is prepared to put this on correctly. Mr. Resnick said that this version as it is currently drafted prevents the ability for the ZBA to issue a Special Permit for those types of signs in many of the commercial districts in the areas that Ms. MacEachern had been most concerned with. The only area it doesn't address the way it is currently drafted is along Main Street.

Ms. MacEachern said the language that is proposed is saying it is zoned residential and even though its zoned business, there are still many residential homes in that area. Mr. Resnick said that he could add language at the end to say "or contain a single-family dwelling." That would make it more restrictive and apply on the southern part of Main Street where there are more single-family homes. Ms. Cline said they still would not see that language until their next meeting, so she still would like to continue until then. Ms. MacEachern added that if they are sending something to the Select Board for a place holder for this and the OSRD, they will still come back to the Board to hold a public hearing. At that time, they would determine whether they want to recommend it for Town Meeting. They will still have the opportunity to review it in its entirety and maybe get feedback from the ZBA.

Mr. Knox said if they went through the process and voted tonight to get these changes added to the Warrant, this would be a placeholder that could be amended at a public hearing. Mr. Resnick said they had plenty of time for a public hearing and could make some adjustments. However, they could not rewrite it to change the intent. Mr. Knox asked if they requested a placeholder and then they could not agree on language before the public hearing, could the Planning Board take action to withdraw it from the Warrant? Mr. Resnick said the Select Board is approving the Warrant on September 18th. The Board could withdraw it then or on the floor of Town Meeting.

Mr. Knox then polled the Board to determine if they wanted to table this to their next meeting and not attempt to get on the Warrant, or try to do something else. Ms. MacEachern said that she would like to at least get the wording they had in front of them on the Warrant, and get feedback from the ZBA. Maybe they will be on board with it. If they have any issues, she would feel comfortable not recommending it to Town Meeting when they have the public hearing. Ms. Cline said she had corresponded with Chairman Olivieri, and he had been unaware of this. He would like to have a joint meeting. In order to facilitate that meeting, she would agree with the verbiage as it stands today. Mr. Cabral said he also agreed with getting this on the Warrant as a place holder. Mr. Lynch had just joined the meeting. He agreed that they should use the current language and use this as a placeholder.

Mr. Knox made a motion, seconded by Mr. Lynch, to recommend this be put in front of the Select Board for it to be added to the fall Town Meeting Warrant.

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

Ms. Cline then left the meeting.

Discussion regarding draft OSRD bylaw for fall Town Meeting.

Mr. Knox said he just saw the latest copy of this in his email, but he had not had a chance to review it. He also had a conversation in the office earlier with Mr. Resnick, and based on that he was concerned they were not ready on this amendment as well. Mr. Resnick stated that based on the draft that was sent out, there were two small changes that had been made. Last night he had attended the Board of Health meeting, and they had one correction. It required septic tanks to be within 10 feet of the property line, but their rules prohibit that, so that language was removed. They were okay with everything else.

The other change which came about as the result of a conversation with a broker about a possible property that was on one of the ponds, but was less than 20 acres. They wanted to be able to do a cluster development and preserve the land along the pond. In order to preserve the land along the pond, and keep the houses away from the water, a change was written so the minimum of 20 acres, could be reduced to 10 acres if the parcel abutted some other open space and the agency or organization agreed to accept ownership. He had then added the parcel could be as small as 10 acres, if the property is located along a great pond and the open space land will be along the pond. Land located within the Flood Plain shall not be included in the open space calculations.

Mr. Knox said that he had concerns about that because it made him think that it opens up the question of how they would be able to guarantee access to that open space. He would like to omit that section as this was not voted on by the Commission. He would rather bring it back as an amendment in the future and work with what they have. Mr. Resnick said that it could be brought back as an amendment. He believed the Commission was meeting next week and would be discussing this again. Ms. MacEachern said she was still hesitant to move forward with this. She was concerned that it would allow for parcels that may not be developable to be developed and did not understand way it is being prioritized as much as it is right now.

Mr. Knox replied the concern of land being developed that otherwise could not be developed, has been quelled due to the involvement of the Board of Health and the requirement to prove that the development is conventionally buildable. Mr. Cabral said that he did not realize this would be on the meeting, so he would like more time to review. Mr. Lynch agreed. Ms. MacEachern thought this had already been sent to the Select Board as a placeholder, and they were going to get a final draft to review. She would like to see that final draft in its completeness.

Mr. Resnick said he had asked Ms. Craig-McGee if the Planning Board could have a placeholder for this bylaw without submitting it, so they could review it at their first meeting in September. She said after speaking with the Select Board Chair, they agreed to do a place holder. Mr. Resnick said the Planning Board could now vote to submit this, or vote not to submit it and wait until their next meeting. Mr. Knox said that he would like a copy by next Thursday with no markup. They could then act on it at their next meeting.

Mr. Resnick said the one thing that had been added to this was an affordable housing component. That draft had gone out yesterday in a separate email. Ms. MacEachern said she would like to see that inserted. Mr. Resnick noted that most communities if they are going to do an affordability component will adopt an inclusionary zoning bylaw which applies to all developments. Mr. Knox asked for a clean copy of the articles in hand. He did not want the affordability component put in yet, or if it was done, as a separate version with that being the only edit on the clean version. That should be the only discussion needed at the meeting in September. Mr. Knox asked Board members to review and have any comments or edits for that meeting ready for discussion.

Next meeting

The next meeting is scheduled for September 14, 2023, at 7:00 p.m. at the Lakeville Police Station.

Adjourn

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

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

Meeting adjourned at 6:24.