

TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp
received & posted:
K. DeCristoforo
LAKEVILLE TOWN CLERK
RCUD 2022 SEP 7 PM 2:21
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 8, 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: _____

Revised A G E N D A

1. Presentation by the Problem Properties working group – Christina Cotsoridis
2. Discussion and action on possible Articles for fall Town Meeting:
 - a. Add Licensed junk dealers to Section 4.1.2 Table of Use Business Uses
 - b. Add Reusable Materials or equipment to Section 2.0 Definitions
 - c. Associate member
 - d. Mullin Rule
 - e. Modifying setbacks in the Business/Industrial Zone
 - f. Modify Section 5 to remove one principal structure, modify lot coverage, and remove density bonus
 - g. Industrial District map revisions
 - h. Off-premise Sign correction
3. Approve Housing Survey Questions for the Housing Production Plan
4. Review Layout for Ledgewood Drive for recommendation to Select Board.
5. Site Plan Review – 156 Rhode Island Road, continued - T. Sikorski Realty, LLC -applicant
 - **Accept request to continue**
6. Preliminary Plan – 44 Clear Pond Road, continued – Derek Maksy-applicant
7. Approve the July 14, 2022 and July 28, 2022 Meeting Minutes
8. Discussion and possible action regarding Planning Board goal setting
9. Review correspondence
10. Next meeting. . . September 22, 2022, at the Lakeville Police Station
11. Any other business that may properly come before the Planning Board.
12. Adjourn

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



TOWN OF LAKEVILLE
Town Administrator's Office

346 Bedford Street
Lakeville, MA 02347
(508) 946-8803

To: Lakeville Select Board

From: Christina Cotsoridis, Assistant to the Town Administrator

Date: August 29, 2022

Re: Problem Properties Committee

At the request of the Select Board and as a result of a number of blighted properties being brought to the attention of town staff, Town administration established a multi-departmental working group intended to evaluate the Town's current process for addressing abandoned or otherwise problem properties. The group began its work in April of this year and has been working to identify enhancements to the Town's current by-laws that would strengthen its ability to address these locations.

For the purposes of this initiative, a problem property is characterized as including violations of zoning, building, health or sanitation, and fire codes and often presenting itself as a health hazard or public safety concern. After years of neglect, abandoned properties result in the deterioration of structures creating an unsafe environment, attract health and sanitation violations, including vermin, and invite crime.

The goals of the working group are to improve the health and safety of Lakeville neighborhoods and to bring all properties in the Town into zoning, building, health, sanitation and fire code compliance. The working group consists of the following members:

- Town Administrator
- Assistant to the Town Administrator
- Building Commissioner
- Health Agent
- Fire Chief
- Town Planner
- Treasurer/Collector

The working group focused initially on the following types of properties:

- Abandoned buildings
- Junk/blighted properties
- Unsafe/unsanitary occupied buildings
- Old farm/rural properties
- Unkempt commercial properties
- Lodging houses – 4 or more unrelated persons living in the same dwelling unit

The Town of Lakeville contains 4,914 residential properties, 222 commercial properties, 38 industrial properties and 199 exempt properties. Within that property distribution there are 91 properties in tax title. Certain of these addresses also contain unsafe, destroyed or otherwise abandoned structures some with trees and other natural debris, still occupying the land and building on which it fell.

The Town's longstanding practice has been to execute a code enforcement investigation at the time a complaint is reported to the Building Commissioner, who functions as the Town's enforcement officer. Proactive enforcement by Town departments has largely been avoided due, in part, to a lack of resources, the desire to prevent the perception of selective enforcement, and concern over neighbor-on-neighbor retaliation.

The group decided to take a multiphase approach to the issue in order to ensure maximum return on the shortest possible timeline. In the coming months, the working group intends to develop a comprehensive problem properties by-law for submission at Spring Town Meeting which will include, among other things:

- Definitions that clarify abandoned properties; unkempt properties; blight; and others;
- Enforcement and the process for engagement by the Town;
- Making properties safe and recovering costs associated with that process;
- Violations and penalties;
- Establishing a Vacant Building Registry and Revolving Fund

In advance of a comprehensive problem properties by-law, the working group has identified a number of action steps that could be submitted for approval at the Fall Town Meeting in order to equip departments with important tools to address problem properties. The group is recommending six articles for the Fall Town Meeting, the full text of which is attached. They include:

1. Regulating Residential Use of Exterior Space

1. An article updating the definition and storage parameters of reusable materials, restricting the amount of space, location and visibility of such materials as car parts, wood, tools, toys, furniture, etc.
2. An article to restrict the issuance of junk dealer licenses to properties in commercially zoned areas only. The Town currently issues four junk dealer licenses annually, three of which are in residential zones. This article would grandfather in these parcels.
3. An article amending the current general by-law for Junk, Old Metals or Second Hand Articles to include language mandating junk dealers show commercial activity as a

requirement for license renewal.

2. Addressing Problem Properties

1. An article accepting the provisions of M.G.L. c. 40, §58 enabling the Town to place a lien on a property for cleanup and fines (if orders to clean up/make safe go ignored). [General Law - Part I, Title VII, Chapter 40, Section 58 \(malegislature.gov\)](#)
2. An article transferring ownership of foreclosed tax title properties with a value of \$35,000 or less to the Select Board for the purpose of sale, by a 2/3rds vote at Town Meeting. Foreclosed tax title properties with a value of \$35,000 or more would be subject to a more rigorous screening process and the Town would be required to comply with the RFP procedures in Chapter 30B. (A list of addresses will be presented for consideration prior to the close of the warrant.) Post Fall Town Meeting the Select Board will be asked to adopt an Abutters Program, which would enable the Select Board to offer the transferred properties at Town Meeting directly to abutters. The sale would be approved by a majority Town Meeting vote.

3. Identifying and regulating Rooming/Lodging Houses

1. An article accepting M.G.L. c. 148 §26H - Lodging and Boarding House Statute which authorizes the Fire Department to ensure the adequate systems of automatic sprinklers in accordance with the provisions of the state building code. [General Law - Part I, Title XX, Chapter 148, Section 26H \(malegislature.gov\)](#)

Rooming / lodging houses are defined as six or more persons living together not within the second degree of kindred, meaning a father, mother, brother, sister, son, daughter, spouse, grandparent, grandchild, brother- or sister-in-law, son- or daughter-in-law, father- or mother-in-law, stepfather, stepmother, stepsister, stepbrother, stepson, or stepdaughter.”

These by-law changes represent the first in a series of necessary updates to Lakeville’s General By-laws to enable Town departments to maintain the public’s safety and to ensure the compliance of building, fire, health and sanitation codes equally across properties and property types. The working group will continue its work throughout the fall and winter and prepare a comprehensive package of by-law updates for Spring 2023 Town Meeting.

Thank you for your consideration.

APPENDIX

1. Regulating Residential Use of Exterior Space

Article: _____

To see if the Town will vote to amend the Lakeville Zoning By-Laws by adding to Section 2.0 definitions: Reusable Materials or Equipment: Used yard maintenance equipment, tools, car parts, wood, metal, bicycles, toys, furniture, (excluding farm equipment).

On residential property outdoor storage of Reusable Materials or Equipment shall be kept in one area and shall not exceed 500 sq. ft. The storage area shall be screened from view from the street and abutting properties. No Reusable Materials or Equipment shall be stored in any front yard, whether screened or not.

Or take any other action thereto.

Article: _____

This article would add the business use of "Licensed Junk Dealers (pursuant to the Town of Lakeville General Bylaws)" to the zoning use chart. This new use would only be allowed in the Business Zone. This would restrict the issuance of new licenses to those properties located in the Business Zone.

To see if the Town will vote to amend the Lakeville Zoning By-Laws, Section 4.0 Use Regulations by:

Adding to Section 4.1.2 Business Uses

	R	B	I	I-B
Licensed junk dealers (Pursuant to the Town of Lakeville General Bylaws)	N	Y	N	N

Or take any other action thereto

Article: _____

An article amending the current general by-law for Junk, Old Metals or Second Hand Articles to include language mandating junk dealers show commercial activity annually as a requirement for license renewal.

[DRAFT] ADD Section 5. A holder of a license is required to prove that the license is being utilized for an active business. The required ledger book shall indicate that multiple sales of "junk" kept on the premises, are conducted in six months of every twelve-month licensing period. The Book shall be presented to the Select Board prior to the issuance of a new license.

2. Addressing Problem Properties

Article: _____

Acceptance of MGL Ch. 40, Sec. 58 (municipal charges lien)

To see if the Town will vote to accept the provisions of Massachusetts General Laws, Chapter 40, Section 58, to authorize the Town to assess a municipal charges lien on any real property in the Town for the following types of municipal fees and charges that have not been paid by their due date; or take any other action relative thereto.

Charges, penalties, fines or fees, including interest and all costs to record said lien(s) in the Plymouth County Registry of Deeds, assessed in accordance with the following provisions and not paid by their due date shall constitute a lien on the real property of the person assessed:

1. Any provision in Section V of the Town's General Bylaws;
2. Any provision in the Town's Zoning Bylaws;
3. Any bylaw, statute or regulation enforced or administered by the Board of Health;
4. Any bylaw, statute or regulation enforced or administered by the Conservation Commission;
5. Any bylaw, statute or regulation enforced or administered by the Building Inspector;
6. Any bylaw, statute or regulation enforced or administered by the Fire Department;
7. Any bylaw, statute or regulation enforced or administered by the Department of Public Works
8. Any bylaw, statute or regulation enforced or administered by the Zoning Board of Appeals; and
9. Any bylaw, statute or regulation enforced or administered by the Planning Board

A municipal charges lien authorized under this section shall take effect upon the recording of a list of unpaid municipal charges and fees by parcel of land and by the name of the person assessed for the charge or fee in the registry of deeds of the county or district where the land subject to the lien lies.

If a charge or fee which is secured by a municipal charges lien remains unpaid when the assessors are preparing a real estate tax list and warrant to be committed under section fifty-three of chapter fifty-nine, the board or officer in charge of the collection of the municipal charge or fee, or the town collector of taxes, if applicable under section thirty-eight A of chapter forty-one, shall certify such charge or fee to the assessors, who shall forthwith add such charge or fee to the tax on the property to which it relates and commit it with their warrant to the collector of taxes as part of such tax.

If the property to which such charge or fee relates is tax exempt, such charge or fee shall be committed as the tax. A lien under this section may be discharged by filing a certificate from the tax collector that all municipal charges or fees constituting the lien, together with any interest and costs thereon, have been paid or legally abated. All costs of recording or discharging a lien under this section shall be borne by the owner of the property.

Article: _____

To see if the Town will vote to transfer the care, custody and control of the parcels of land identified below, acquired by the Town by tax title foreclosure, from the Treasurer/Collector for the purpose of sale at public auction to the Select Board for the purpose of conveyance and for general municipal purposes, and to authorize the Select Board to convey such parcels on such terms and conditions as the Board may deem appropriate, said parcels being described as follows, or take any other action relative thereto.

Property Address _____ Assessors Map, Lot

3. Identifying and regulating Rooming/Lodging Houses

Article: _____

Acceptance of MGL Ch. 148, Sec. 26H and 26I (lodgings and boarding houses)

To see if the Town will vote to accept the provisions of Massachusetts General Laws, Chapter 148, Section 26H to require that every lodging house or boarding house shall be protected throughout with an adequate system of automatic sprinklers in accordance with the provisions of the state building code; and to also accept the provisions of Massachusetts General Laws, Chapter 148, Section 26I to require that any building hereafter constructed or hereafter substantially rehabilitated so as to constitute the equivalent of new construction and occupied in whole or in part for residential purposes and containing not less than four dwelling units including, but not limited to, lodging houses, boarding houses, fraternity houses, dormitories, apartments, townhouses, condominiums, hotels, motels and group residences, shall be equipped with an approved system of automatic sprinklers in accordance with the provisions of the state building code; For purposes of these statutes, a boarding / lodging house is defined as a building with six or more persons living together not within the second degree of kindred. "Second degree of kindred" means a father, mother, brother, sister, son, daughter, spouse, grandparent, grandchild, brother- or sister-in-law, son- or daughter-in-law, father- or mother-in-law, stepfather, stepmother, stepsister, stepbrother, stepson, or stepdaughter." or take any other action relative thereto.

EXISTING JUNK, OLD METALS OR SECOND HAND ARTICLES

Section 1. The open display or open storage of junk is prohibited on any premises. For purposes of this by-law, the term “junk” includes old, second-hand or previously used, discarded or scrapped articles or materials of any type, whether collected, held or stored for salvage, sale, exchange, recycling, processing, conversion or any other purpose.

Every person who is licensed by the Town Clerk, upon authorization by the Select Board, as a keeper of a shop for the purchase, sale or barter of junk, old metals or second-hand articles shall keep a book in which at the time of each purchase, sale or barter, shall be legibly written in the English language an account and description, including all distinguishing marks and numbers of the property purchased, sold or bartered. The full name and residential address of each person purchasing, selling or bartering such property and the date of each such transaction shall be entered in such book. Only property purchased by the keeper of such a shop at a cost of fifty dollars, or greater, or bartered for with property valued at fifty dollars, or greater, shall be required to be listed in such book.

Section 2. A book required to be kept pursuant to Section 1 shall be open at all reasonable times to inspection by any police officer of the Town of Lakeville. Any person who has possession or control of a book required to be kept pursuant to Section 1 shall permit such inspection.

Section 3. The property described in a book kept pursuant to Section 1 shall on demand of a police officer authorized pursuant to Section 2 to inspect such book to be exhibited to such police officer.

Section 4. Violation of any provision of this section shall be subject to a criminal penalty not to exceed three hundred dollars (\$300.00), or when enforced by non-criminal disposition pursuant to G.L.c40, s21D, as follows:

First Offense	\$100.00
Second Offense	\$200.00
Third Offense and Subsequent Offenses	\$300.00

In any case, each day of violation shall constitute a separate offense.

(Adopted November 8, 2000; approved by Attorney General January 12, 2001) (Name change from Board of Selectmen to Select Board Adopted at STM November 8, 2021, approved by Attorney General December 15, 2021)

Article: _____

To see if the Town will vote to amend the Lakeville Zoning By-Laws, Section 4.0 Use Regulations by:

Adding to Section 4.1.2 Business Uses

	R	B	I	I-B
Licensed junk dealers (Pursuant to the Town of Lakeville General Bylaws)	N	Y	N	N

Or take any other action thereto

Article: _____

To see if the Town will vote to amend the Lakeville Zoning By-Laws by

Adding to Section 2.0 Definitions:

Reusable Materials or Equipment: Used yard maintenance equipment, tools, car parts, wood, metal, bicycles, toys, furniture, (excluding farm equipment).

On residential property outdoor storage of Reusable Materials or Equipment shall be kept in one area and shall not exceed 500 sq. ft. The storage area shall be screened from view from the street and abutting properties. No Reusable Materials or Equipment shall be stored in any front yard, whether screened or not.

Or take any other action thereto.

Article _____

To see if the Town will vote to amend the Lakeville Zoning By-Laws to:

ADD to Section 8.0 ADMINISTRATION

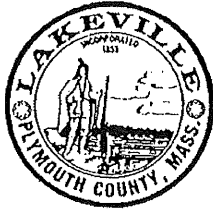
8.2 Planning Board Associate Member

There shall be one Associate Member, recommended by the Planning Board and appointed by the Selectboard. The associate member shall sit on the Board for purposes of acting on special permit applications in the case of absence, inability to act, or conflict of interest on the part of any member of the Planning Board or in the event of a vacancy on the Board.

And renumber the remainder of the Section accordingly

Or take any other action relative thereto.

2d



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

MEMORANDUM

TO: John Olivieri, Robert Bouchard

FROM: Marc Resnick, Planning Department

CC: Board of Selectmen; Ari Sky, Town Administrator; Planning Board

DATE: August 26, 2022

SUBJECT: Adoption of the Mullin Rule

It recently came to the attention of the Planning Department that the Town has never formally adopted the Mullin Rule, Chapter 39, Section 23D. The Mullin Rule allows, upon acceptance, a member of a Board, Committee, or Commission holding an adjudicatory hearing to vote in the matter even though the individual has missed one session, provided certain conditions are met. Please review the attached information and discuss this with your Board, Committee, or Commission at your next meeting.

The Planning Department intends to submit an Article to authorize use of the Mullin's Rule for their public hearings. If your Board would like to be included in this Article, which would be presented at the next available Town Meeting, please let me know. Thank you for your attention to this matter.

Part I ADMINISTRATION OF THE GOVERNMENT

Title VII CITIES, TOWNS AND DISTRICTS

Chapter 39 MUNICIPAL GOVERNMENT

Section 23D ADJUDICATORY HEARINGS; ATTENDANCE BY MUNICIPAL BOARD, COMMITTEE AND COMMISSION MEMBERS; VOTING DISQUALIFICATION

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

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

LEONARD KOPELMAN
DONALD G. PAIGE
ELIZABETH A. LANE
JOYCE FRANK
JOHN W. GIORGIO
BARBARA J. SAINT ANDRE
JOEL B. BARD
JOSEPH L. TEHAN, JR.
THERESA M. DOWDY
DEBORAH A. ELIASON
RICHARD BOWEN
DAVID J. DONESKI
JUDITH C. CUYLER
KATHLEEN E. CONNOLLY
DAVID C. JENKINS
MARK R. REIGH
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DARREN R. KLEIN
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ANNE-MARIE M. HYLAND
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GEORGE X. PUCCI
WILLIAM HEWIG III
JEANNE S. MCKNIGHT
LAUREN F. GOLDBERG
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ANNE C. ROSENBERG
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KATHERINE D. LAUGHMAN
JEFFERY D. UGINO

SEP 13 2006

September 11, 2006

MEMORANDUM TO MUNICIPAL CLIENTS

TO: BOARD OF SELECTMEN/MAYOR/TOWN AND CITY COUNCIL
TOWN MANAGER/TOWN ADMINISTRATOR/EXECUTIVE SECRETARY

Re: Recent Legislation Applicable to Local Adjudicatory Hearings

Chapter 79 of the Acts of 2006, entitled "An Act further Regulating Meetings of Municipal Boards," took effect on August 10, 2006. The Act inserts a new section in G.L. c.39, G.L. c.39, §23D, which, upon acceptance, authorizes a member of a board, committee or commission holding an adjudicatory hearing to vote in the matter even though the individual has missed one session, provided that certain conditions are met. The Act, if accepted, overturns in part judicial precedent providing that only members present at all sessions of an adjudicatory hearing on a particular matter are eligible to vote on that matter. See Mullin v. Planning Board of Brewster, 17 Mass.App.Ct. 139, 141 (1983). Except as specifically provided in G.L. c.39, §23D, however, the so-called "Mullin Rule" will continue to be applicable.

General Laws c.39, §23D(a) provides:

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

Memorandum to Municipal Clients

Based upon the language of G.L. c.39, §23D, the statute may only be relied upon in the event that all of the listed conditions are met:

- First, the statute must be accepted either generally for all boards, committees, commissions or authorities holding adjudicatory hearings in the municipality, or for one or more particular municipal entities, as described in more detail below.
- Second, G.L. c.39, §23D may be used only when a board member is disqualified from voting solely due to that member's absence. Accordingly, if a member did not participate in the proceedings due to a conflict, the provisions of G.L. c.39, §23D may not be used to remedy the conflict, or to otherwise authorize the member to vote.
- Third, G.L. c.39, §23D may be used only if a board member is absent from a single session of an adjudicatory hearing. If a member is absent from more than one session of an adjudicatory hearing, G.L. c.39, §23D will not allow the member to vote in the underlying matter.
- Fourth, G.L. c.39, §23D may be used only if there is an available recording or transcription of the hearing at which a member is absent. General Laws c.39, §23D does not, however, require that adjudicatory hearings be recorded or that any recorded hearing be transcribed.
- Fifth, G.L. c.39, §23D may be used only if the member certifies that he or she has examined all evidence received at the missed session.

If even one of these conditions is not met, G.L. c.39, §23D will not be applicable, and the Mullin Rule will prevent the member from participating in the vote. See Mullin, 17 Mass.App.Ct. at 141 (members of a board holding an adjudicatory hearing must attend the hearing in order to be able to participate in the vote).

As noted above, G.L. c. 39, §23D is a local acceptance statute. The statute may be accepted in a town by vote of town meeting or the town council, as applicable, and in a city, by the city council. See G.L. c.4, §4. However, it is not sufficient to simply accept the new law. The statute refers to acceptance for "one or more types of adjudicatory hearings." To properly accept the statute, a municipality must specify in its acceptance vote whether it is accepting the statute for all boards that conduct "adjudicatory hearings" or for particular boards. Although the term "adjudicatory hearings" is not defined in G.L. c.39, §23D, the term is defined for purposes G.L. c.30A, the State Administrative Procedures Act, in part, as "a proceeding before an agency in which the legal rights, duties or privileges of specifically named persons are required by constitutional right or by any provision of the General Laws to be determined after opportunity for an agency hearing." The Massachusetts Appeals Court has also stated that an adjudicatory hearing is one involving "particular persons, their business or property, and their relation to a particular transaction [rather than a question involving] ... governmental policy." Mullin, 17 Mass. App. Ct. at 142-143, citing Cast Iron Soil Pipe Inst. v. State Examiners of Plumbers and Gas Fitters, 8 Mass. App. Ct. 575, 586 (1979). Many types of boards conduct adjudicatory

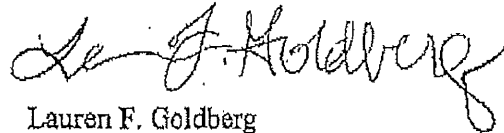
Memorandum to Municipal Clients

hearings, including boards of selectmen, city or town councils, conservation commissions, planning boards, zoning boards of appeal, boards of health, and other local licensing and permitting authorities. Examples of adjudicatory hearings include hearings on special permits, variances, licensing applications, and requests for determinations. Please note that such boards also conduct legislative hearings or meetings, to which the provisions of G.L. c.39, §23D are not applicable. Examples of legislative meetings include meetings at which regulations are promulgated, proposed warrant articles are considered, or other matters of general policy are discussed.

Once a municipality has accepted G.L. c.39, §23D for one or more types of adjudicatory hearings, a municipality may, but is not required to, adopt a bylaw or ordinance requiring minimum additional requirements for attendance at such hearings. A bylaw or ordinance could provide, for example, that G.L. c.39, §23D would be applicable only to adjudicatory hearings consisting of a minimum number of sessions or that a board member could utilize the provisions of G.L. c.39, §23D to cure an absence only a limited number of times during a fiscal or calendar year.

Enclosed are sample warrant articles and council resolutions we have prepared to address acceptance of the statute.

Very truly yours,



Lauren F. Goldberg

Memorandum to Municipal Clients

Towns

All boards holding adjudicatory hearings

To see if the Town will vote to accept, for all boards, committees or commissions holding adjudicatory hearings in the Town, the provisions of G.L. c.39, §23D, which provide that a member of a board, committee, or commission holding an adjudicatory hearing shall not be disqualified from voting in the matter solely due to the member's absence from one session of such hearing, provided that certain conditions are met, or take any other action relative thereto.

Specific boards holding adjudicatory hearings

To see if the Town will vote to accept, for the _____ Board, the provisions of G.L. c.39, §23D, which provide that a member of a board, committee, or commission holding an adjudicatory hearing shall not be disqualified from voting in the matter solely due to the member's absence from one session of such hearing, provided that certain conditions are met, or take any other action relative thereto.

Cities/Town Councils

All boards holding adjudicatory hearings

RESOLVED: Be It Resolved by the _____ Council of the City/Town of _____ that the City/Town accept, and hereby does accept, for all boards, committees or commissions holding adjudicatory hearings in the City/Town, the provisions of G.L. c.39, §23D, which provide that a member of a board, committee, or commission holding an adjudicatory hearing shall not be disqualified from voting in the matter solely due to the member's absence from one session of such hearing, providing that certain conditions are met.

Specific boards holding adjudicatory hearings

RESOLVED: Be It Resolved by the _____ Council of the City/Town of _____ that the City/Town accept, and hereby does accept, for the _____ Board, the provisions of G.L. c.39, §23D, which provide that a member of a board, committee, or commission holding an adjudicatory hearing shall not be disqualified from voting in the matter solely due to the member's absence from one session of such hearing, provided that certain conditions are met.

Article: _____

To see if the Town will vote to amend the Lakeville Zoning By-Laws, Section 5.0 Intensity Regulations, 5.2 Footnotes to Intensity Requirements

ADD 5.2.8 In Commercial and Industrial Districts one side or rear yard setback on non-conforming lots may be reduced to 10 feet by a Special Permit issued by the Planning Board. This may be only Granted if the applicant can show to the satisfaction of the Board that the reduced setback is necessary to allow for the most desirable and efficient site design due to the nonconformity of the lot.

OR

ADD 5.2.8 In Commercial and Industrial Districts side or rear yard setbacks on non-conforming lots may be reduced by 50% by a Special Permit issued by the Planning Board. This may be only Granted if the applicant can show to the satisfaction of the Board that the reduced setbacks are necessary to allow for the most desirable and efficient site design due to the nonconformity of the lot.

2f

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		70%**	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.~~

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

~~7.6.2 Definitions Arcade: an area contiguous to a public or private right of way or plaza that is open and unobstructed, and that is accessible to the public at all times. Arcades may include features such as building columns, landscaping, statuary and fountains. Arcades do not include off-street loading/unloading areas, driveways or parking areas. Articulate: to give emphasis to or distinctly identify a particular element. An articulated facade gives emphasis to various elements, by means of changes in setback, materials, roof pitch or height. Berm: an earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise or provide a buffer from adjoining uses. Breezeway: a structure for the principal purpose of connecting a main building or structure on a property with other buildings. Buffer: see also "screen". An area provided to reduce the conflict between two different land uses by mitigating undesired views, noise and glare and providing greater privacy to neighboring land uses. Buffers may consist of, but are not limited to, plant materials, walls, fences and/or buffer strips of sufficient land area to separate the uses. Buffer Strip: a portion of a lot or property used to visually separate one use from another through the use of vegetation, distance or other approved method. Building Mass: the building's volume or bulk and is typically used in reference to structures of considerable size. Dormer: a window set vertically in a gable projecting from a sloping roof. Facade: the portion of any exterior elevation on the building extending from grade to the top of the parapet, wall or eaves and extending the entire length of the building. Front Yard: the portion of the lot extending the full width of the lot and measured between the front lot line and a parallel line across a building face. Corner and double lots shall adhere to the front yard setback(s) for each frontage. 69 Gable: a triangular wall section at the end of a pitched roof, bounded by the two roof slopes. Hip Roof: roof with sloping ends and sides. Mansard Roof: roof with two (2) slopes on each of the four (4) sides, the lower steeper than the upper. Parapet: the portion of a wall that extends above the roofline. Pedestrian Walkway: a surfaced walkway, separate from the traveled portion of a public or private right-of-way or parking lot/driving aisle. Portico: a porch or walkway with a roof supported by columns, often leading to an entrance to a building. Public or Private Right of Way: any public or private road or access easement providing public access to any development, but excluding any service road or internal driving aisle (i.e., within parking lots). Screen: see also "buffer". A device, the purpose of which is, to block views. A screen shall be constructed of opaque materials and be of a height sufficient to effectively obstruct view. Streetscape: all elements of a development or area that are in view from other points along a public or private right-of-way.~~

~~7.6.3 Required Building Design Standards~~

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

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

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

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

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

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

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

~~7.6.4 Required SITE DESIGN Standards~~

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

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

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

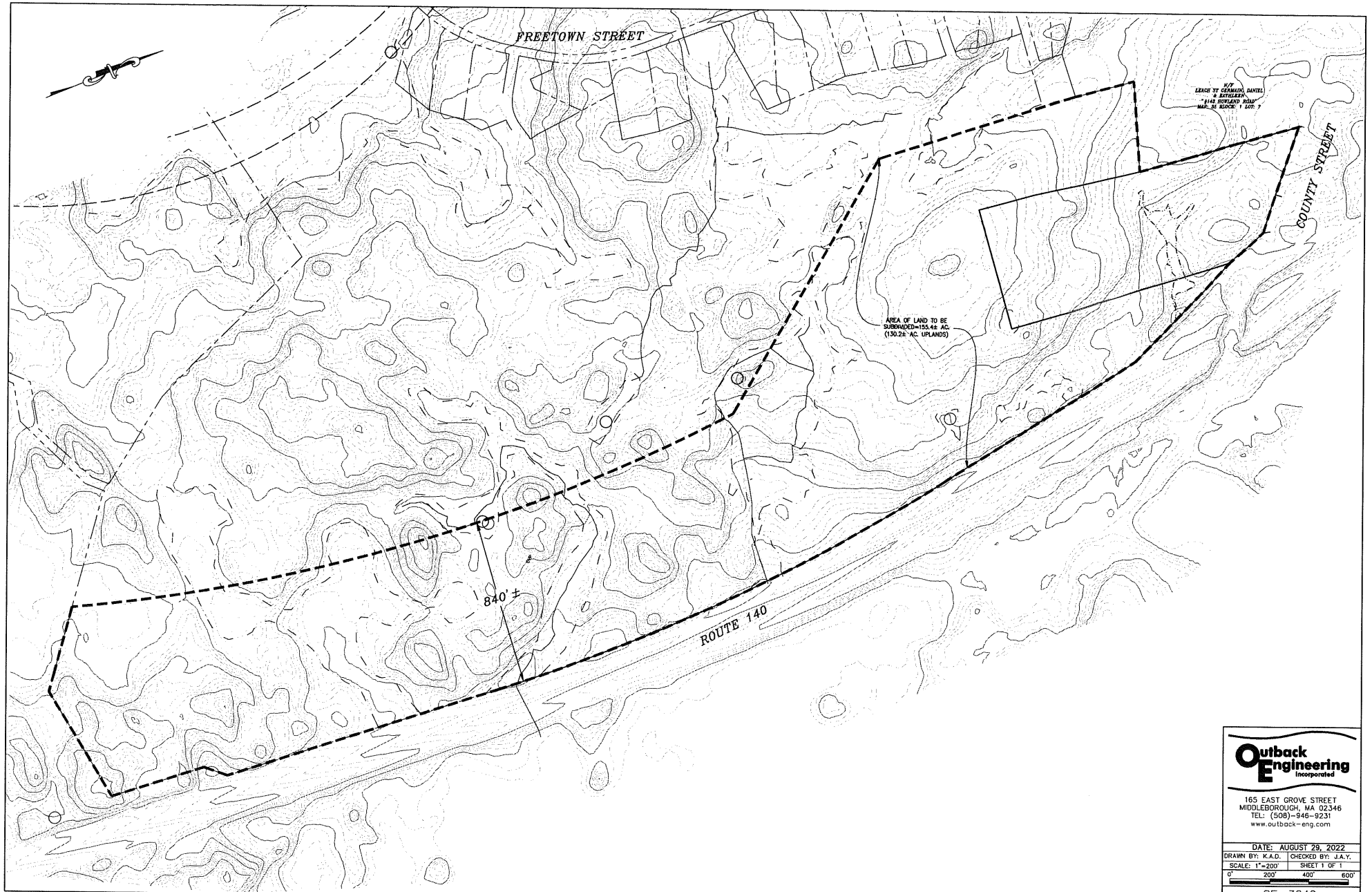
~~7.6.4.3 Building Back and Sides Any back or side building facade visible from a public or private right of way shall be built in accordance with Section 7.6.3 Design Standards. Notwithstanding the provisions of Section 5.1, the minimum front and rear setback distance in Business, Industrial and Industrial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

~~7.6.4.4 Outdoor Storage, Trash Collection, and Loading Areas 73 1) Areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such uses shall be screened so as to not be visible from public or private rights of way. 2) No areas for outdoor storage, trash collection or compaction, loading, or other similar uses shall be located within 20 feet of any public or private right of way, public sidewalk, or internal pedestrian walkway. 3) Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash dumpsters, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and screened from view from adjacent properties and public or private rights of way. Screening materials shall be equal to and consistent in quality, color and design with the predominant materials of the building and landscape. 4) Non-enclosed areas for the storage and sale of seasonal inventory shall be permanently sited and screened with walls, fencing and/or covering materials that are equal to and consistent in quality, color and design with the predominant materials of the building and landscape. 5) Temporary sales/displays, such as Christmas trees, landscape materials, shall conform to all requirements of the zoning district.~~

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

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

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



Outback Engineering
Incorporated

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DATE: AUGUST 29, 2022

DRAWN BY: K.A.D. CHECKED BY: J.A.Y.

SCALE: 1"=200' SHEET 1 OF 1

0' 200' 400' 600'

OE-3649

2h

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

Remove: Signs, Off-Premise

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

Or take any other action relative thereto



Mansfield Housing Production Plan Community Survey

Existing Conditions

We want to know more about your perceptions of Mansfield's current housing stock.

East and West Mansfield

What are your thoughts on recently built homes in Mansfield?



Single-family Cul-de-Sac
3bd | 3,529 sqft
72,745 sqft Lot (0.6 DU/Acre)

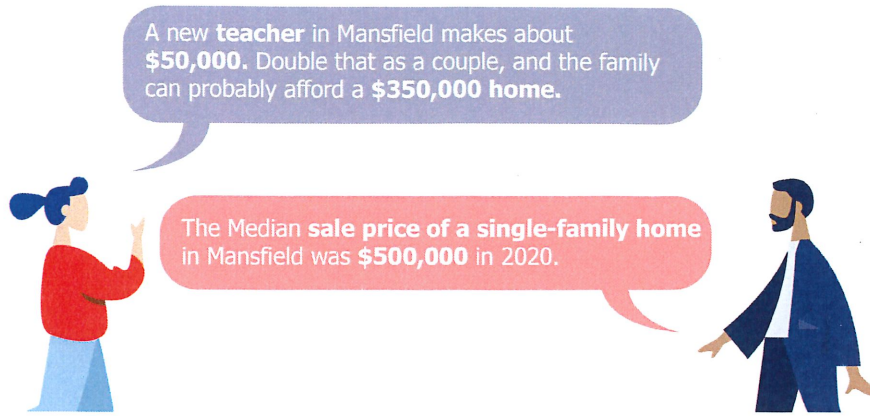


Two-family
3bd | 2,429 sqft each
53,740 sqft Lot (1.6 DU/Acre)



Single-family Cul-de-Sac
4bd | 3,200 sqft
25,700 sqft Lot (1.1 DU/Acre)

1. What are your thoughts on recently built homes in Mansfield? Are they too big, too small, or just right? Do they cost too little, the right amount, or too much?



2. How important is living in a diverse community to you?
By diverse, we mean age, occupation, type of family/household, race, and socioeconomic status.

- Extremely important
- Very important
- Somewhat important
- Not so important
- Not at all important

3. How important do you feel it is for Mansfield to have many different housing options at different price points?

- Extremely important
- Very important
- Somewhat important
- Not so important
- Not at all important

4. Do you feel Mansfield's current housing stock is meeting its community's needs?

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree
- I'm not sure

5. Do you feel there are enough senior housing options in town?

- Yes
- No
- I'm not sure

6. Do you feel there are enough family-appropriate housing options in town?

- Yes
- No
- I'm not sure

7. Do you think there's anything missing from Mansfield's housing supply?

8. How much do you think a "starter home" should cost in Mansfield? Please use a whole number.

9. Are you concerned that you or someone you know will not be able to afford to live in Mansfield, now or in the future?

- Yes
- No
- I'm not sure

10. What housing-related interventions would you support?

	Strongly support	Support	Neither support nor oppose	Oppose	Strongly oppose	I'm not sure
New small-scale housing development (1-4 units).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New medium-scale housing development (5-9 units).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New large-scale housing development (10+ units).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Collaborating with proactive 40B developers on town-owned land.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Strongly support	Support	Neither support nor oppose	Oppose	Strongly oppose	I'm not sure
Zoning changes that increase density in specific areas.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Zoning changes that modify existing regulations (lessening restrictions on Accessory Dwelling Units, creating design guidelines for larger developments).	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adopting the Community Preservation Act .	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



Prev

Next

Welcome to the Town of Harvard's 2022 Housing Production Plan Survey

The Town needs your help to create a plan for housing solutions that contribute toward a healthy, equitable, and prosperous community.

When communities encourage homes of many shapes and sizes, it helps to give all kinds of people affordable options and keep prices from shooting out of reach.

This survey will walk you through a series of questions so we can understand your housing story and your perspective on affordable housing and the greatest needs in Harvard.

Note: If you fill out all questions, the average time to complete the full survey is 5-10 minutes.

This survey is voluntary and all responses are completely anonymous.

Thank you for participating!

If you are interested in staying updated about this process and/ getting involved in any future public input opportunities, please email the Chair of the Harvard Municipal Affordable Housing Trust at ariellejennings@gmail.com

[Sign in to Google](#) to save your progress. [Learn more](#)



What is your housing situation in Harvard?

- I live in Harvard in a rented home or apartment
- I rent a home or apartment in Harvard but live here part-time
- I live in Harvard in a home I own
- I live in Harvard in a home I own and I own residential property in Harvard that I rent to others
- I own a home in Harvard but I live here part-time
- I own a home in Harvard but I live elsewhere and rent the home to others
- Other:

How long have you lived in Harvard?

- Less than 5 years
- 5-9 years
- 10-19 years
- 20-29 years
- 30 or more years



What is your age?

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65-74
- 75-84
- 85 or older
- Prefer not to answer

How would you describe your racial identity?

Your answer



What was your household's annual income last year?

- Less than \$15,000
- \$15,000-\$34,999
- \$35,000-\$49,999
- \$50,000-\$74,999
- \$75,000-\$99,000
- \$100,000-\$149,999
- \$150,000 or more
- Prefer not to answer

The median sales price for homes in Harvard was \$709,000 this year. If you were to buy today, would you be able to afford to purchase a home at this price?

- Yes
- No
- Other:

In the last 12 months, did you struggle to make your mortgage payments and other housing costs?



- Yes

- No
- Other:

Do you feel that Harvard needs more affordable housing?

- Yes
- No
- Not sure
- Other:

(Optional) Please explain your answer, why or why not?

Your answer

Do you have concerns about increased affordable housing and general housing development? Check all that apply.

- None
- Increased vehicle traffic
- Effect of larger population on school resources
- General over-crowding: not enough parking at grocery store, trail heads, shops and restaurants, etc.
- Decreased Open Sapce
- Environmental Impacts
- Other:



(Optional) Please explain any of your responses(s) above

Your answer

What types of residential development would you like to see more or less of in Harvard?

	More Of	No Change	Less Of
Large single-family residential (3+ bedrooms)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing for persons over 55	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Assisted living	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accessory apartments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rental units	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Racial, ethnic, generational, and economic diversity are important for the health and vitality of all communities, including Harvard.

- Strongly Agree
- Agree
- Disagree
- Strongly Disagree



In your opinion, how welcoming is Harvard to the following groups?

	Welcoming	Somewhat Welcoming	Not Welcoming	I Don't Know
Older adults (65+)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low-income residents and workers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Immigrants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Families with children	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single adults	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BIPOC (Black, Indigenous, People of Color)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Renters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Students and young adults	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LGBTQ+ (lesbian, gay, bisexual, transgender and questioning and/or queer)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residents in need of				



Residents in need of

supportive services (i.e. substance abuse, mental health)

(Optional) Please explain any of your responses(s) above

Your answer

What do you think are the most pressing housing issues or opportunities in Harvard? Any final thoughts or comments?

Your answer

Thank you for taking this survey!

Would you like to become more involved in helping create the Housing Production Plan or support Affordable Housing efforts more broadly? If so, please email Harvard resident and MAHT chair Arielle Jennings at ariellejennings@gmail.com for ways to become more engaged.

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Google Forms



Appendix G: Plymouth's Community Housing Survey [Housing Production Plan \(plymouth-ma.gov\)](https://www.plymouth-ma.gov/housing-production-plan)

1. How long have you lived in Plymouth?

Less than 1 year

2-5 years

6-10 years

11-20 years

More than 20 years

2. Which best describes your current living situation?

Own my home

Rent my home

Live with parents/relatives

Other (please specify)

3. Which of the following best describes your household?

Family with children

Couple without children

Empty nest couple

Single, below age of 65

Single, above age of 66

Share your home with an elderly parent or grandparent who requires financial or physical assistance.

Share your home with adult children who require financial or physical assistance.

Other (please specify)

4. How would you describe your ability to meet your monthly housing costs including: mortgage/rent, insurance, taxes and utilities?

It is very easy.

It is somewhat easy.

I am just able to meet my needs.

It is somewhat difficult.

It is very difficult.

5. Which best describes your housing plans for the next five years?

Plan to stay in the same home.

Plan to move to a larger home.

Plan to move to a smaller home.

Plan to move to a more affordable location.

Other (please specify)

6. If a variety of Senior Housing options were available in your area; please rank the following features based on their importance to you with 1 being the most important and 4 being the least important?

Affordability

Modest Size

Available Amenities (Pool, Golf, Tennis, Walking Trails)

Available Services (Transportation, Medical Support, Organized Activities)

7. What types of affordable housing (available to qualifying individuals/families at 65-80% of the market rate) should be included in the Plymouth Housing Production Plan? Please use the drop down menu to rank the housing types below from 1 – 6 with 1 being the highest preference and 6 being your lowest preference.

Single Family Homes

Duplexes

Multi Family Homes 3+

Apartments

Condominiums

Conversion of existing large homes or municipal buildings into housing.

8. How would you rank the following groups in regard to their need for affordable housing? Please rank these from 1-5 with 1 having the

most need.

Elderly

Disabled

Families

Single Person Households

Young Adults

9. Which category best describes your age?

Under 25

26-34

35-44

45-54

55-64

65-74

75 years and older

105

10. Which best describes your annual household income, before deductions?

Less than \$20,000

\$20,000-\$24,999

\$25,000-\$34,999

\$35,000-\$49,999

\$50,000-\$74,999

\$75,000-\$99,999

\$100,000 – \$149,999

\$150,000 +

Stow Housing Affordability and Opportunity Survey

The *Stow Housing Affordability and Opportunity Survey* was mailed to all households and businesses in Stow in March of 2016. The survey was created to provide information about household composition in Stow and to gain resident input on housing needs. The survey included 14 questions related to household composition and housing characteristics and resident perceptions of housing needs. Households had the opportunity to complete the survey online or complete and return a paper copy.

Overview of Survey Distribution	
Surveys sent to residential addresses	2,457
Surveys returned as undeliverable	56
Surveys received	2,401
Completed surveys returned	456 – 19%
Surveys completed online	117 – 26%
Surveys returned by mail	339 – 74%

Of the more than 2,400 surveys that were successfully delivered, approximately 19% of households responded. Approximately three-quarters of surveys were returned by mail and approximately one-quarter were completed online.

Question 1. Please select the residency and employment status that best describes your household?

Total Responses = 454

Answer Choices	Responses
I/We reside in Stow	99.56% 452
I/We do not reside in Stow, but at least one member of our household is a Stow municipal employee or an employee of the Nashoba Regional School District	0.00% 0
I/We do not reside in Stow, but at least one member of our household is employed by a business or an organization in Stow	0.22% 1
I/We do not reside in Stow, and I/We are not employed in Stow	0.22% 1
Total	454

Nearly all of the survey respondents were residents of Stow. This is not surprising as all households in Stow were mailed a paper copy of the survey to their mailing address. Additional outreach was provided through mailings to business owners and surveys were available at the Stow Public Library, Town Hall, and the Council on Aging.

Question 2. How many people are in your household?

Total Responses = 446
Average HH Size – 2.57

Household Size	Total	Percent
1 Person	79	17.7%
2 Person	196	43.9%
3 Person	65	14.6%
4 Person	85	19.1%
5 Person	25	5.6%
6 Person	3	0.7%
7 Person	2	0.4%
8 Person	1	0.2%

The average households size of survey respondents was 2.57 people. This is smaller than the average household size of 2.71 at the most recent decennial census in 2010 but is consistent with the trend towards smaller households. More than sixty percent of households who responded to the survey were comprised of one-person (17.7%) or two-person (43.9%) households.

Question 3. Please list the age of each person in your household

Total Responses = 447
Median Age = 49
Population over 62 years of age = 330 or 30%
Population younger than 18 = 20%

The median age of the population represented by the survey is 49. This is older than the median age of the population of 43.5 from the American Community Survey estimates. This indicates that the population represented by the survey tends to be older than the population overall as the sample includes larger shares of residents over the age of 62 and smaller shares of residents under the age of 18 compared with most recent census data and American Community Survey estimates.

Question 4. Please select the household composition that best describes your household

Total Responses = 444

Answer Choices	Responses
Married Couple/Domestic Partners with no children living at home	40.9% 186
Married Couple/Domestic Partners with children living at home	34.7% 158
Single Person living alone	18.0% 82
Single Person with children living at home	5.3% 24
Unrelated Adults living together	0.7% 3
Unrelated Families living together	0.4% 2
Total	455

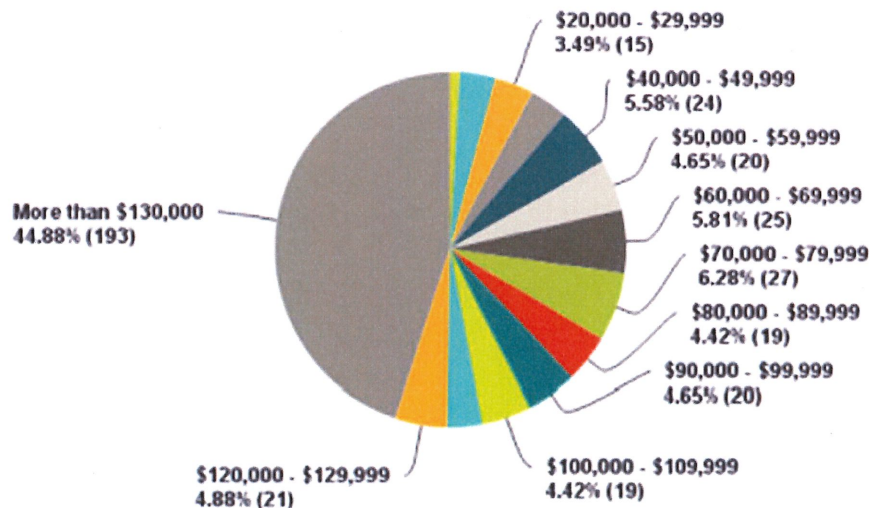
Of the survey respondents, approximately 41% were married couples or domestic partners with no children living at home and nearly 35% were married couples or domestic partners with children living at home. Single-person households represented 18% of survey respondents. The composition of households participating in the survey is similar to the household composition in Stow as of the most recent decennial census in 2010.

Question 5. What is your household's yearly income (before taxes and other deductions)?

Total Responses = 430

Q5 What is your household's yearly income (before taxes and other deductions)?

Answered: 430 Skipped: 76



Among survey respondents, approximately 45% of households have incomes that exceed \$130,000 annually. This figure is consistent with median household income in Stow of \$131,500 from the American Community Survey. Among survey respondents, approximately 17% earn less than \$50,000 annually and approximately 27% earn less than \$70,000 annually. This data suggests that approximately 20 – 30% of households in Stow meet the income eligibility requirements for affordable housing under Chapter 40B.

Question 6. Do you currently own or rent your own home?

Total Responses = 452

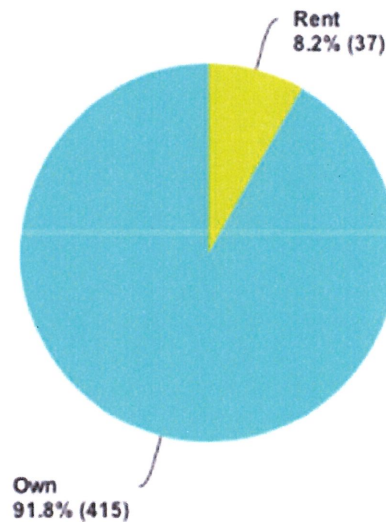
Q6

Customize

Export ▾

Do you currently rent or own your home?

Answered: 452 Skipped: 4



Approximately 92% of survey respondents are homeowners and approximately 8% are renters. These proportions are slightly higher than the most recent estimates from the decennial census and American Community Survey, but are consistent with larger trend of homeownership in Stow.

Question 7. Monthly Housing Costs

Total Responses = 422

Median Monthly Housing Costs	
All Survey Respondents	\$2,300
Owners	\$2,500
Renters	\$1,250

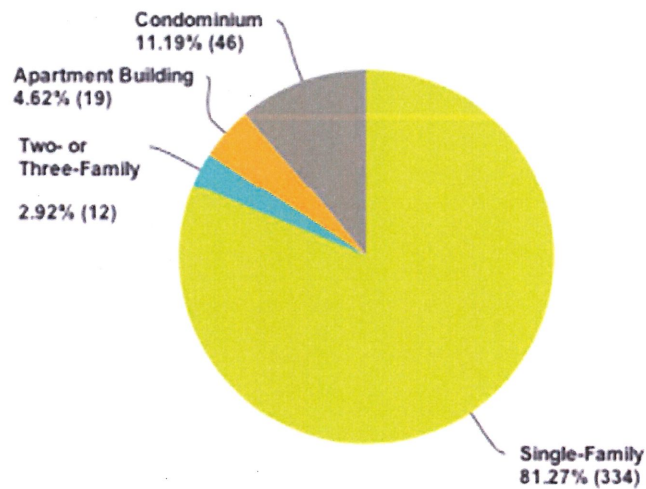
The median housing costs among survey respondents is \$2,300/month. The median ownership costs of \$2,500 are higher than the median rental costs of \$1,250. These monthly housing costs are lower for both renters and owners compared with the most recent data from the American Community Survey.

8. What type of home do you live in?

Total Responses = 411

What type of home do you live in?

Answered: 411 Skipped: 45



More than 90% of survey respondents reside in single-family homes or condominiums. This data is consistent with the information from the most recent American Community Survey on housing unit type.

9. How many bedrooms are in your home?

Total Responses = 415

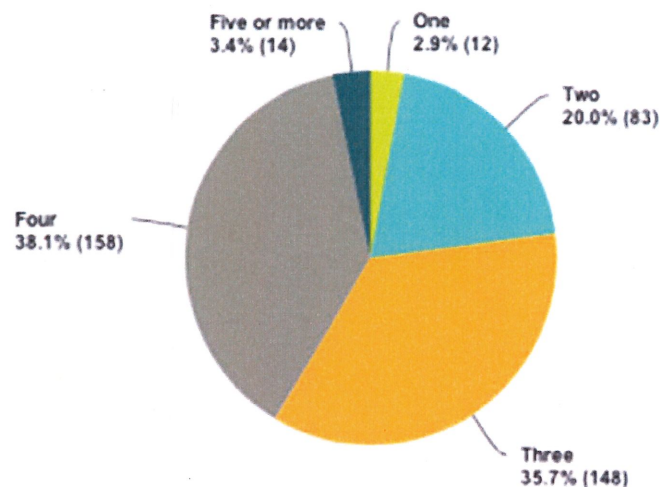
Q9

Customize

Export

How many bedrooms are in your home?

Answered 415 Skipped 41

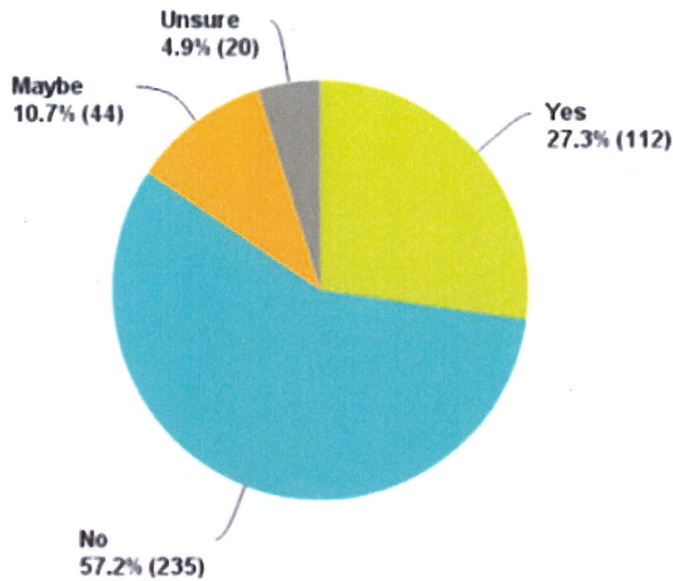


More than three-quarters (77.2%) of survey respondents live in homes with more than three bedrooms; twenty-percent of respondents live in a home with two bedrooms and approximately 3% of survey respondents live in a home with one-bedroom. This information highlights the limited number of smaller housing options that are available in Stow.

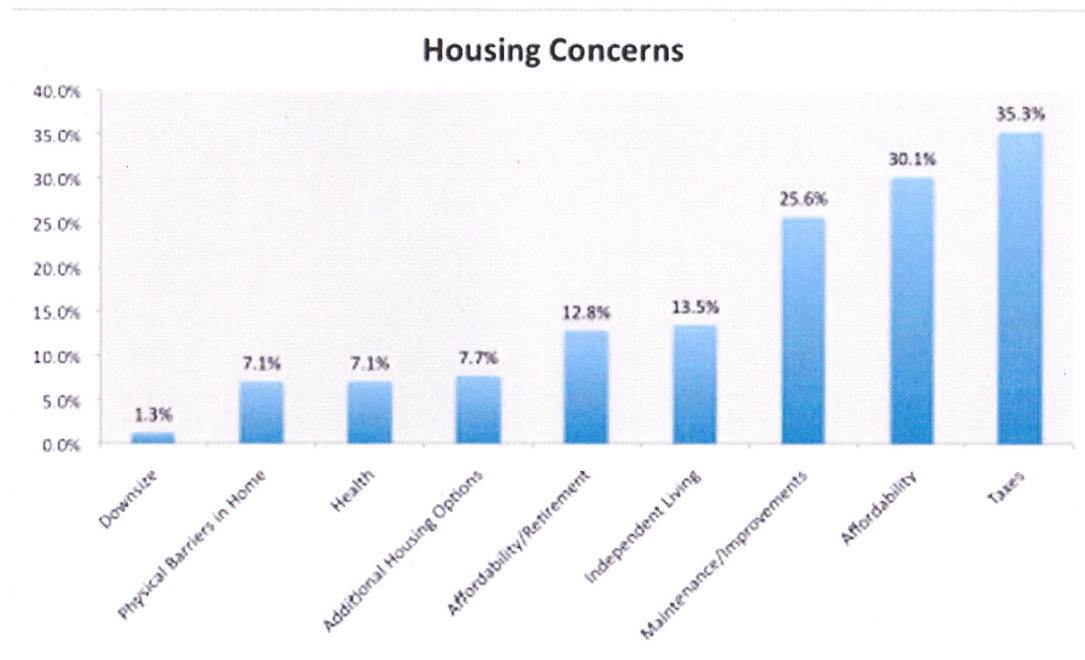
Question 10. Do you have any concerns about your housing situation and your household's ability to maintain your current housing? Examples include: ability to continue to pay for the cost of housing; ability to find housing when your current lease expires; ability to live independently in your home due to health and/or mobility; ability to pay for needed maintenance and/or capital improvements.

Total Responses = 411

The responses to question 10 suggest that the majority of Stow residents do not have concerns about housing security. Of survey respondents, 57% responded no. However, a sizable portion of residents has concerns about their housing situation. Of the respondents, 27% responded "yes" and 11% responded "maybe."



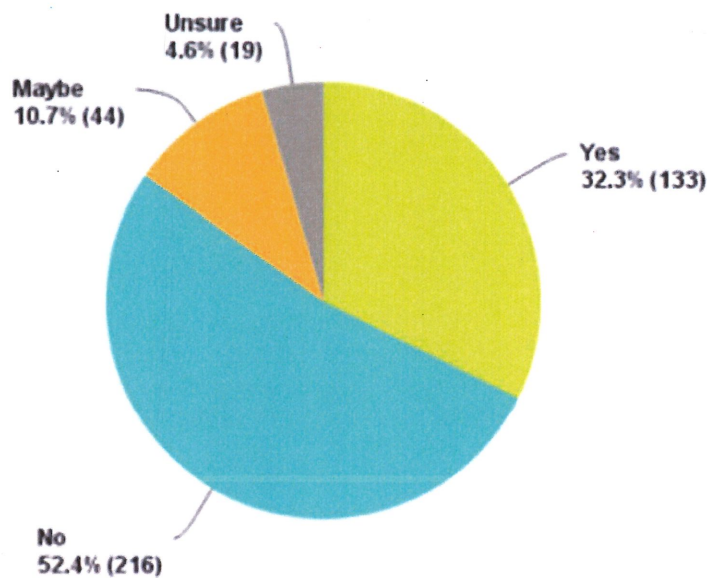
Survey respondents were then given the option of describing their housing concerns in an open-ended response format. These responses were then categorized for additional analysis with responses classified in more than one category, when applicable. Among the 156 responses, resident concerns about taxes, housing affordability, and home maintenance and improvements represented the largest share of responses. Concerns about independent living and affordability at retirement were also concerns of many.



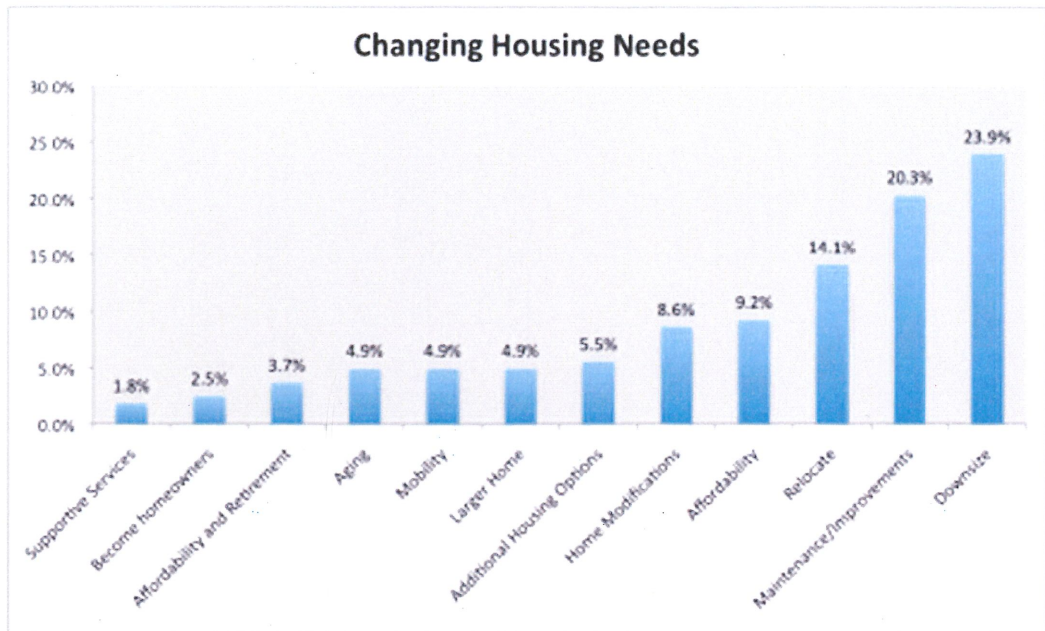
Question 11. Do you anticipate any changes in your household's housing needs over the next five years? Examples of changing needs include: the need or desire to move to a new home, the need for home improvements and/or modifications that will allow you to remain in your home, the need for in-home care that will allow you or a member of your household to remain living in your current home

Total Responses = 412

The responses to question 11 suggest that a sizable portion of Stow residents anticipate changes in their housing needs over the next five years. Of survey respondents, 32% responded "yes," and 11% responded "maybe."



Survey respondents were then given the option of describing their anticipated needs in an open-ended response format. These responses were then categorized for additional analysis with responses classified in more than one category, when applicable. Among the 163 responses, 23% percent anticipate downsizing in the next 5 years, 20% anticipate needed maintenance and capital improvements, and 14% anticipate relocating out of Stow. An additional 9% anticipate the need for a more affordable housing situation, and 9% anticipate the need for home modifications.



Question 12. Please answer the questions below about priority housing needs in Stow

Total Responses = 451

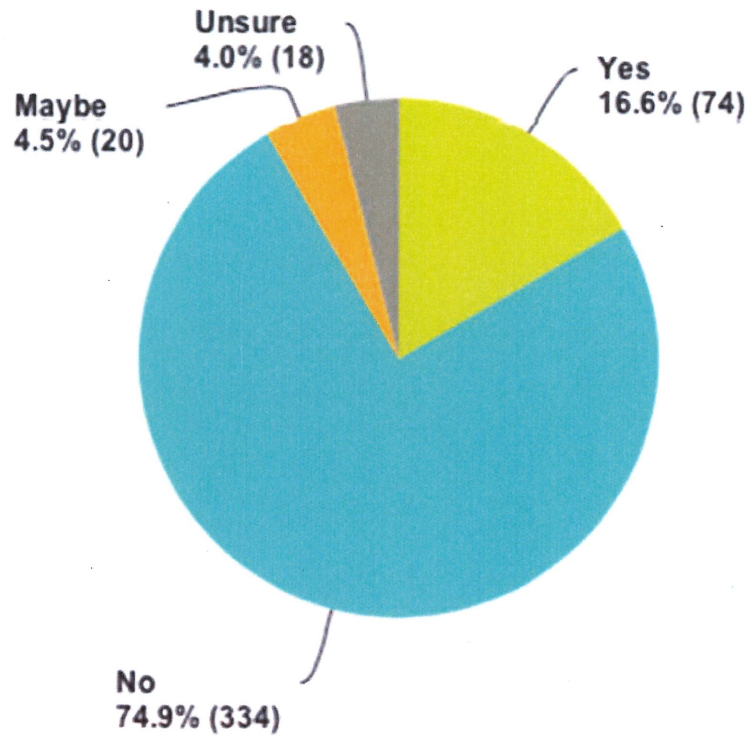
	Strongly Agree	Agree	Disagree	Strongly Disagree	Unsure	Total	Weighted Average
Addressing the housing needs of seniors is a priority in Stow	32.44% 145	46.98% 210	6.71% 30	2.01% 9	11.86% 53	447	2.14
Addressing the housing needs of the region's low- and moderate-income workforce, including single persons and young families, is a priority in Stow	21.77% 96	42.18% 186	15.19% 67	7.26% 32	13.61% 60	441	2.49
Creating more affordable and moderately priced homeownership opportunities is a priority in Stow	23.53% 104	40.50% 179	14.71% 65	7.92% 35	13.35% 59	442	2.47
Creating more affordable and moderately priced rental housing is a priority in Stow	17.47% 76	28.97% 126	19.77% 86	13.79% 60	20.00% 87	435	2.90
Creating more housing opportunities for people with disabilities is a priority in Stow	13.76% 60	40.14% 175	17.20% 75	3.90% 17	25.00% 109	436	2.86
Meeting the State's 10% affordable housing requirement is a priority in Stow	22.55% 99	41.23% 181	13.21% 58	6.83% 30	16.17% 71	439	2.53

Question 12 asked households to respond to prompts regarding priority-housing needs in Stow. Survey respondents were asked to state whether they agreed or disagreed with statements regarding housing needs in the community. Summary of the responses in detailed below:

- More than 75% of respondents agreed or strongly agreed with the statement that address the housing needs of seniors is a priority in Stow.
- More than 60% of respondents agreed or strongly agreed that addressing the housing needs of the region's low and moderate-income workers is a priority in Stow.
- More than 60% of respondents agreed or strongly agreed that meeting the state's 10% affordable housing requirement is a priority in Stow.

Question 13. Do you know someone who wants to live in Stow but is not able to find a place to live?

Total Responses = 446



Among survey respondents, approximately 17% of households stated that they knew someone who wants to live in Stow but is not able to find a place to live. Survey respondents were given the opportunity to identify the

Income Transportation Cost Money Affordable
Senior Housing Expensive Taxes
Price Range Stow Own Adult Rental

4a

Law Office of
Michael P. O'Shaughnessy
43 East Grove Street, Suite 5
Middleboro, MA 02346
Phone: (508) 947-9170
E-mail: mike@mpoesq.com

RECEIVED
JUL 25 2022
SELECTMEN'S OFFICE

July 25, 2022

Town of Lakeville
Board of Selectmen
346 Bedford Street
Lakeville, MA 02347

Re: Petition to Layout
Ledgewood Drive as a Public Way
G.L. c. 82, §§21-24

Dear Honorable Selectmen:

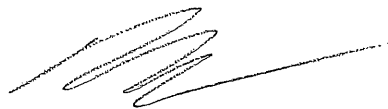
On behalf of Paul E. Turner Corp., pursuant to G.L. c. 82, §§21-24, please accept this letter as a petition to the Board of Selectmen to layout Ledgewood Drive as a public way in accordance with the requirements of M.G.L. c. 82, §§ 21 through 24.

Accompanying this petition are three (3) copies of the following plans"

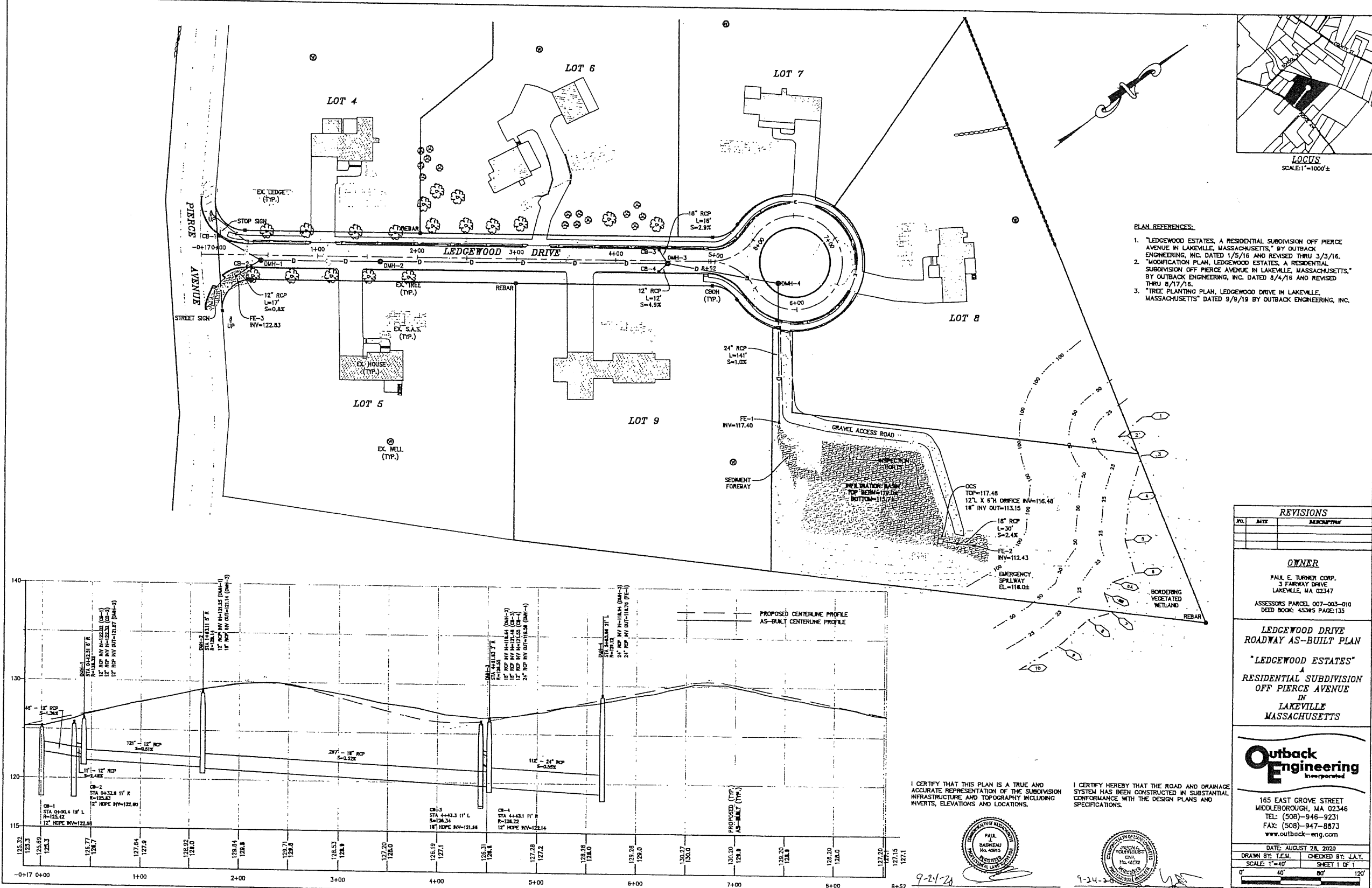
1. "Roadway Acceptance Plan 'Ledgewood Estates' on Ledgewood Drive in Lakeville, Massachusetts", Scale: 1"=40', Dated: Auguste 29, 2020, Prepared by: Outback Engineering, 165 East Grove Street, Middleborough, MA 02346.; and
2. "Ledgewood Drive Roadway As-Built Plan 'Ledgewood Estates' a Residential Subdivision Off Pierce Avenue in Lakeville, Massachusetts", Scale: 1"=40', Dated: Auguste 29, 2020, Prepared by: Outback Engineering, 165 east Grove Street, Middleborough, MA 02346.

If you have any questions, please contact this office. Thank you.

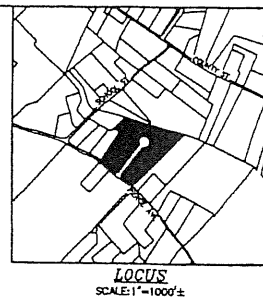
Very truly yours,



Michael P. O'Shaughnessy



- PLAN REFERENCES:
1. "LEDGEWOOD ESTATES, A RESIDENTIAL SUBDIVISION OFF PIERCE AVENUE IN LAKEVILLE, MASSACHUSETTS," BY OUTBACK ENGINEERING, INC. DATED 1/5/16 AND REVISED THRU 3/3/16.
 2. "MODIFICATION PLAN, LEDGEWOOD ESTATES, A RESIDENTIAL SUBDIVISION OFF PIERCE AVENUE IN LAKEVILLE, MASSACHUSETTS," BY OUTBACK ENGINEERING, INC. DATED 8/4/16 AND REVISED THRU 8/17/16.
 3. "TREE PLANTING PLAN, LEDGEWOOD DRIVE IN LAKEVILLE, MASSACHUSETTS" DATED 9/9/19 BY OUTBACK ENGINEERING, INC.



REVISIONS		
NO.	DATE	DESCRIPTION

OWNER
 PAUL E. TURNER CORP.
 3 FARWAY DRIVE
 LAKEVILLE, MA 02347
 ASSESSOR'S PARCEL 007-003-010
 DEED BOOK: 43345 PAGE: 135

**LEDGEWOOD DRIVE
 ROADWAY AS-BUILT PLAN**
 "LEDGEWOOD ESTATES"
 A
 RESIDENTIAL SUBDIVISION
 OFF PIERCE AVENUE
 IN
 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: AUGUST 28, 2020	
DRAWN BY: T.E.M.	CHECKED BY: J.A.Y.
SCALE: 1"=40'	SHEET 1 OF 1
<p>08-2840</p>	

I CERTIFY THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION INFRASTRUCTURE AND TOPOGRAPHY INCLUDING INVERTS, ELEVATIONS AND LOCATIONS.



DATE: 9-24-20
 PROFESSIONAL LAND SURVEYOR

DATE: 9-24-20
 PROFESSIONAL CIVIL ENGINEER

4C

Title Report

Subdivider: Paul E Turner Corp
Property: Ledgewood Estates
Date: August 26, 2022

Examination Begins 3/6/2015 ends 8/28/2022

Report

Ledgewood Estates is a subdivision of land of a portion of the land described in the deed of Atwood Family Irrevocable Trust to Paul E. Turner Corp. dated April 1, 2015 and recorded at the Plymouth County Registry of Deeds in Book 45395, Page 135. It is comprised of Lots 4 through 9 and Drainage Parcel A.

The Ledgewood Estates Subdivision Plans are recorded with Plymouth County Registry of Deeds in Plan Book 60, Pages 680-682 as amended by a plan recorded with Plymouth County Registry of Deeds in Plan Book 61, Pages 652.

My examination begins of Lots 4 through 9, Drainage Parcel A and the roadway begins on March 6, 2015 and is updated from the 3/9/2015 Title Report of Kimberly Urban DeVeau. The purpose of this report is to determine who owns the fee in the road and who owns the drainage parcels.

The DeVeau reports lists two mortgages and several Forest and Agricultural Tax liens. These have been released.

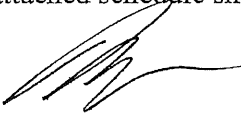
The deeds from Paul E Turner Corp did not reserve the fee in the way.

Paul E Turner Corp is the owner of Drainage Parcel A as shown on the subdivision plans.

There are no mortgages encumbering Ledgewood Drive.

There are no mortgages encumbering Drainage Parcel A

See attached schedule sheets.



Michael O'Shaughnessy, Esq.

Kimberly Urban DeVeau, Esq., LLC

Kimberly Urban DeVeau

65 Beach Street
Foxborough, MA 02035
508-254-5268
kimdeveau@verizon.net

TITLE REPORT

TO: McCluskey Reservitz, PC
RE: Title Examination for 54 Pierce Avenue, Lakeville
DATE: 3/9/2015

OWNER: Jean LaPointe, Trustee of Atwood Family Irrevocable Real Estate Trust
PROPERTY: 54 Pierce Avenue, Lakeville, Plymouth County, Massachusetts
DEED: Book 35051, Page 228 [sheet 13]
DESCRIPTION: See Mortgage at Sheet 8 for metes and bounds and exceptions for land transferred*

Examination Begins: 1/5/1949 with the deed recorded in Book 2037, Page 165 [sheet 1]

Examination Ends: 3/6/2015

Subject to

- **Forest Land Tax Lien** dated 8/1/1983 and recorded with Plymouth Deeds in Book 5501, Page 154 [sheet 4] - *Released 45405-258*
- **Agricultural Land Tax Lien** dated 1/31/1983 and recorded with said Deeds in Book 5545, Page 431 [sheet 5] *Release 45405-259*
- **Home Equity Conversion Mortgage** from Hubert L. Atwood and Lois W. Atwood to Financial Freedom Senior Funding Corp., dated 7/9/2007, and recorded with said Deeds in Book 34837, Page 42, as affected by Assignment to MERS dated 9/25/2009 and recorded in Book 37782, Page 39, as affected by Assignment to OneWest Bank dated 12/29/2014, and recorded in Book 45134, Page 285 [sheets 8, 9 & 10] *Dis 45443-264*
- **Home Equity Conversion Second Mortgage** to Secretary of Housing and Urban Development, dated 7/9/2007, and recorded with said Deeds in Book 34837, Page 51 [sheet 11] *Dis 45434-200*
- **Forest and Agricultural Land Tax Lien** dated 1/12/2014 and recorded with said Deeds in Book 44043, Page 208 [sheet 15] *Rel 45405-260*

Notes:

The mortgages in 2037/166 recorded on 1/5/1949 and in 4366/375 recorded on 6/1/1978 were not discharged of record. I found no extensions. They should be out by statute. If you would like copies, please let me know.

*The description is the original description excepting out 2 transfers of land in 4366/375 and 9246/301. As a builder, I wonder if the buyer has a plan of land.

OK Certificates of Trustee for the Atwood Family Irrevocable Real Estate Trust were recorded in 35051/227 and 43368/97 [sheets 12 & 14]. Leonard Atwood was the original Trustee and Jean LaPointe was named Trustee in the later certificate. Leonard was divorced while Trustee. The divorce judgment and separation agreement were silent relative to 54 Pierce Ave.

* OK Hubert Atwood died 8/31/2013, well after the transfer to the Trust. An estate tax affidavit was recorded on 11/13/2013 in 43818/329. The affidavit refers to the property and to the deed to the Trust. I did not pull the probate file because of the timing of the transfer. Let me know if you want copies.

Kim did look at probate - See email after report

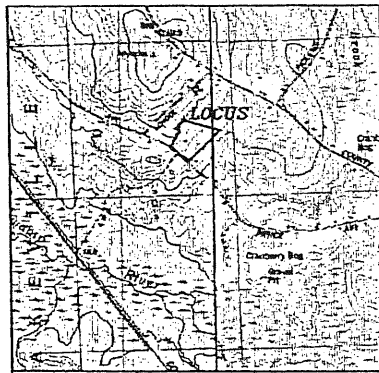
Page 2

54 Pierce Ave, Lakeville

None of the owners were run for bankruptcy filings. Any bankruptcy cases noted on grantor sheets are those listed in the grantor index at the registry.

Kimberly Urban DeVeau, Esq.

Neither this title report nor the abstract of title constitute a certification of the title.



" LEDGEWOOD ESTATES "

A RESIDENTIAL SUBDIVISION
OFF PIERCE AVENUE IN
LAKEVILLE, MASS.

LEGEND		
EXISTING	PROPOSED	
---	80	MAJOR CONTOUR
---	82	MINOR CONTOUR
---	82XD	SPOT ELEVATION
---	---	BORDERING VEGETATED WETLANDS
---	---	100' BUFFER FROM WETLANDS
---	---	CHAIN-LINK FENCE
---	---	EASEMENT
---	---	BUILDING SETBACK LINE
---	---	WATER MAIN
---	---	WATER SERVICE
---	---	WATER SERVICE SHUTOFF
---	---	WATER GATE
---	---	FIRE HYDRANT
---	---	UNDERGROUND ELEC. TOL. & CABLE
---	---	OVERHEAD WIRES
---	---	UTILITY POLE
---	---	DRAINAGE
---	---	CATCH BASIN
---	---	DRAIN MANHOLE
---	---	DRILL HOLE
---	---	IRON PIPE
---	---	BOUND
---	---	TEST PIT
---	---	TREELINE
---	---	WETLAND FLAG

TOWN OF LAKEVILLE
JUL 11 2016
7-11-16
RECORDED

16-311

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



4-7-16
DATE PROFESSIONAL LAND SURVEYOR

APPROVED SUBJECT TO TERMS, CONDITIONS, & RESTRICTIONS OF A COVENANT DATED UNDER THE PROVISIONS OF GENERAL LAWS CHAPTER 41A, SECTION 81-U, AND DECLARATION OF RESERVED EASEMENTS TO BE RECORDED HERewith, APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.
DATE APPROVED: 7-24-16
DATE ENDORSED: 4-7-16
Paul E. Turner
Professional Land Surveyor

LAKEVILLE PLANNING BOARD
I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL, AND THAT NO APPEAL HAS BEEN FILED AT THIS OFFICE.
Kevin Dineen 4/7/16
TOWN CLERK - TOWN OF LAKEVILLE

OWNER
PAUL E. TURNER CORP.
3 FAIRY DRIVE
LAKEVILLE, MA 02347

ASSESSORS PARCEL 007-003-010
DEED BOOK: 45395 PAGE: 135

REVISIONS

NO.	DATE	DESCRIPTION
1	2/18/15	PER REVIEW COMMENTS
2	4/3/16	PER REVIEW COMMENTS

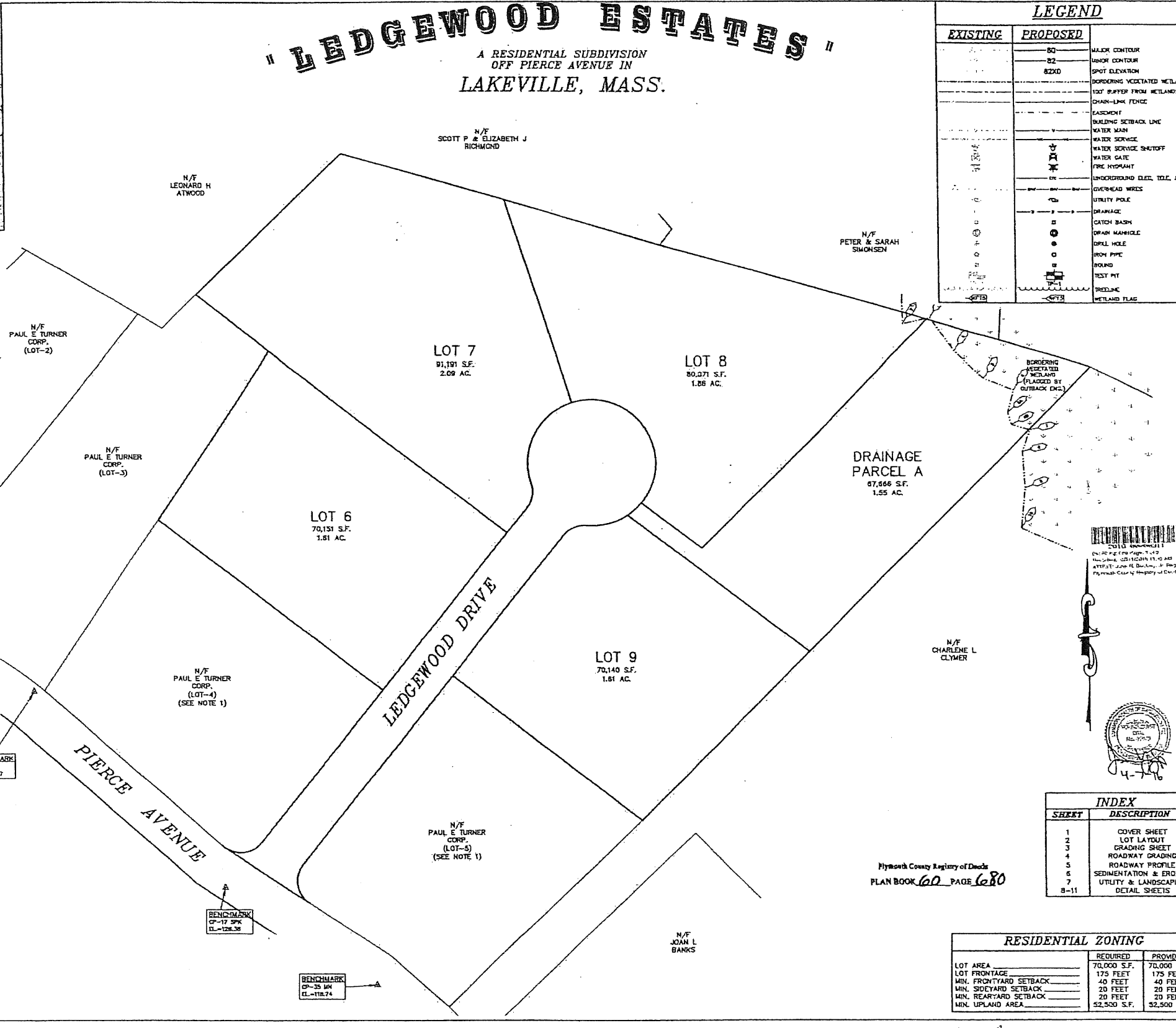
COVER SHEET
"LEDGEWOOD ESTATES"
A
RESIDENTIAL SUBDIVISION
OFF PIERCE AVENUE
IN
LAKEVILLE
MASSACHUSETTS

Outback Engineering
Incorporated
165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
DRAWN BY: T.E.M. CHECKED BY: J.A.Y.
DATE: 1/5/16 PROJECT NO: 2840
CUT-SHEETS.dwg SHEET 1 OF 12

SCALE: 1"=50'

LOCUS MAP
N.T.S.
GENERAL NOTES

- PLAN REFERENCES:
PROPERTY LINE INFORMATION TAKEN FROM:
"PLAN OF LAND ON PIERCE AVENUE IN LAKEVILLE, MASSACHUSETTS" DATED 1/3/2016 BY OUTBACK ENGINEERING, INC.
- THE LAND SHOWN HEREON FALLS WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR PLUMBOROUGH COUNTY, MASS. NUMBERED 250230000 AND 250230020 WITH AN EFFECTIVE DATE OF JULY 17, 2012.
- SITE IS NOT LOCATED WITHIN AN OSHA GROUND-WATER PROTECTION AREA. SITE IS ALSO NOT LOCATED WITHIN ANY SURFACE WATER PROTECTION AREA.
- THE SITE IS NOT LOCATED WITHIN A PRIORITY HABITAT OF RARE SPECIES OR AN ESTIMATED HABITAT OF RARE SPECIES, AND DOES NOT CONTAIN A CENTERED OR POTENTIAL WETLAND POOL ACCORDING TO THE LATEST ONLINE MAPPING DATA PROVIDED BY THE NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM (NHESP).
- ALL EXISTING UTILITY INFORMATION IS FROM THE BEST AVAILABLE INFORMATION SUPPLIED BY FIELD SURVEY PERFORMED BY OUTBACK ENGINEERING, INC. CONTRACTORS SHALL NOTIFY DISA (1-866-344-7233) AT LEAST 72 HOURS PRIOR TO THE ONSET OF ANY CONSTRUCTION TO HAVE ALL EXISTING UTILITIES LOCATED AND CLEARLY MARKED.
- SUBDIVISION IS PROPOSED TO BE SERVICED BY UNDERGROUND ELECTRIC, TELEPHONE & CABLE UTILITIES. INDIVIDUAL SURFACE SERVICE DISPOSAL SYSTEMS AND WELLS.
- WETLANDS DELINEATED BY JEN SILVA OF OUTBACK ENGINEERING, INC. ON 4/22/15. FLAGS WERE LOCATED BY INSTRUMENT SURVEY.
- SITE BENCHMARKS:
1. DRILL HOLE IN STONEMAN ELEVATION=140.77 NOVD.
2. SPIKE OFF PIERCE AVENUE ELEVATION=128.28 NOVD.
3. MAG NAIL ON PIERCE AVENUE ELEVATION=118.74 NOVD.
- NO DWELLING WILL BE CONSTRUCTED ON ANY LOT WITHOUT FIRST SECURING FROM THE BOARD OF HEALTH THE DISPOSAL WORKS CONSTRUCTION PERMIT REQUIRED BY TITLE V OF THE STATE ENVIRONMENTAL CODE. INDIVIDUAL SITE DESIGNS TO CONFORM TO THE REQUIREMENTS OF THE WATER RESOURCE PROTECTION DISTRICT 23 REQUIREMENTS.
- ALL PIPING SHALL BE CLASS IV RCP DRAIN PIPE. ALL PIPING TO BE 0 RING PIPE.
- THE OPERATION & MAINTENANCE PLAN ON SHEET 9 SHALL BE ADHERED TO.
- ROADWAY MUST BE CONSTRUCTED IN ACCORDANCE TO THE STANDARD SPECIFICATIONS REFERENCED IN THE SUBDIVISION RULES AND REGULATIONS.
- EXISTING BUILDING ON LOT-8 TO BE RAISED PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT FOR THE PROPOSED HOUSE.
- LATEST MASSDOT SPECIFICATIONS AND CONSTRUCTION DETAILS SHALL BE ADHERED TO.



INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	LOT LAYOUT
3	GRADING SHEET
4	ROADWAY GRADING
5	ROADWAY PROFILE
6	SEDIMENTATION & EROSION
7	UTILITY & LANDSCAPING
8-11	DETAIL SHEETS

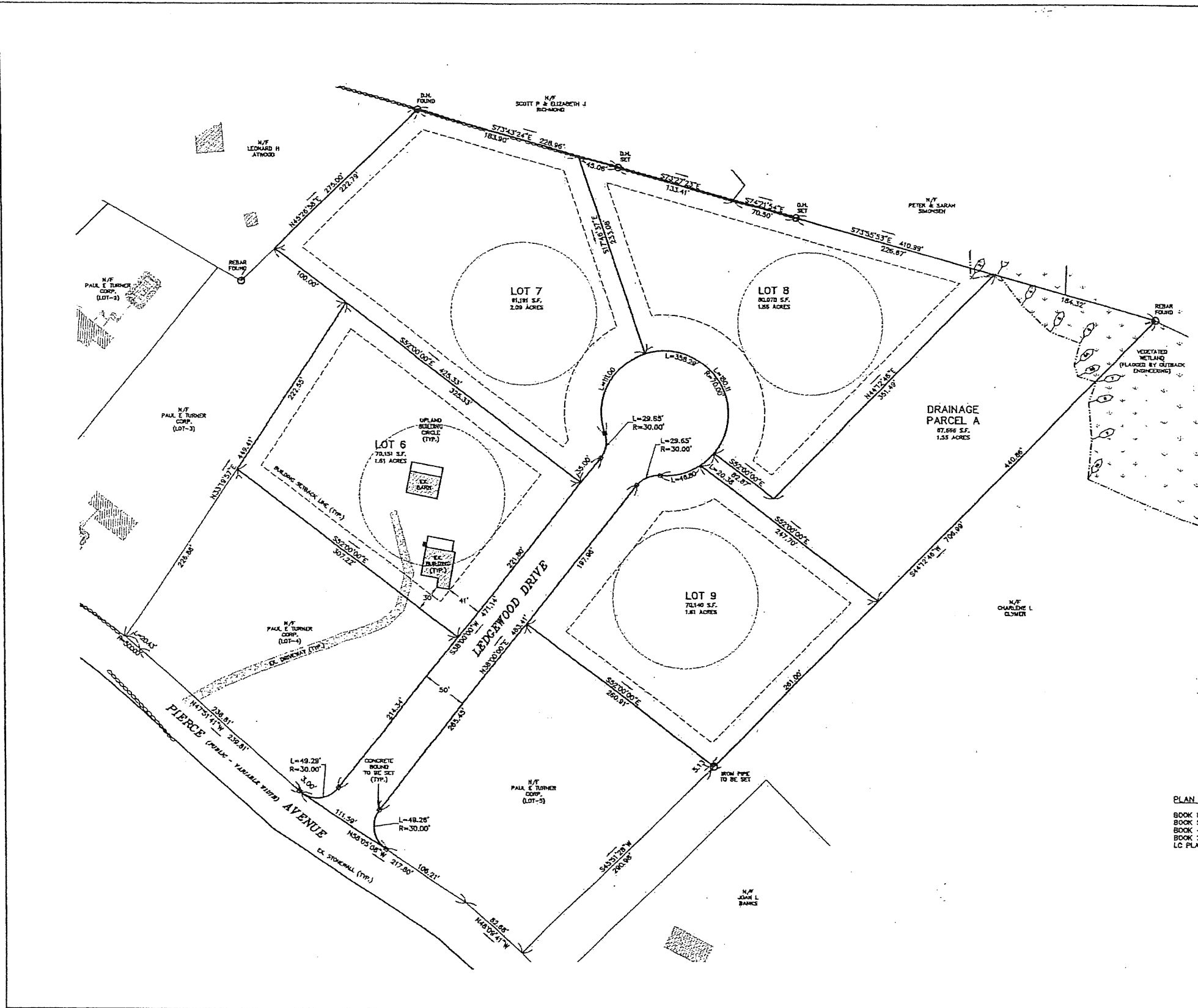
RESIDENTIAL ZONING

	REQUIRED	PROVIDED
LOT AREA	70,000 S.F.	70,000 S.F.
LOT FRONTAGE	175 FEET	175 FEET
MIN. FRONTYARD SETBACK	40 FEET	40 FEET
MIN. SIDYARD SETBACK	20 FEET	20 FEET
MIN. REARYARD SETBACK	20 FEET	20 FEET
MIN. UPLAND AREA	52,500 S.F.	52,500 S.F.

TOTAL PARCEL AREA = 12.88 AC
TOTAL UPLAND AREA = 12.71 AC (98.7%)

Hypocent County Registry of Deeds
PLAN BOOK 60 PAGE 680

(1083) 16311




PLAN REFERENCES
 BOOK 60 PAGE 241
 BOOK 38 PAGE 481
 BOOK 44 PAGE 283
 BOOK 25 PAGE 185
 LC PLAN 39271A

Plymouth County Registry of Deeds
 PLAN BOOK 60 PAGE 681

FOR REGISTRY USE ONLY

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


 4-7-16
 DATE PROFESSIONAL LAND SURVEYOR

APPROVED SUBJECT TO TERMS, CONDITIONS, & RESTRICTIONS OF A COVENANT DATED UNDER THE PROVISIONS OF GENERAL LAWS CHAPTER 41A, SECTION 81-U, AND DECLARATION OF RESERVED EASEMENTS TO BE RECORDED HEREWITH. APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.

DATE APPROVED: 4-7-16
 DATE ENDORSED: 4-7-16
 [Signatures]

LAKEVILLE PLANNING BOARD

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED AT THIS OFFICE.


[Signature]
 TOWN CLERK-TOWN OF LAKEVILLE

OWNER
 PAUL E. TURNER CORP.
 3 FAIRWAY DRIVE
 LAKEVILLE, MA 02347

ASSESSOR'S PARCEL 007-003-010
 DEED BOOK: 45395 PAGE: 135

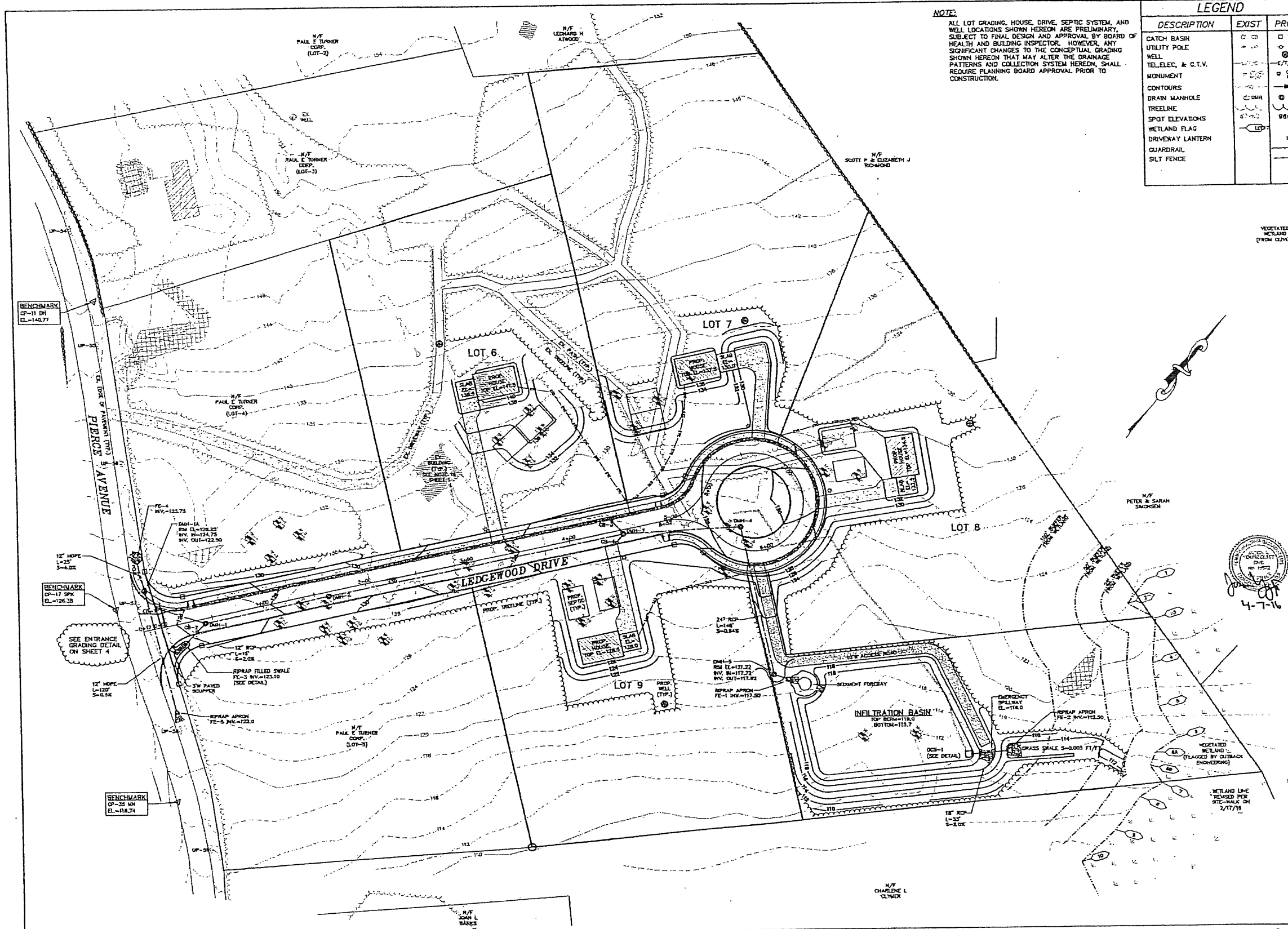
REVISIONS		
NO.	DATE	DESCRIPTION
1.	2/16/16	PER REVIEW COMMENTS
2.	3/2/16	PER REVIEW COMMENTS

LOT LAYOUT "LEDGEWOOD ESTATES"
 A RESIDENTIAL SUBDIVISION OFF PIERCE AVENUE IN LAKEVILLE MASSACHUSETTS


 165 EAST GROVE STREET
 MIDDLEBOROUGH, MA 02346
 TEL: (508)-946-9231

DRAWN BY: T.E.M. CHECKED BY: J.A.Y.
 DATE: 1/5/16 PROJECT No. 2840
 CUT-SHEETS.DWG SHEET 2 OF 3

0' 50' 100' 150'
 SCALE: 1"=50'



NOTE:
 ALL LOT GRADING, HOUSE, DRIVE, SEPTIC SYSTEM, AND WELL LOCATIONS SHOWN HEREON ARE PRELIMINARY, SUBJECT TO FINAL DESIGN AND APPROVAL BY BOARD OF HEALTH AND BUILDING INSPECTOR. HOWEVER, ANY SIGNIFICANT CHANGES TO THE CONCEPTUAL GRADING SHOWN HEREON THAT MAY ALTER THE DRAINAGE PATTERNS AND COLLECTION SYSTEM HEREON, SHALL REQUIRE PLANNING BOARD APPROVAL PRIOR TO CONSTRUCTION.

LEGEND		
DESCRIPTION	EXIST	PROP
CATCH BASIN	□	□
UTILITY POLE	○	○
WELL	⊙	⊙
TEL, ELEC, & C.T.V.	—	—
MONUMENT	⊕	⊕
CONTOURS	—	—
DRAIN MANHOLE	⊙	⊙
TREELINE	—	—
SPOT ELEVATIONS	⊙	⊙
WETLAND FLAG	—	—
DRIVENWAY LANTERN	⊙	⊙
QUADRANT	⊙	⊙
SILT FENCE	—	—

Plymouth County Registry of Deeds
 PLAN BOOK 60 PAGE 682
 FOR REGISTRY USE ONLY
 I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



4-7-16
 DATE PROFESSIONAL LAND SURVEYOR
 APPROVED SUBJECT TO TERMS, CONDITIONS, & RESTRICTIONS OF A COVENANT DATED UNDER THE PROVISIONS OF GENERAL LAWS CHAPTER 41, SECTION 81-U, AND DECLARATION OF RESERVED EASEMENTS TO BE RECORDED HERewith APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.
 DATE APPROVED: 2-27-16
 DATE ENDORSED: 4-7-16
 [Signatures]

LAKEVILLE PLANNING BOARD
 I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL, AND THAT NO APPEAL HAS BEEN FILED AT THIS OFFICE.
 [Signature]
 TOWN CLERK-TOWN OF LAKEVILLE

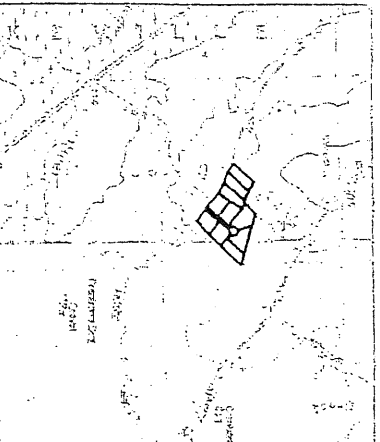
OWNER
 PAUL E. TURNER CORP.
 3 FAIRWAY DRIVE
 LAKEVILLE, MA 02347
 ASSESSORS PARCEL 007-003-010
 DEED BOOK: 45395 PAGE: 135

REVISIONS		
NO.	DATE	DESCRIPTION
1	2/19/16	FOR ARTIST COMMENTS
2	2/3/16	FOR ARTIST COMMENTS

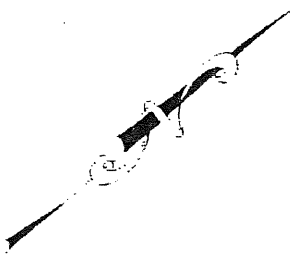
GRADING SHEET
"LEDGEWOOD ESTATES"
 A
 RESIDENTIAL SUBDIVISION
 OFF PIERCE AVENUE
 IN
 LAKEVILLE
 MASSACHUSETTS

Outback Engineering
 Incorporated
 165 EAST GROVE STREET
 MIDDLEBOROUGH, MA 02346
 TEL: (508)-946-9231
 DRAWN BY: T.E.M. CHECKED BY: J.A.Y.
 DATE: 1/5/16 PROJECT No. 2840
 CUT-SHEETS.DWG SHEET 3 OF 3
 SCALE: 1"=40'

(383) '16-311

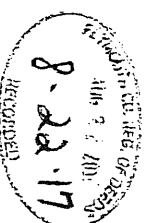


LOCUS
(NOT TO SCALE)



PLAN DESCRIPTION:
LEDGEWOOD EXISTING & RESIDENTIAL SUBDIVISION
OFF PIERCE AVENUE IN LAKEVILLE, MASS. DATED
JANUARY 3, 2018 AND REISED THROUGH MARCH 3,
2018 BY OUTBACK ENGINEERING, INC.
THE PURPOSE OF THIS PLAN IS TO SECURE THE
LOT LINE BETWEEN LOT 4 AND LOT 6 SHOWN ON
ABOVE REFERENCED PLAN

MASS. REG. NO. 111
Professional Seal
ATTORNEY JOHN F. LOCKEY, JR. Esq.
Plymouth County Registry of Deeds



177-389

FOR REGISTRY USE ONLY

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

DATE PROFESSIONAL LAND SUPERVISOR



PLANNING BOARD'S ENDORSEMENT
MAKES NO DETERMINATION AS TO
COMPLIANCE WITH ZONING.

PLANNING BOARD APPROVAL UNDER
THE SUBDIVISION CONTROL LAW NOT
REQUIRED.

DATE 8.15.17

Paul E. Tushier
Paul E. Tushier
3 Farm Way Drive
Lakeville, MA 02347

LAKEVILLE PLANNING BOARD

APPLICANT

PAUL E. TUSHIER, CORP.
3 FARM WAY DRIVE
LAKEVILLE, MA 02347
REGISTERED PROFESSIONAL LAND SUPERVISOR
DEED BOOK 44399 PAGE 125

PLAN OF LAND

LOTS 4 & 6
ON
LEDGEWOOD DRIVE

IN
LAKEVILLE
MASSACHUSETTS

Outback
Engineering
Incorporated

165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
FAX: (508)-947-8873
A.W. 2016-0116-013-0000

DATE: JULY 21, 2017

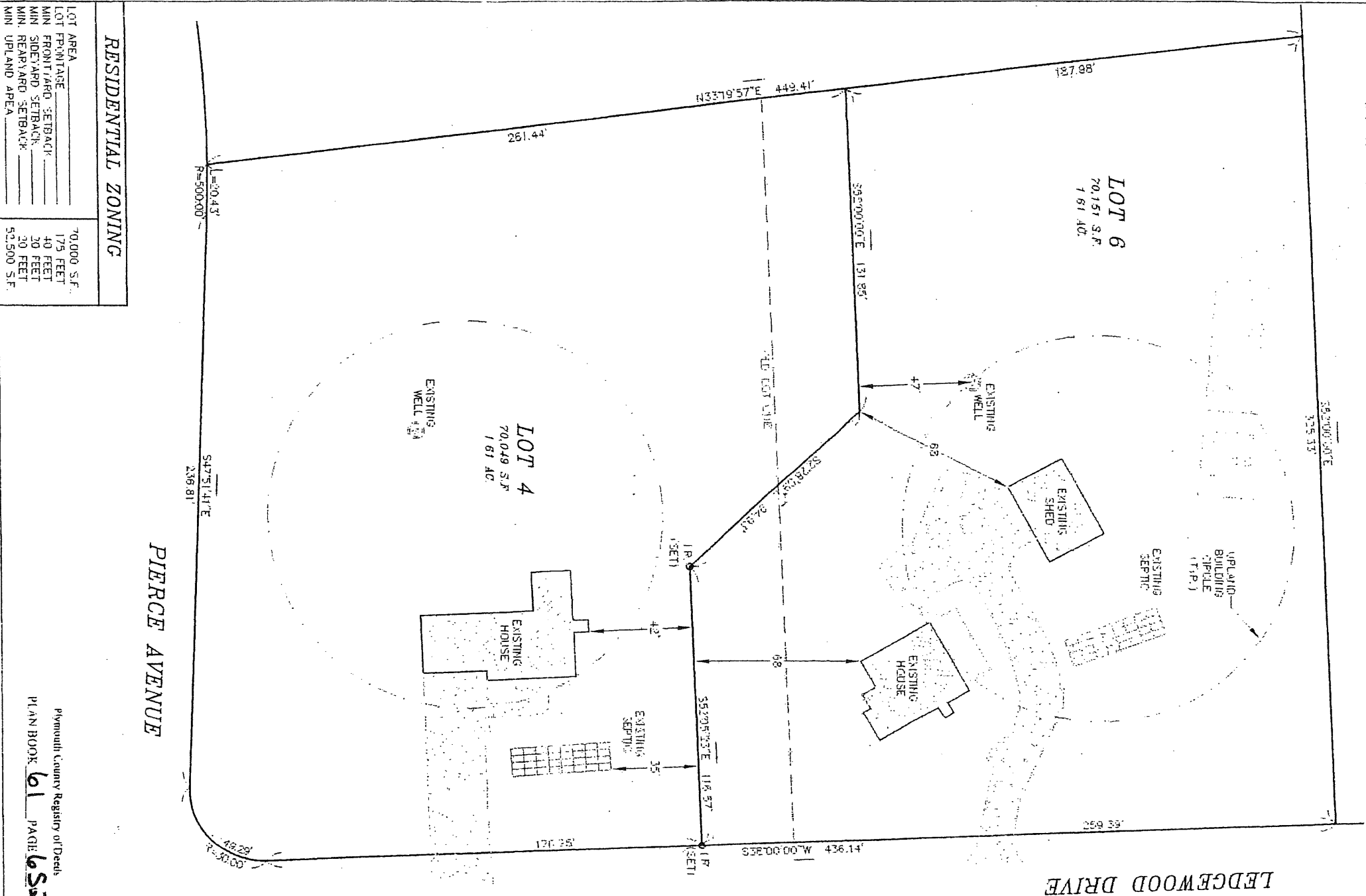
DRAWN BY: J.E.L. CHECKED BY: P.J.B.

SCALE: 1" = 30' SHEET 1 OF 1

DATE: 30' 60' 30'

DE-2840

177-389



RESIDENTIAL ZONING

LOT AREA	70,000 S.F.
LOT FRONTAGE	175 FEET
MIN. FRONT/ARLD. SETBACK	40 FEET
MIN. SIDEYARD. SETBACK	20 FEET
MIN. REARYARD. SETBACK	30 FEET
MIN. UPLAND AREA	52,500 S.F.

Plymouth County Registry of Deeds
PLAN BOOK 61 PAGE 652

17-389

china

OK

Schedule of Paul E Turner Corp.

<u>Grantor</u>	<u>Grantee</u>	<u>Book</u>	<u>Page</u>	<u>Type</u>	<u>Date</u>	<u>Reference</u>
Atwood Family Irrevocable Trust	Paul E Turner Corp.	45395	135	Deed		
Paul E Turner Corp.	Lakeville PB	47161	138	Agreement	7/11/2016	Form F Covenant
Paul E Turner Corp.	NESB	47183	310	Mortgage	7/15/2016	Discharge 49312/317



2015 00022516

Bk: 45395 Pg: 135 Page: 1 of 2
Recorded: 04/01/2015 02:12 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

CANCELLED

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 04/01/2015 02:12 PM
Off# 080208 10493 Doc# 00022516
Fee: \$2,394.00 Cons: \$525,000.00

QUITCLAIM DEED

I, **Jean LaPointe, Trustee of the Atwood Family Irrevocable Real Estate Trust** u/a/t dated August 23, 2007, as evidenced by Trustee Certificates recorded with Plymouth County Registry of Deeds in **Book 35051, Page 227**, and **Book 43368, Page 97**, and Trustee Certificate to be recorded herewith (the **"Grantor"**),

for consideration of Five Hundred Twenty-five Thousand Dollars (\$525,000.00) paid

grant to **Paul E. Turner Corp.**, a Massachusetts corporation, with a usual place of business at 3 Fairway Drive, Lakeville, Massachusetts 02347 (the **"Grantee"**)

with QUITCLAIM COVENANTS

The land, together with the buildings thereon, situated in Lakeville, Plymouth County, Massachusetts, bounded and described as follows:

Beginning at the point of intersection of Pierce Avenue with School Street; thence running along School Street Northeasterly 636 feet, more or less;

thence by land now or formerly of Isabel V. Hart and Eliza A. Chase Southeasterly 1,250 feet, more or less;

thence by land now or formerly of Clarence H. Clark Southwesterly 809 feet, more or less, to Pierce Avenue;

thence by said Pierce Avenue, Northwesterly 1,110 feet, more or less, to School Street, to the point of beginning.

Locus: 54 Pierce Avenue, Lakeville, Massachusetts

Excepting, however, the portion thereof conveyed to Leonard H. Atwood by Deed dated March 11, 2015, and recorded with Plymouth County Registry of Deeds in Book 45314, Page 54, being Lot 'A' on Plan No. 79 of 2015 in Plan Book 59, Page 491.

Being a portion of the premises conveyed to Hubert L. Atwood and Lois W. Atwood by deed of Hubert L. Atwood dated June 3, 1974, recorded with Plymouth County Registry of Deeds in Book 3991, Page 426.

Further title reference is made to deed of Frank C. and Helen M. Taylor dated January 5, 1949 and recorded with Plymouth County Registry of Deeds in Book 2037, Page 165.

Hubert L. Atwood died on August 31, 2013. See Affidavit of No Tax Due recorded with Plymouth County Registry of Deeds in Book 43818, Page 329. See Death Certificate recorded herewith.

Lois W. Atwood died on November 2, 2014. See Affidavit of No Tax Due recorded herewith. See Death Certificate recorded herewith.


WITNESS my hand and seal this 1 day of April, 2015.


Jean LaPointe, Trustee

COMMONWEALTH OF MASSACHUSETTS

County of Plymouth, ss

On this 1 day of April, 2015, before me, the undersigned notary public, personally appeared Jean LaPointe, personally known to me to be the person whose name is signed on the preceding document in my presence and acknowledged to me that she signed it as her free act and deed as Trustee of the Atwood Family Irrevocable Real Estate Trust for its stated purpose for the consideration therein expressed,


Santina F. Gerber, Notary Public
My Commission Expires: Jan. 18, 2019

Schedule of Lot 4 – 56 Pierce Avenue

<u>Grantor</u>	<u>Grantee</u>	<u>Book</u>	<u>Page</u>	<u>Type</u>	<u>Date</u>	<u>References</u>
Paul E Turner Corp.	NESB	48125	90	Mortgage	2/17/2017	Discharge 53795/164
Paul E Turner Corp.	Town Of Lakeville	48862	81	Notice	8/30/2017	Restrictive Covenant Well Water Testing
Paul E Turner Corp.	Paul D Delbuono Ashley B Delbuono	48916	240	Deed	9/12/2017	
Paul D Delbuono Ashley B Delbuono	MERS	48916	242	Mtg	9/12/2017	Discharge 53832/245

*** Electronic Recording ***
Doc#: 00079034
Bk: 48916 Pg: 240 Page: 1 of 2
Recorded: 09/12/2017 01:24 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 09/12/2017 01:24 PM
Ctrl# 106461 14999 Doc# Plymouth County Registry
Fee: \$2,394.00 Cons: \$525,000.00

QUITCLAIM DEED

PAUL E. TURNER CORP., a Massachusetts corporation having its usual place of business at 3 Fairway Drive, Lakeville, Plymouth County, Massachusetts, for consideration paid, and in consideration of Five Hundred Twenty-Five Thousand (\$525,000.00) Dollars, grant to PAUL D. DELBUONO and ASHLEY B. DELBUONO, husband and wife, as tenants by the entirety, both of 56 Pierce Avenue, Lakeville, Massachusetts, **WITH QUITCLAIM COVENANTS:**

The land together with the buildings thereon situated in Lakeville, Plymouth County, Massachusetts, being shown as "LOT 4" on a plan entitled "Plan of Land Lots 4 & 6 Ledgewood Drive in Lakeville, Massachusetts" dated July 21, 2017, said plan recorded with Plymouth County Registry of Deeds as Plan No. 389 of 2017 in Plan Book 61, Page 652, to which plan reference may be had for a more particular description of said lot.

Said "LOT 4" contains 70,049 square feet of land, according to said plan.

Being a portion of the premises conveyed to this grantor by Deed of Jean LaPointe, Trustee of the Atwood Family Irrevocable Trust dated April 1, 2015 and recorded with Plymouth County Registry of Deeds in Book 45395, Page 135.

Subject to a Grant of Restrictive Covenant dated August 29, 2017 and recorded with the Plymouth County Registry of Deeds in Book 48862 Page 81.

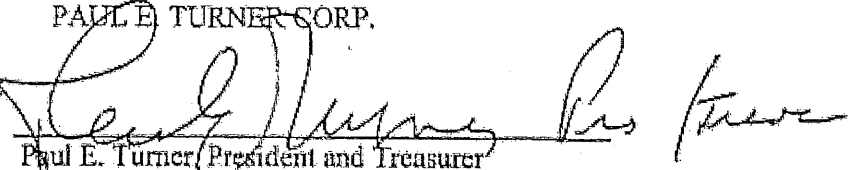
The grantor certifies that this is not a conveyance of all or substantially all of the real estate of the corporate grantor located in the Commonwealth of Massachusetts and this conveyance is made in its ordinary course of business.

See Certificate of Good Standing for Paul E. Turner Corp. duly recorded with Plymouth County Registry of Deeds in Book 46550, Page 320.

Property address: 56 Pierce Avenue, Lakeville, Mass..

EXECUTED AS A SEALED INSTRUMENT THIS 12TH day of SEPTEMBER, 2017:

PAUL E. TURNER CORP.

By 
Paul E. Turner, President and Treasurer

Commonwealth of Massachusetts

Plymouth, SS.

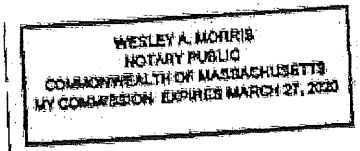
September 12, 2017

On this 12TH day of September, 2017, before me, the undersigned Notary Public, personally appeared Paul E. Turner, President and Treasurer of Paul E. Turner Corp., who proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the within, preceding or attached document, and acknowledged to me that he signed it voluntarily as his free act and deed for its stated purpose on behalf of Paul E. Turner Corp.



Wesley A. Morris - Notary Public

My commission expires: 3/27/2020



Schedule of Lot 5 – 52 Pierce Avenue

<u>Grantor</u>	<u>Grantee</u>	<u>Book</u>	<u>Page</u>	<u>Type</u>	<u>Date</u>	<u>References</u>
Paul E Turner Corp.	Town of Lakeville	47041	156	Notice	6/13/2016	Restrictive Covenant Well Water Testing
Paul E Turner Corp.	Christopher Sullivan Nicole A Desrosiers	47089	93	Deed	6/23/2016	
Christopher Sullivan Nicole A Desrosiers	MERS	47089	85	Mtg	1/20/2017	Discharge 53441/140
Christopher Sullivan Nicole A Desrosiers	Christopher Ryan Sullivan and Nicole Anne Desrosiers, Trustees of the Christopher Ryan Sullivan Living Trust and as Trustees of the Nicole Anne Desrosiers Living Trust	48027	195	Deed	1/20/2017	
Christopher Ryan Sullivan and Nicole Anne Desrosiers, Trustees of the Christopher Ryan Sullivan Living Trust and as Trustees of the Nicole Anne Desrosiers Living Trust	MERS	53331	152	mtg	8/28/2020	
Christopher Ryan Sullivan and Nicole Anne Desrosiers, Trustees of the Christopher Ryan Sullivan Living Trust and as Trustees of the Nicole Anne Desrosiers Living Trust	Eastern Bank	54837	103	mtg	4/22/2021	



2017 00006052
Bk: 48027 Pg: 195 Page: 1 of 2
Recorded: 01/20/2017 02:50 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS QUITCLAIM DEED

^{RYAN}
WE, CHRISTOPHER R. SULLIVAN and ^{ANNE} NICOLE A. DESROSIERS

for consideration paid and in full consideration of love and affection and one dollar

grant to ^{RYAN} CHRISTOPHER R. SULLIVAN and ^{ANNE} NICOLE A. DESROSIERS of 52 Pierce Avenue, Lakeville, MA 02347 as trustees of the "CHRISTOPHER R. SULLIVAN ^{RYAN} LIVNG TRUST, w/d/t December 10, 2016" and as trustees of the "NICOLE A. ^{ANNE} DESROSIERS LIVING TRUST, w/d/t December 10, 2016" to be recorded herewith, under M.G.L, Chapter 184, Section 35.

with quitclaim covenants

The land with the buildings thereon situated in Lakeville, County of Plymouth, Commonwealth of Massachusetts, bounded and described as follows:

That certain parcel of land together with the buildings thereon situated on Pierce Avenue in Lakeville, Plymouth County, Massachusetts being shown as "Lot-5" on a plan entitled "Plan of Land on Pierce Avenue in Lakeville, Massachusetts" dated January 5, 2016, recorded with the Plymouth County Registry of Deeds as Plan No. 14 of 2016 in Plan Book 60, Page 241, and to which plan reference may be had for a more particular description of said lot.

Said LOT- 5 contains 70,100 square feet of land according to said plan.

FOR OUR TITLE, see deed of Paul E. Turner, Corp. dated June 22, 2016 and recorded in the Plymouth County Registry of Deeds in Book 47089, Page 83.

TITLE NOT EXAMINED

WITNESS our hands and seals this 10 day of December, 2016

[Signature]
Witness

[Signature]
CHRISTOPHER R. SULLIVAN
^{Ryan}

[Signature]
Witness

[Signature]
NICOLE A. DESROSIERS
^{ANNE}

Return to

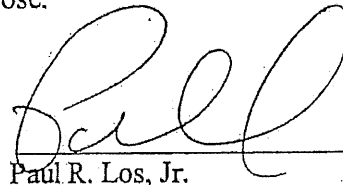
Property Address: 52 Pierce Avenue, Lakeville, MA 02347

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

12-10, 2016

On this 10 day of December, 2016 before me, the undersigned notary public, personally appeared ~~CHRISTOPHER R. SULLIVAN~~ and ~~NICOLE ANNE DESROSIERS~~ to me through satisfactory evidence of identification, which were ✓ personally known to me or by _____ drivers licenses to be the persons whose names are signed on the preceding or attached deed and acknowledged to me that they signed it voluntarily for its stated purpose.



Paul R. Los, Jr.
Notary Public
My Commission Expires: 8-15-2019

Please mail to:
South Coast Law
Post Office Box 41082
New Bedford, MA 02744

Schedule of Lot 6 - 1 Ledgewood Drive

<u>Grantor</u>	<u>Grantee</u>	<u>Book</u>	<u>Page</u>	<u>Type</u>	<u>Date</u>	<u>References</u>
Paul E Turner Corp.	Paul E Turner	48403	129	Deed	5/29/2017	
Paul E Turner	NESB	48403	131	Mtg	5/29/2017	



Bk: 48403 Pg: 129 Page: 1 of 2
Recorded: 05/09/2017 03:01 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

QUITCLAIM DEED

PAUL E. TURNER CORP., a Massachusetts corporation having its usual place of business at 3 Fairway Drive, Lakeville, Plymouth County, Massachusetts, for consideration paid, and in consideration of One (\$1.00) Dollar, grant to PAUL E. TURNER of 3 Fairway Drive, Lakeville, MA 02347, **WITH QUITCLAIM COVENANTS:**

Property address: 1 Ledgewood Drive, Lakeville Mass.
Grantee's address: P.O. 833 Lakeville MA 02347
1 Ledgewood Drive, Lakeville, MA 02347

The land together with the buildings thereon situated in Lakeville, Plymouth County, Massachusetts, being shown as "LOT 6" on a plan entitled "' Ledgewood Estates', a Residential Subdivision off Pierce Avenue in Lakeville, Mass." dated January 5, 2016, Prepared by Outback Engineering Incorporated; Owner: Paul E. Turner Corp., Scale 1"=60', said plan recorded with Plymouth County Registry of Deeds as Plan No. 311 of 2016 in Plan Book 60, Page 680, to which plan reference may be had for a more particular description of said lot.

Said "LOT 6" contains 70,151 square feet of land, according to said plan.

Being a portion of the premises conveyed to this grantor by Deed of Jean LaPointe, Trustee of the Atwood Family Irrevocable Trust dated April 1, 2015 and recorded with Plymouth County Registry of Deeds in Book 45395, Page 135.

The grantor certifies that this is not a conveyance of all or substantially all of the real estate of the corporate grantor located in the Commonwealth of Massachusetts and this conveyance is made in its ordinary course of business.

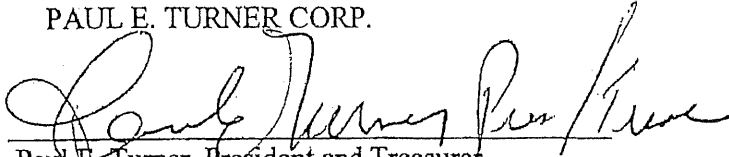
See Certificate of Good Standing for Paul E. Turner Corp. duly recorded with Plymouth County Registry of Deeds in Book 46550, Page 320.

Property address: Lot 6 Ledgewood Drive, Lakeville, Mass..

EXECUTED AS A SEALED INSTRUMENT THIS 9th day of MARCH, 2017:

PAUL E. TURNER CORP.

By:

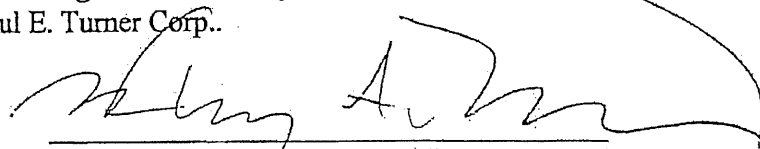

Paul E. Turner, President and Treasurer

Commonwealth of Massachusetts

Plymouth, SS.

March 9, 2017

On this 9th day of March, 2017, before me, the undersigned Notary Public, personally appeared Paul E. Turner, President and Treasurer of Paul E. Turner Corp., who proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the within, preceding or attached document, and acknowledged to me that he signed it voluntarily as his free act and deed for its stated purpose on behalf of Paul E. Turner Corp..



Wesley A. Morris - Notary Public
My commission expires: 3/27/2020

WESLEY A. MORRIS
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES MARCH 27, 2020

Schedule of Lot 7 – 3 Ledgewood Drive

<u>Grantor</u>	<u>Grantee</u>	<u>Book</u>	<u>Page</u>	<u>Type</u>	<u>Date</u>	<u>References</u>
Paul E Turner Corp.	Town Of Lakeville	48466	227	Notice	5/24/2017	Restrictive Covenant Well Water Testing
Paul E Turner Corp.	NESB	48125	283	Mortgage	2/17/2017	Discharge 48677/20
Paul E Turner Corp.	Travis Jason Vaillancourt Kendra Lee Vaillancourt	48475	74	Deed	5/26/2017	
Travis Jason Vaillancourt Kendra Lee Vaillancourt	MERS	48475	76	Mtg	5/26/2017	
Travis Jason Vaillancourt Kendra Lee Vaillancourt	Rockland Trust	48475	95	Mtg	5/26/2017	



MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 05/26/2017 03:42 PM
Ctrl# 102507 09584 Doc# 00042925
Fee: \$2,462.40 Cons: \$540,000.00

2017 00042925
Bk: 48475 Pg: 74 Page: 1 of 2
Recorded: 05/26/2017 03:42 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

CANCELLED

QUITCLAIM DEED

Property Address: 3 Ledgewood Drive, Lakeville, MA 02347
Grantees' Address: 3 Ledgewood Drive, Lakeville, MA 02347

PAUL E. TURNER CORP., a Massachusetts corporation having its usual place of business at 3 Fairway Drive, Lakeville, Plymouth County, Massachusetts, for consideration paid, and in consideration of Five Hundred Forty Thousand (\$540,000.00) Dollars, grant to TRAVIS JASON VAILLANCOURT and KENDRA LEE VAILLANCOURT, husband and wife, as tenants by the entirety, both of 3 Ledgewood Drive, Lakeville, Mass. 02347, **WITH QUITCLAIM COVENANTS:**

The land together with the buildings thereon situated in Lakeville, Plymouth County, Massachusetts, being shown as "LOT 7" on a plan entitled "Ledgewood Estates", a Residential Subdivision off Pierce Avenue in Lakeville, Mass." dated January 5, 2016, Prepared by Outback Engineering Incorporated; Owner: Paul E. Turner Corp., Scale 1"=60', said plan recorded with Plymouth County Registry of Deeds as Plan No. 311 of 2016 in Plan Book 60, Page 680, to which plan reference may be had for a more particular description of said lot.

Said "LOT 7" contains 91,191 square feet of land, according to said plan.

Being a portion of the premises conveyed to this grantor by Deed of Jean LaPointe, Trustee of the Atwood Family Irrevocable Trust dated April 1, 2015 and recorded with Plymouth County Registry of Deeds in Book 45395, Page 135.

The grantor certifies that this is not a conveyance of all or substantially all of the real estate of the corporate grantor located in the Commonwealth of Massachusetts and this conveyance is made in its ordinary course of business.

See Certificate of Good Standing for Paul E. Turner Corp. duly recorded with Plymouth County Registry of Deeds in Book 46550, Page 320.

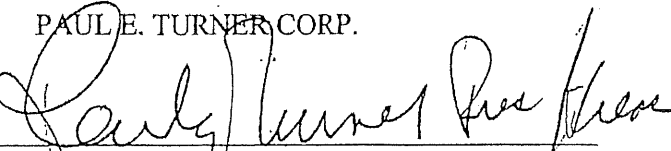
Property address: 3 Ledgewood Drive, Lakeville, Mass..

Travis Vaillancourt
3 Ledgewood Drive
Lakeville, MA 02347

EXECUTED AS A SEALED INSTRUMENT THIS 25th day of MAY, 2017:

PAUL E. TURNER CORP.

By:



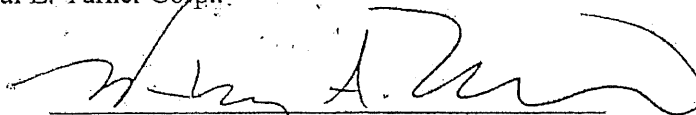
Paul E. Turner, President and Treasurer

Commonwealth of Massachusetts

Plymouth, SS.

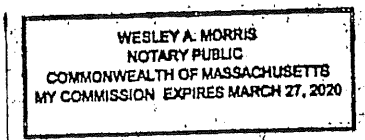
May 25, 2017

On this 25th day of May, 2017, before me, the undersigned Notary Public, personally appeared Paul E. Turner, President and Treasurer of Paul E. Turner Corp., who proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the within, preceding or attached document, and acknowledged to me that he signed it voluntarily as his free act and deed for its stated purpose on behalf of Paul E. Turner Corp.



Wesley A. Morris - Notary Public

My commission expires: 3/27/2020



CAND

Schedule of Lot 8 – 4 Ledgewood Drive

<u>Grantor</u>	<u>Grantee</u>	<u>Book</u>	<u>Page</u>	<u>Type</u>	<u>Date</u>	<u>References</u>
Paul E Turner Corp.	Town Of Lakeville	49022	196	Notice	10/6/2017	Restrictive Covenant Well Water Testing
Paul E Turner Corp.	Benjamin M Tigano Isabel F. Tigano	49075	236	Deed	10/20/2017	
Benjamin M Tigano Isabel F. Tigano	First Citizens	49075	238	Mtg	10/20/2017	Dis 52734/240
Benjamin M Tigano Isabel F. Tigano	First Citizens	49258	113	Mtg	12/4/2017	Dis 57043/211
Benjamin M Tigano Isabel F. Tigano	First Citizens	52661	48	Mtg	4/27/2020	
Benjamin M Tigano Isabel F. Tigano	First Citizens	56999	143	Mtg	7/7/2022	



2017 00091895

Bk: 49075 Pg: 236 Page: 1 of 2

Recorded: 10/20/2017 03:31 PM

ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

QUITCLAIM DEED

PAUL E. TURNER CORP., a Massachusetts corporation having its usual place of business at 3 Fairway Drive, Lakeville, Plymouth County, Massachusetts, for consideration paid, and in consideration of Five Hundred Ninety Thousand, Seven Hundred Fifty (\$590,750.00) Dollars, grant to BENJAMIN M. TIGANO and ISABEL F. TIGANO, husband and wife, as tenants by the entirety, both of 4 Ledgewood Drive, Lakeville, Mass. 02347, **WITH QUITCLAIM COVENANTS:**

The land together with the buildings thereon situated in Lakeville, Plymouth County, Massachusetts, being shown as "LOT 8" on a plan entitled "' Ledgewood Estates', a Residential Subdivision off Pierce Avenue in Lakeville, Mass." dated January 5, 2016, Prepared by Outback Engineering Incorporated; Owner: Paul E. Turner Corp., Scale 1"=60', said plan recorded with Plymouth County Registry of Deeds as Plan No. 311 of 2016 in Plan Book 60, Page 680, to which plan reference may be had for a more particular description of said lot.

Said "LOT 8" contains 80,071 square feet of land, according to said plan.

Being a portion of the premises conveyed to this grantor by Deed of Jean LaPointe, Trustee of the Atwood Family Irrevocable Trust dated April 1, 2015 and recorded with Plymouth County Registry of Deeds in Book 45395, Page 135.

The grantor certifies that this is not a conveyance of all or substantially all of the real estate of the corporate grantor located in the Commonwealth of Massachusetts and this conveyance is made in its ordinary course of business.

See Certificate of Good Standing for Paul E. Turner Corp. duly recorded with Plymouth County Registry of Deeds in Book 46550, Page 320.

Property address: 4 Ledgewood Drive (Lot #8), Lakeville, Mass..

*Benjamin Tigano
4 Ledgewood Dr
Lakeville Ma 02347.*

CANCELLED

MASSACHUSETTS EXCISE TAX
Plymouth District ROD:#11 001
Date: 10/20/2017 03:31 PM
Ctn# 107753 19013 Doc# 00091895
Fee: \$2,694.96 Cons: \$590,750.00

EXECUTED AS A SEALED INSTRUMENT THIS 19TH day of OCTOBER, 2017:

PAUL E. TURNER CORP.

By:

Paul E. Turner President

Paul E. Turner, President and Treasurer

Commonwealth of Massachusetts

Plymouth, SS.

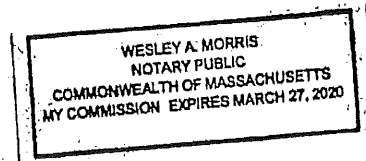
October 19, 2017

On this 19TH day of October, 2017, before me, the undersigned Notary Public, personally appeared Paul E. Turner, President and Treasurer of Paul E. Turner Corp., who proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the within, preceding or attached document, and acknowledged to me that he signed it voluntarily as his free act and deed for its stated purpose on behalf of Paul E. Turner Corp.

Wesley A. Morris

Wesley A. Morris - Notary Public

My commission expires: 3/27/2020



PLANTING HILL REALTY
100 SOUTH ST. WEST
PLANTING HILL, N.C.

Schedule of Lot 9 – 2 Ledgewood Drive

<u>Grantor</u>	<u>Grantee</u>	<u>Book</u>	<u>Page</u>	<u>Type</u>	<u>Date</u>	<u>References</u>
Paul E Turner Corp.	Leonard H Ferrara, Jr.	49890	44	Deed	6/7/2018	
Leonard H Ferrara, Jr.	Mansfield Bank	50009	186	Mtg	7/5/2018	Discharge 52320/270
Leonard H Ferrara, Jr.	Leonard H Ferrara, Jr. Anthony J Ferrara	51913	272	Deed	11/7/2019	
Leonard H Ferrara, Jr. Anthony J Ferrara	Leonard H Ferrara, Jr.	52167	59	Deed	12/30/2019	

*** Electronic Recording ***
Doc#: 00115520
Bk: 52167 Pg: 59 Page: 1 of 2
Recorded: 12/30/2019 02:17 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 12/30/2019 02:17 PM
Ctrl# Doc# Plymouth County Registry of Deeds
Fee: \$.00 Cons: \$1.00

QUITCLAIM DEED

I, LEONARD H. FERRARA, JR., of 696 Pleasant Street, Raynham, Bristol County, Massachusetts and ANTHONY J. FERRARA, of 2 Ledgewood Drive, Lakeville, Plymouth County, Massachusetts, for consideration paid and in full consideration of ONE and 00/100 (\$1.00) Dollar, Grants to ANTHONY J. FERRARA, of 2 Ledgewood Drive, Lakeville, Plymouth County, Massachusetts 02347

WITH QUITCLAIM COVENANTS:

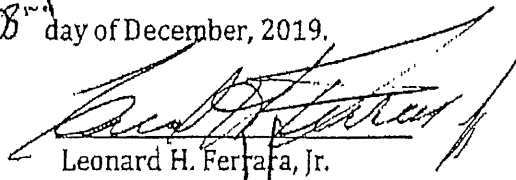
The land situated in Lakeville, Plymouth County, Massachusetts, being shown as "LOT 9" on a plan entitled, "Lot Layout Ledgewood Estate", a Residential Subdivision Off Pierce Avenue In Lakeville, Mass." Dated January 5, 2016, Prepared by Outback Engineering Incorporated; Owner: Paul E. Turner Corp., Scale 1" = 50', said plan recorded with Plymouth County Registry of Deeds as Plan No. 311 of 2016 in Plan Book 60, Page 680, to which plan reference may be had for a more particular description of said lot.

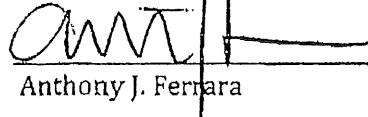
Said "Lot 9" contains 70,140 square feet of land, according to said plan.

Being the same premises conveyed to Leonard H. Ferrara, Jr. and Anthony J. Ferrara, by deed dated November 5, 2019 and recorded with the Plymouth County Registry of Deeds on November 7, 2019 at Book 51913, Page 272.

The subject property is not now nor has it ever been the principal place of residence of Leonard H. Ferrara, Jr. and therefore, does not hold and never has held an estate of Homestead in the property.

Witness our hands and seal this 30th day of December, 2019.


Leonard H. Ferrara, Jr.


Anthony J. Ferrara

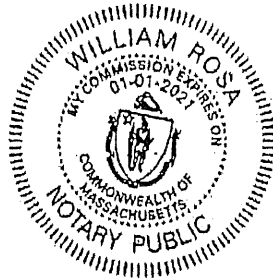
Locus: 2 Ledgewood Drive, Lakeville, MA 02347

COMMONWEALTH OF MASSACHUSETTS

Bristol County,

December 22, 2019

On this day of December, 2019, before me, the undersigned notary public, personally appeared Leonard H. Ferrara, Jr. and Anthony J. Ferrara, who proved to me through satisfactory evidence of identification, which was M.D.L. to be the person whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



[Handwritten Signature]

Notary Public: William Rosa

My Commission Expires: 1/1/21

4d

GRANT OF DRAINAGE EASEMENT

Paul E. Turner Corp. a Massachusetts business corporation of 1 Ledgewood Drive, Lakeville, Plymouth County, Massachusetts (the “Grantor”), for consideration paid, and full consideration of one dollar (\$1.00), conveys and grants with quitclaim covenants, to the **Town of Lakeville**, a Massachusetts municipal corporation, having an address of 346 Bedford Street, Lakeville, Plymouth County, Massachusetts (the “Town”), the following interest in land.

A permanent drainage easement in the over a parcel of land portion shown as “Drainage Parcel A 67,666 S.F. 1.55 Acres” (the “Drainage Easement Premises”) on a plan of land entitled “Lot Layout ‘Ledgewood Estates’ A Residential Subdivision of Land Off Pierce Avenue in Lakeville, Massachusetts which plan is dated January 5, 2016 and revised through March 3, 2016 and is recorded at the Plymouth County Registry of Deeds in Plan Book 60, Page 681 (the “Subdivision Plan”) for the purpose of constructing, inspecting, maintaining, repairing, removing, replacing, operating, relocating, and abandoning in place stormwater drain or drains, and any manhole, pipes, conduits, detention or retention basins and other structures or facilities for the drainage of stormwater, and for all uses and purposes incidental or related thereon.

The Grantor agrees that the Town may assign the rights granted pursuant to this Drainage Easement.

The Town shall have the right of entry upon the Drainage Easement Premises by foot and motor vehicle, including heavy equipment, from time to time, for all purposes and uses incidental thereto, together with all reasonable rights of ingress and egress across the property adjoining the Drainage Easement Premises if reasonably necessary or convenient to access the Drainage Easement Premises.

The Grantor agrees not to grant any other easements, leases or licenses to the Drainage Easement Premises which will interfere with the Town’s perpetual easement on the Drainage Easement Premises without the prior written permission of the Town. Any easements, leases or licenses granted in violation of this provision shall be null and void.

All rights and privileges herein granted, including all benefits and burdens, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors, assigns and legal representatives.

Being a portion of the premises in deed to Jean LaPointe, Trustee of the Atwood Family Irrevocable Trust to Paul E. Turner Corp. dated April 1, 2015 and recorded at the Plymouth County Registry of Deeds in Book 45395, Page 135.

The Town's Acceptance of Easement and certified Town Meeting vote authorizing said acceptance are attached hereto and incorporated herein.

IN WITNESS WHEREOF the undersigned sets his hand and seal on this ____ day of _____, 2022.

Paul E. Turner Corp.

By: _____
Paul E. Turner, President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this ____ day of _____, 2022, before me, the undersigned notary public, personally appeared Paul E. Turner, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as President and Treasurer of Paul E. Turner Corp.

Notary Public: Michael P. O'Shaughnessy

My commission expires: 02-28-2025

ACCEPTANCE OF EASEMENTS

The Town of Lakeville, acting by and through its Board of Selectmen pursuant to the vote taken under _____ of the _____ Town Meeting, a certified copy of which is attached hereto, hereby accepts the foregoing Drainage Easement from Paul E. Turner Corp. on this _____ day of _____, 2022.

TOWN OF LAKEVILLE
By its Select Board

Richard LaCamera, Chairman

Evagelia Fabian

Lorraine Carboni

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this ____ day of _____, 2022, before me, the undersigned notary public, personally appeared Richard LaCamera, Evagelia Fabian and Lorraine Carboni, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of the Town of Lakeville.

Notary Public:

My commission expires:

GRANT OF ROADWAY EASEMENT

Paul D. Delbuono and **Ashley B. Delbuono** both of 56 Pierce Avenue, Lakeville, Plymouth County, Massachusetts, **Christopher Ryan Sullivan** and **Nicole Anne Desrosiers**, Trustees of the **Christopher Ryan Sullivan Living Trust** u/d/t December 10, 2016 and as Trustees of the **Nicole Anne Desrosiers Living Trust** u/d/t December 10, 2016 both of 52 Pierce Avenue, Lakeville, Plymouth County, Massachusetts, **Paul E. Turner** of 1 Ledgewood Drive, Lakeville, Plymouth County, Massachusetts, **Travis Jason Vaillancourt** and **Kendra Lee Vaillancourt** both of 3 Ledgewood Drive, Lakeville, Plymouth County, Massachusetts, **Anthony J. Ferrara**, Trustee of the **Anthony J. Ferrara Living Trust** u/d/t dated January 11, 2017 of 2 Ledgewood Drive, Lakeville, Plymouth County, Massachusetts, and **Benjamin M Tigano** and **Isabel F. Tigano** both of 4 Ledgewood Drive, Lakeville, Plymouth County, Massachusetts (hereinafter collectively the "Grantor"), for consideration paid, and full consideration of one dollar (\$1.00), conveys and grants with quitclaim covenants, to the **Town of Lakeville**, a Massachusetts municipal corporation, having an address of 346 Bedford Street, Lakeville, Plymouth County, Massachusetts (the "Town"), the following interest in land.

A perpetual easement for all purposes for which public ways are used in the Town of Lakeville, together with the attendant customary uses, including but not limited to the construction, operation and maintenance of the right-of-way, drainage and utilities, in, over, under, through, across, upon and along the following parcel of land:

The parcel of land shown as "Ledgewood Drive" (the "Roadway Easement Premises") on a plan of land entitled "Roadway Acceptance Plan 'Ledgewood Estates' on Ledgewood Drive in Lakeville, Massachusetts", which plan is dated August 28, 2020, revised through September 17, 2021, and is recorded at the Plymouth County Registry of Deeds herewith.

Said Roadway Easement Premises are also shown as "Ledgewood Drive" on a plan of land entitled "Lot Layout 'Ledgewood Estates' A Residential Subdivision of Land Off Peirce Avenue in Lakeville, Massachusetts which plan is dated January 5, 2016 and revised through March 3, 2016 and is recorded at the Plymouth County Registry of Deeds in Plan Book 60, Page 681 (the "Subdivision Plan").

The Grantor agrees that the Town may assign the rights granted pursuant to this Roadway Easement.

The Town shall have the right of entry upon and passage over said Roadway Easement Premises by foot and motor vehicle, including heavy equipment, from time to time, for all purposes and uses

incidental thereto, together with all reasonable rights of ingress and egress across the property adjoining the Roadway Easement Premises if reasonably necessary or convenient to access the Roadway Easement Premises or any other Town easement.

The Grantor agrees not to grant any other easements, leases or licenses to the Roadway Easement Premises which will interfere with the Town's perpetual easement on the Roadway Easement Premises without the prior written permission of the Town. Any easements, leases or licenses granted in violation of this provision shall be null and void.

All rights and privileges herein granted, including all benefits and burdens, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors, assigns and legal representatives.

For Grantor's title, see the deed to Paul D. Delbuono and Ashley B. Delbuono dated September 12, 2017 and recorded at the Plymouth County Registry of Deeds in Book 48916, Page 240, see the deed to Christopher Ryan Sullivan and Nicole Anne Desrosiers, Trustees of the Christopher Ryan Sullivan Living Trust and as Trustees of the Nicole Anne Desrosiers Living Trust dated December 10, 2016 and recorded at the Plymouth County Registry of Deeds in Book 48027, Page 195, see the deed to Paul E. Turner dated March 9, 2017 and recorded at the Plymouth County Registry of Deeds in Book 48403, Page 129, see the deed to Travis Jason Vaillancourt and Kendra Lee Vaillancourt dated May 25, 2017 and recorded at the Plymouth County Registry of Deeds in Book 48475, Page 74, see the deed to Anthony J. Ferrara, Trustee of the Anthony J. Ferrara Living Trust dated April 2, 2020 and recorded at the Plymouth County Registry of Deeds in Book 52869, Page 308, and see the deed to Benjamin M. Tigano and Isabel F. Tigano dated October 19, 2017 and recorded at the Plymouth County Registry of Deeds in Book 49075, Page 236.

The Town's acceptance of the Roadway Easement and certified Town Meeting vote authorizing said acceptance are attached hereto and incorporated herein.

SIGNATURE PAGES FOLLOW

IN WITNESS WHEREOF the undersigned sets his/her hand and seal on this ___day of _____, 2022.

Paul D. Delbuono

Ashley B. Delbuono

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this ___ day of _____, 2022, before me, the undersigned notary public, personally appeared Paul D. Delbuono and Ashley B. Delbuono, proved to me through satisfactory evidence of identification, which was a which was based on [] personal knowledge [] a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public:

My commission expires:

IN WITNESS WHEREOF the undersigned sets his/her hand and seal on this ____ day of _____, 2022.

Christopher Ryan Sullivan Living Trust

Nicole Anne Desrosiers Living Trust

Christopher Ryan Sullivan, Trustee

Christopher Ryan Sullivan, Trustee

Nicole Anne Desrosiers, Trustee

Nicole Anne Desrosiers, Trustee

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this ____ day of _____, 2022, before me, the undersigned notary public, personally appeared Christopher Ryan Sullivan and Nicole Anne Desrosiers, proved to me through satisfactory evidence of identification, which was a which was based on [] personal knowledge [] a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as Trustees of the Christopher Ryan Sullivan Living Trust and as Trustees of the Nicole Anne Desrosiers Living Trust.

Notary Public:

My commission expires

IN WITNESS WHEREOF the undersigned sets his/her hand and seal on this ____day of _____, 2022.

Paul E. Turner

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this ____ day of _____, 2022, before me, the undersigned notary public, personally appeared Paul E. Turner, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public: Michael P. O'Shaughnessy

My commission expires: 02-28-2025

IN WITNESS WHEREOF the undersigned sets his/her hand and seal on this ____ day of _____, 2022.

Travis Jason Vaillancourt

Kendra Lee Vaillancourt

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this ____ day of _____, 2022, before me, the undersigned notary public, personally appeared Travis Jason Vaillancourt and Kendra Lee Vaillancourt, proved to me through satisfactory evidence of identification, which was a which was based on [] personal knowledge [] a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public:

My commission expires:

IN WITNESS WHEREOF the undersigned sets his/her hand and seal on this ____day of _____, 2022.

Anthony J. Ferrara Living Trust

Anthony J. Ferrara, Trustee

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this ____ day of _____, 2022, before me, the undersigned notary public, personally appeared Anthony J. Ferrara, proved to me through satisfactory evidence of identification, which was a which was based on personal knowledge a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of the Anthony J. Ferrara Living Trust.

Notary Public:

My commission expires:

IN WITNESS WHEREOF the undersigned sets his/her hand and seal on this ____day of _____, 2022.

Benjamin M. Tigano

Isabel F. Tigano

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this ____ day of _____, 2022, before me, the undersigned notary public, personally appeared Benjamin M. Tigano and Isabel F. Tigano, proved to me through satisfactory evidence of identification, which was a which was based on [] personal knowledge [] a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public:

My commission expires:

ACCEPTANCE OF EASEMENT

The Town of Lakeville, acting by and through its Board of Selectmen pursuant to the vote taken under _____ of the _____ Town Meeting, a certified copy of which is attached hereto, hereby accepts the foregoing Roadway Easement from **Paul D. Delbuono, Ashley B. Delbuono, Christopher Ryan Sullivan, Nicole Anne Desrosiers, Trustees of the Christopher Ryan Sullivan Living Trust** and as **Trustees of the Nicole Anne Desrosiers Living Trust, Paul E. Turner, Travis Jason Vaillancourt, Kendra Lee Vaillancourt, Anthony J. Ferrara, Trustee of the Anthony J. Ferrara Living Trust, Benjamin M Tigano and Isabel F. Tigano** on this _____ day of _____, 2022.

TOWN OF LAKEVILLE
By its Select Board

Richard LaCamera, Chairman

Evagelia Fabian

Lorraine Carboni

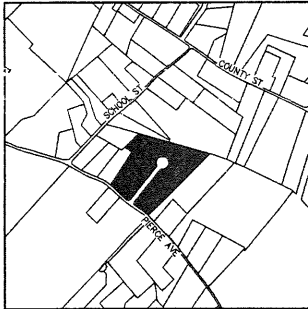
COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

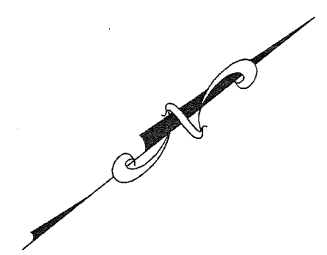
On this ____ day of _____, 2022, before me, the undersigned notary public, personally appeared Richard LaCamera, Evagelia Fabian and Lorraine Carboni, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of the Town of Lakeville.

Notary Public:

My commission expires:



LOCUS
SCALE: 1"=1000'±



PLAN REFERENCES:

1. "LEDGEWOOD ESTATES, A RESIDENTIAL SUBDIVISION OFF PIERCE AVENUE IN LAKEVILLE, MASSACHUSETTS," BY OUTBACK ENGINEERING, INC. DATED 1/5/16 AND REVISED THRU 3/3/16.
2. "MODIFICATION PLAN, LEDGEWOOD ESTATES, A RESIDENTIAL SUBDIVISION OFF PIERCE AVENUE IN LAKEVILLE, MASSACHUSETTS," BY OUTBACK ENGINEERING, INC. DATED 8/4/16 AND REVISED THRU 8/17/16.
3. "TREE PLANTING PLAN, LEDGEWOOD DRIVE IN LAKEVILLE, MASSACHUSETTS" DATED 9/9/19 BY OUTBACK ENGINEERING, INC.

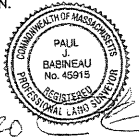
I CERTIFY THAT THE STREET (OR WAY OR PORTION THEREOF) IS LAID OUT AND THE BOUNDS HAVE BEEN SET AS SHOWN ON THIS PLAN.



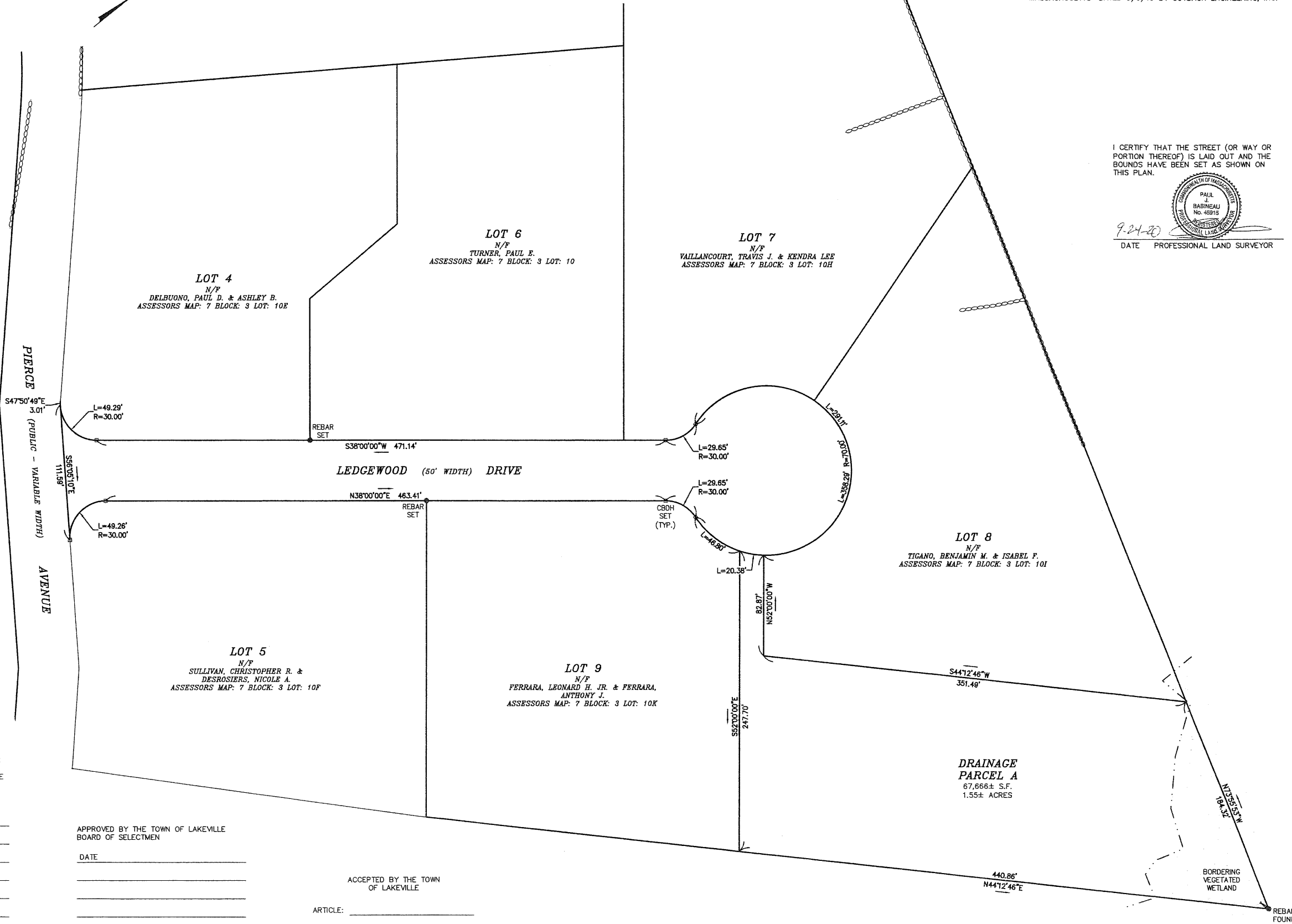
9-24-20
DATE PROFESSIONAL LAND SURVEYOR

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS AND THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP'S, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.



9-24-20
DATE PROFESSIONAL LAND SURVEYOR



WE, THE UNDERSIGNED MEMBERS OF THE LAKEVILLE PLANNING BOARD HEREBY CERTIFY THAT LEDGEWOOD DRIVE APPEARS ON A PLAN APPROVED UNDER THE SUBDIVISION CONTROL LAW IN ACCORDANCE WITH MGL CH.41 SEC.81L

DATE _____

APPROVED BY THE TOWN OF LAKEVILLE BOARD OF SELECTMEN

DATE _____

ACCEPTED BY THE TOWN OF LAKEVILLE

ARTICLE: _____
TOWN CLERK: _____
DATE: _____

REVISIONS

NO.	DATE	DESCRIPTION
1	9/17/2020	ADD SURVEYOR CERTIFICATION

OWNER

PAUL E. TURNER CORP.
3 FAIRWAY DRIVE
LAKEVILLE, MA 02347
ASSESSORS PARCEL 007-003-010
DEED BOOK: 45395 PAGE:135

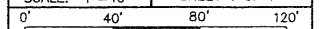
ROADWAY ACCEPTANCE PLAN

"LEDGEWOOD ESTATES"
ON
LEDGEWOOD DRIVE
IN
LAKEVILLE,
MASSACHUSETTS



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

DATE: AUGUST 28, 2020
DRAWN BY: T.E.M. CHECKED BY: P.J.B.
SCALE: 1"=40' SHEET 1 OF 1



OE-2840

MEMORANDUM

Date: January 20, 2021

To Mark Knox, Chairman, Lakeville Planning Board

From Scott Turner, PE, Environmental Partners

CC

Subject Ledgewood Estates

Environmental Partners (EP) has performed a site inspection and review of approved and as-built plans regarding the Ledgewood Estates Definitive Subdivision project located in Lakeville, Massachusetts. Specifically, Environmental Partners reviewed the following documents:

- Approved Definitive Subdivision Plans entitled "Ledgewood Estates - A Residential Subdivision Off Pierce Avenue in Lakeville, Massachusetts," prepared by Outback Engineering, revised through 3/3/16, endorsed by the Lakeville Planning Board 4/7/16 (4 sheets).
- Plan entitled "Ledgewood Drive Roadway As-Built Plan, Ledgewood Estates - A Residential Subdivision Off Pierce Avenue in Lakeville, Massachusetts," prepared by Outback Engineering, dated August 28, 2020.
- Report entitled "Drainage Report, Ledgewood Estates, A Definitive Subdivision in Lakeville, Massachusetts," prepared by Outback Engineering, dated January 6, 2016.

In addition to reviewing the documents described above, Scott Turner from Environmental Partners visited the site on January 18, 2021 to observe the as-built conditions. Based on this visit and the review of the submitted materials, we have the following observations:

1. In general, the quality of the construction appears good. The as-built conditions were accurately represented in the as-built plans and were generally consistent with the approved plans as provided.
2. The rip-rap filled swale located at the intersection of Ledgewood Drive and Pierce Avenue contained a modest amount of silt, leaves, etc. It appeared that some of this silt eroded from the right-of-way in front of Lot 5. The amount of silt is consistent with what would normally be expected. We recommend that regular maintenance of this swale be performed consistent with the Massachusetts Department of Environmental Protection (DEP)

Stormwater Management Guidelines. It is noted that the Operations and Maintenance Plan submitted with the drainage report did not include any specific language regarding the maintenance of this rip-rap swale. All stormwater management facilities constructed as part of this project will need to be maintained properly in order to function as designed.

3. The infiltration basin located on the northeast side of the project contained approximately 6-inches of standing water during the site visit. There was significant rain two days prior. Per the DEP Stormwater Management Guidelines, all infiltration facilities are required to completely drain within 72-hours. There was evidence that the water level in the infiltration basin had decreased, indicating that the basin was infiltrating.
4. The gravel path leading to the infiltration basin showed some erosion, presumably from the rain two days prior.
5. The west side of the berm of the infiltration basin has created an area for water to collect and pond.
6. There is a small amount of debris located in the vertical orifice in the outlet control structure. This should be removed.
7. Environmental Partners measured the volumes in the infiltration basin depicted in the as-built plan and compared the measured volume to the volumes used in the calculations. The measured volumes are consistent with the volumes shown in the calculations.
8. There is some 'scarring' of the concrete berm located along the side of the road. This 'scarring' has presumably occurred during snow removal and we consider this to be normal wear and tear.

Below are some photographs from the site visit depicting the items described above.



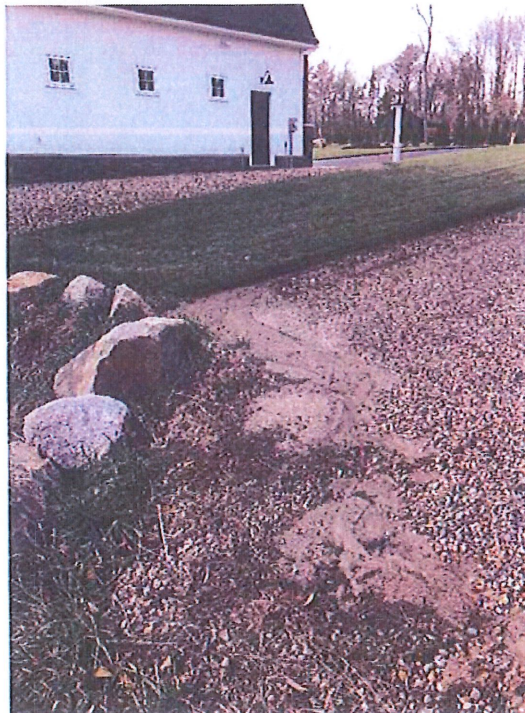
Standing water in Infiltration Basin



Debris in outlet control structure



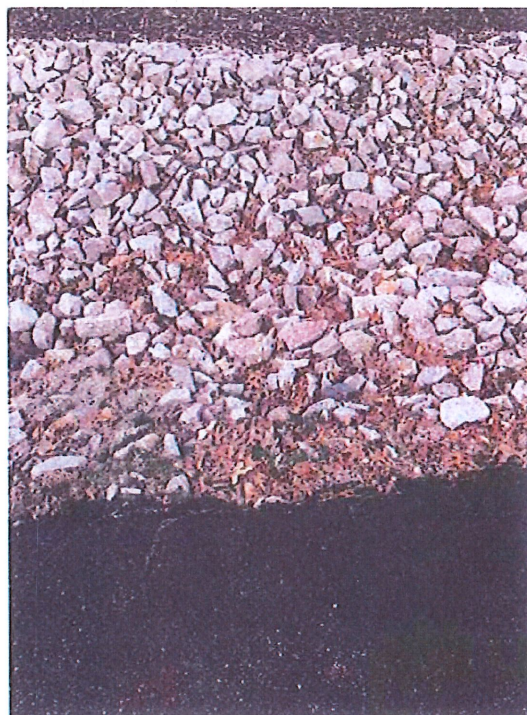
Standing water west of Infiltration Basin



Erosion on path leading to Infiltration Basin



Scarring of bituminous berm



Debris in rip-rap swale

In our opinion, the project - as constructed - is in substantial conformance with the approved plans. The items described above are generally maintenance items. We are happy to discuss any of these items with the Planning Board.

I:\Lakeville.348\Ledgewood Estates\02 Correspondence\2021-01-20 Ledgewood Estates as-built review memo.docx

#5

Cathy Murray, Appeals Board Clerk

From: Bob Rego <brego@riverhawkllc.com>
Sent: Tuesday, September 6, 2022 3:25 PM
To: Cathy Murray, Appeals Board Clerk
Subject: Re: Site Plan - 156 Rhode Island Road

Hi Cathy,

We are still waiting on plans from the architect and I still need to complete modifications to our plans. **If possible could we please have one more extension to the meeting.** I will get my plans over to the board this week and Tyler will pressure the architect to complete his plans.

If you would like to discuss further or you have any questions, please let me know.

September 22

Thanks,
Bob

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



On Tue, Sep 6, 2022 at 9:06 AM Cathy Murray, Appeals Board Clerk <cmurray@lakevillema.org> wrote:

Hi Bob,

Please see email below, I'm not sure if you received it. I'm posting the meeting today so please advise me of the status of the amended plan so I can post correctly.

Thanks!

Cathy

6a



RECEIVED

APR 19 2022

LAKEVILLE TOWN CLERK

hupione

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.

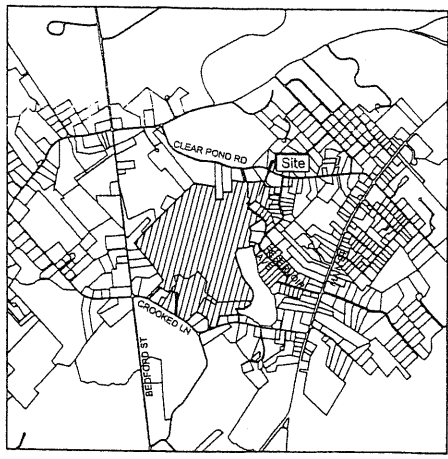
Signature of owners

Derek Maksy, Madelyn Maksy Trustee

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**

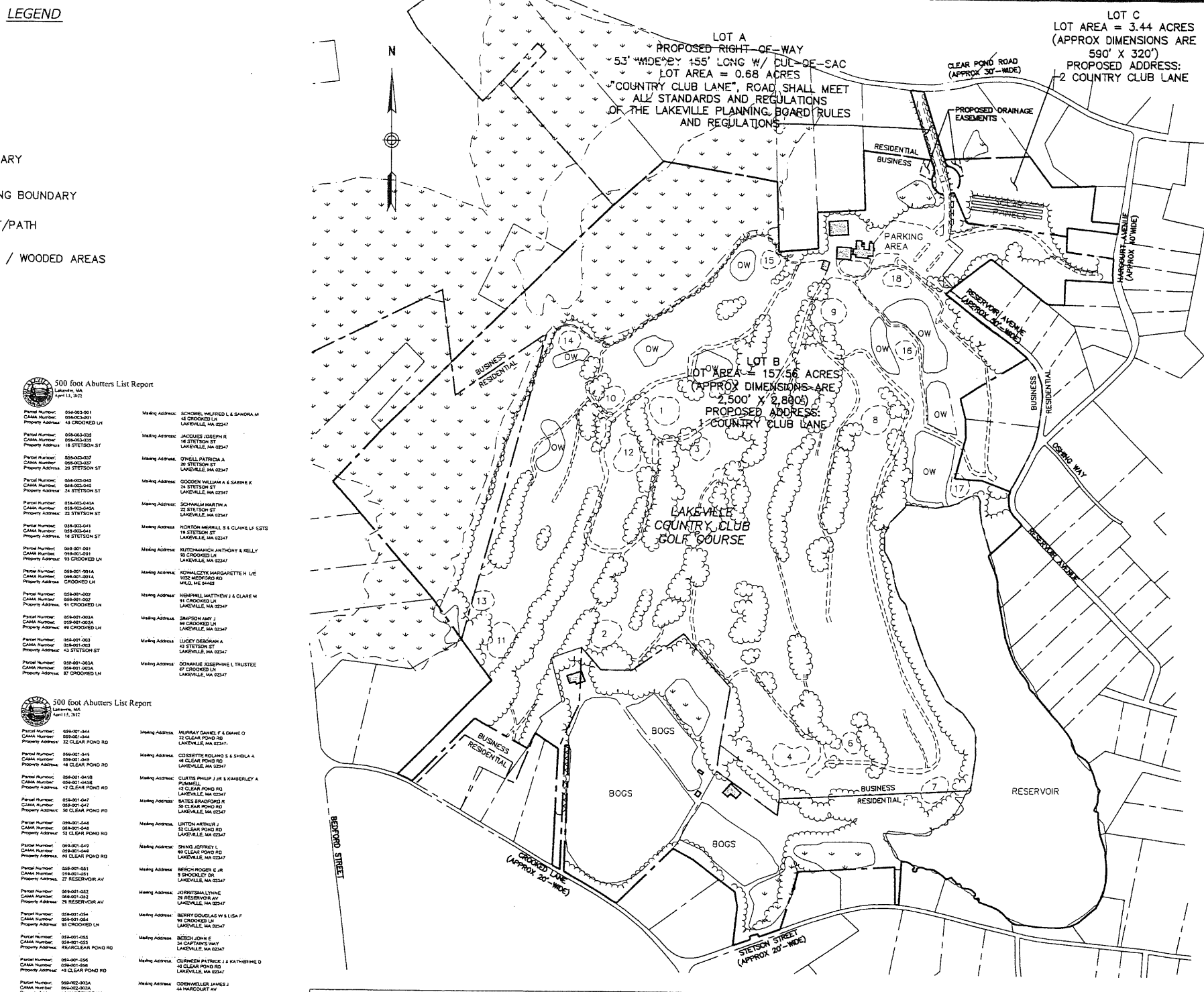


LOCUS MAP 1" = 2,000'

- LEGEND
EXISTING BUILDINGS
WETLANDS
OPEN WATER
SUBDIVISION BOUNDARY
APPROXIMATE ZONING BOUNDARY
EDGE OF PAVEMENT/PATH
EXISTING TREE LINE / WOODED AREAS

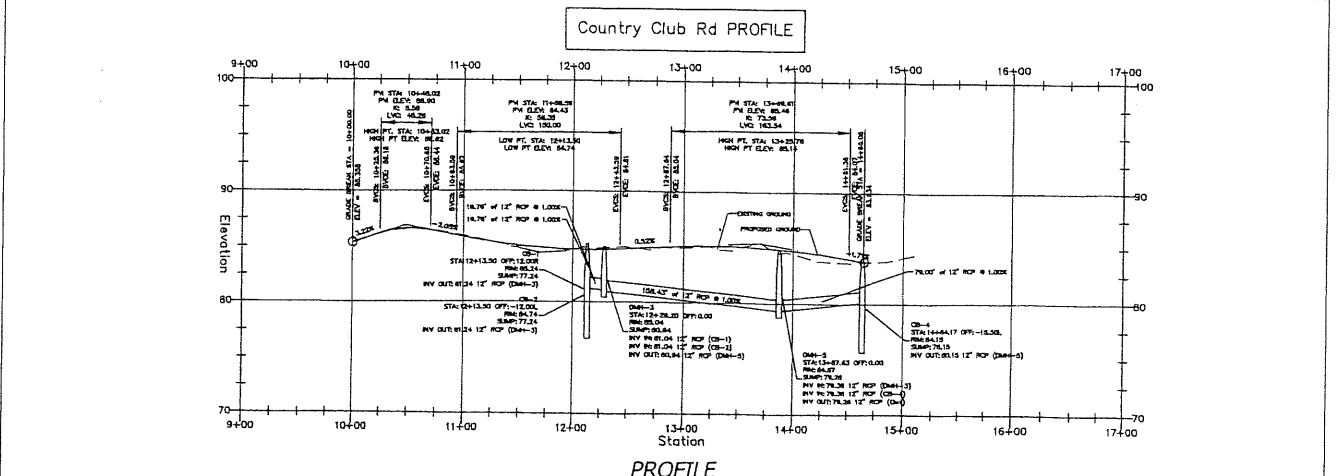
LIST OF ABUTTERS

Table with 3 columns: 500 foot Abutters List Report, 500 foot Abutters List Report, 500 foot Abutters List Report. Each column lists parcel numbers, owner names, and addresses.



ZONING
THE SITE IS PRIMARILY LOCATED WITHIN THE BUSINESS ZONING DISTRICT, EXCEPT FOR A PORTION OF LAND AT THE SOUTH END OF THE LOTS, WHICH IS IN THE RESIDENTIAL ZONING DISTRICT. THIS PRELIMINARY PLAN IS PROVIDED TO INITIATE THE PERMITTING PROCESS OF THE SUBJECT PARCELS UNDER THE TOWN OF LAKEVILLE DEVELOPMENT OPPORTUNITIES (DO) ZONING DISTRICT, SECTION 7.9 OF THE BYLAW. THIS PRELIMINARY PLAN WILL BE FOLLOWED BY A DEFINITIVE SUBDIVISION PLAN FOR THE LOTS AND SUBSEQUENT SITE PLANS IN ACCORDANCE WITH THE LAKEVILLE ZONING BYLAW, THE LAKEVILLE PLANNING BOARD RULES AND REGULATIONS AND MASSACHUSETTS GENERAL LAWS.

- NOTES
1. THE PURPOSE OF THIS SUBDIVISION IS TO MERGE LOTS 059_001_050, 059_001_050-01, 059_001_050-02, 059_001_050-03, 059_001_004/004E, AND 059_001_004/004E AND CREATE THREE PARCELS: LOT A, LOT B AND LOT C. LOT A SHALL SERVE AS RIGHT-OF-WAY AND LOTS B & C WILL BE THE SUBJECT OF SUBSEQUENT SITE PLANS UNDER THE DEVELOPMENT OPPORTUNITY (DO) DEVELOPMENT PROJECT WITH SECTION 7.9.2 OF THE LAKEVILLE ZONING BYLAW.
2. IN A GENERAL MANNER, WATER FOR THE PROPOSED DEVELOPMENT ON LOTS B & C WILL BE PROPOSED TO BE SERVED EITHER BY TOWN WATER OR PRIVATE WELLS, MEETING ALL LOCAL, STATE AND FEDERAL REGULATIONS. THE EXACT LOCATION AND SPECIFICATIONS OF THE PROPOSED WELL(S) SHALL BE DEPICTED ON SUBSEQUENT SITE PLANS.
3. IN A GENERAL MANNER, SEWAGE DISPOSAL FOR THE PROPOSED DEVELOPMENT ON LOTS B & C WILL BE PROVIDED BY AN ONSITE TREATMENT AND DISPOSAL SYSTEM. THE EXACT LOCATION AND SPECIFICATIONS OF THE ONSITE SEWAGE AND DISPOSAL SYSTEM SHALL BE DEPICTED ON SUBSEQUENT SITE PLANS.
4. IN A GENERAL MANNER, THE EXISTING TOPOGRAPHY OF THE SITE IS SUCH THAT THE CENTER OF SUBJECT LAND IS ELEVATED AND THE EAST AND WEST PORTIONS OF THE SITE ARE LOWER, FORMING A "CROWN". THE PROPOSED DEVELOPMENT WILL ALTER THE TOPOGRAPHY BUT, GENERALLY, WILL MAINTAIN THE SAME SHAPE TO MIMIC EXISTING WATERSHED AREAS.



DRAWING TITLE
Preliminary Plan
SUBDIVISION NAME & LOCATION
Lakeville Country Club Subdivision
44 Clear Pond Road
Lakeville, MA 02347
OWNER / APPLICANT / SUBDIVIDER
Derek A. Maksy
44 Clear Pond Road
Lakeville, MA 02347
DESIGNER / ENGINEER

TEC The Engineering Corp.
TEC, Inc.
282 Merimack Street, 2nd Floor
Lawrence, Massachusetts 01843
978.794.1792
www.TheEngineeringCorp.com
Lawrence | Hampton | Worcester
DESIGNED BY RJF DATE 7/11/2022
CHECKED BY RJF SCALE 1"=250'
PROJECT NO. T1170
TEC CAD FILE PLAN_SUBDIVISION.DWG
DRAWING NO. 1
SHEET 1 OF 1

**Planning Board
Lakeville, Massachusetts
Minutes of Meeting
Thursday, July 14, 2022**

On July 14, 2022, the Planning Board held a meeting at the Lakeville Police Station. The meeting was called to order by Chairman Knox at 7:00 p.m. Mr. Knox explained this would be a hybrid meeting tonight. There was a quorum present, and Ms. MacEachern would be attending remotely via Zoom. LakeCam was making a video recording of the meeting.

Members present:

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

Others attending:

Marc Resnick, Town Planner

Approve Meeting Minutes

Ms. Cline made a motion, seconded by Mr. Lynch, to approve the Minutes from the May 12, 2022, meeting. The **vote** was **unanimous for**.

ANR Plan – 3 Riverbend – presented by David Maddigan

Mr. David Maddigan was present. He advised that he was here for the applicant Martha Schroeder. This ANR plan was on an oversized lot of approximately 13 acres. Ms. Schroeder would like to cut off a rear parcel consisting of approximately 2.17 acres as a non-buildable lot and donate that to the Wildlands Trust. This will not affect her frontage, and her lot and upland area is well over the minimum. Access to this parcel will be through her property. She is working with her attorney to create an easement on her current lot.

Mr. Knox asked if her current house lot meets the frontage requirements for contiguous frontage. Mr. Maddigan said her frontage was close to 300 feet on River Bend, and she also has some on Vaughn Street. Mr. Knox asked if by removing that parcel from the lot if it created a greater non-conformity to the lot in any way. Mr. Maddigan said that it did not impact the frontage The area goes down but it will still be nine and a half acres with the upland area well over the 52,500 feet required.

Mr. Knox asked if it was possible to add a front yard circle on the existing lot. Mr. Maddigan was unsure as it was a narrow area and the lot is non-conforming. Mr. Knox said he was raising the point because he would not want a non-conformity to be created and be viewed as making an illegal non-conformity. Mr. Maddigan replied it is a pre-existing, non-conformity. It would

depend if the Zoning Enforcement Officer feels that a change to the lot makes it more non-conforming. Mr. Knox just wanted to make sure that the applicant would not be put into an unfortunate position. Mr. Maddigan said that is something Ms. Schroeder would talk to an attorney about. From the Board's perspective, they would be approving a plan and if there was an issue, it would be a moot point. Their approval is only for the Form A process.

Mr. Resnick said it was his opinion that it was okay to sign this Form A. There is no change to the frontage or access. This is also labeled as a non-buildable parcel. Mr. Knox said he believed because it was being conveyed the access is needed. Mr. Maddigan said he thought it was going to be conveyed in fee, but it also may be conveyed as a restrictive type of easement that would still stay with the lot. Other members had no additional comments.

Mr. Conroy then made a motion, seconded by Mr. Lynch, to approve the Form A Plan for 3 Riverbend for Martha Schroeder. The **vote was unanimous for.**

Preliminary Plan – 44 Clear Pond, continued – Derek Maksy – applicant

Mr. Rick Friberg from TEC was present. He advised he was the civil engineer representing the applicant for the preliminary plan for 44 Clear Pond Road. They had been in front of the Board at the end of May, and there had been some issues with the plan that needed to be resolved prior to advancing to the definitive phase of the project. The purpose of the plan is to draw these lines in the correct spot to make sure that the plan is in full compliance with the Subdivision Control Law. During that meeting two different alternatives were reviewed to satisfy the outstanding comments. One alternative was to create a through street from Clear Pond Road to Harcourt, the other alternative was to keep the cul-de-sac as originally submitted and add a property line to create a right of way and two development lots. They have confirmed that both lots have adequate frontage and sufficient lot area to meet the required dimensional requirements.

Mr. Knox asked if the plan had been reviewed by Town Counsel and the Zoning Enforcement Officer. Mr. Resnick replied a preliminary plan would not typically be reviewed by Counsel. He was not sure if the Building Commissioner had seen this version of the plan. Mr. Knox asked if there were any other comments or concerns. Ms. MacEachern stated that she thought they had requested the advice of Town Counsel in regards to a moratorium on the Development Opportunities (DO) District as these plans reference zoning which is currently under review in a Court of Law. Mr. Resnick said that it would have no bearing on the current zoning that is now in the bylaw.

Mr. Friberg wanted to make the distinction that there was nothing proposed on this preliminary plan such as buildings or a use that require them to proceed with something allowed in the DO District. A preliminary plan can be advanced even if there is no DO District. He said the purpose of the plan is to utilize the zoning regulations that were in place on April 19, 2022, when the plan was filed. That does not mean the only purpose for the plan is to utilize the Development Overlay District. It also puts in place a freeze for the other ordinances that were in place as of then if the zoning becomes more restrictive.

Mr. Knox then opened the floor to public comment. Ms. Lois Neilson of 51 Harcourt Avenue questioned if Harcourt would become the access point. Mr. Knox replied that had been one of the two choices, but the Planning Board felt they did not want that to be a thru road because of any potential development dumping onto Harcourt would be unnecessary. Currently, they are using the existing driveway to the Lakeville Country Club and making a cul-de-sac off that to create frontage for two separate lots. Mr. Knox advised they were now just talking about two lots and whatever the zoning is. Ms. Neilson asked what the next step would be.

Mr. Knox replied the Board would not be approving anything tonight. He said if there were no other comments Mr. Friberg should proceed with a plan in this general direction and bring it back for another meeting. Mr. Resnick asked if the Board was going to vote on the plan tonight or continue it until another meeting. A denial does not affect the ability to file a definitive plan but at some point, a vote will have to be taken. Mr. Knox responded right now the plan shows a dashed line and not a hard lot line, so he would not vote to approve. Mr. Friberg should come back with either a definitive plan or a hard preliminary plan for them to approve.

Mr. Friberg replied if the Board feels comfortable with the rough location of the lot lines, that is what those preliminary processes are for. The next step would be to begin preparing the Definitive Plan which would be more detailed and show the design of the cul-de-sac, the cross section of the drainage, how the easement is laid out for the drainage of the lots, and those types of things. Mr. Knox said that he would at least want the Zoning Enforcement Officer to see this plan before they take action at another meeting. After discussion, it was agreed that the Board would wait to see if any comments come back after the plan was distributed. Mr. Knox then made a motion, seconded by Mr. Lynch, to continue the preliminary hearing for 44 Clear Pond Road until August 11, 2022, at 7:00 p.m. The **vote was unanimous for.**

Discussion on possible Articles for fall Town Meeting – Alternate member

Mr. Resnick stated that right now the Board has five members. If a Board member can't attend a hearing that continues more than one meeting, then they could no longer vote at that hearing. If they had an alternate, that person could sit in and vote instead. The alternate is a sixth member of the Board as far as discussion, reviewing, and being present at meetings and hearings. Ms. Cline noted that having an alternate member on the ZBA was productive for discussion. Mr. Knox asked how this member would be appointed. Mr. Resnick replied this member would be appointed by a joint meeting of the Planning Board and Board of Selectmen. He then read a draft from another community into the record regarding how this alternate member would be appointed.

The Mullin Rule was also discussed. Mr. Resnick advised that he had been unable to find a Town Meeting where that had been adopted by the Town. Mr. Resnick said they could discuss that at their next meeting to see if they also wanted to move that forward at the same time. Mr. Knox said he would like to look into the language of this a little more and place it on their next agenda.

Discussion on possible Articles for fall Town Meeting – Open Space Residential Design (OSRD)

Mr. Resnick advised two versions had been emailed to the Board. The first was the original version that was submitted to Town Meeting. The other one was an updated version that Ms. MacEachern had worked on with Ms. Yeatts. Ms. MacEachern said that she had also worked with the Board of Health Agent, Mr. Ed Cullen, and Board of Health Chair, Mr. Chris Spratt. The bulk of the edits had been based on the Town of Sherborn which more resembles Lakeville in regards to water and septic. She would suggest a meeting with the Board of Health to address the questions as well as the misinformation that had been spread.

Mr. Resnick advised he had spoken to Mr. Cullen and his understanding had been that there were no Board of Health objections. He also did not see any specific Board of Health regulations except for one that the Board of Health would have to approve all the lots. He felt that should be a recommendation to the Planning Board that they would have to follow. Ms. MacEachern explained that Mr. Poillucci was not in favor of changing the lot sizes because of some issues there had been. Smaller lot sizes could require variances for well and septic setback distances. She said she would rather wait until spring Town Meeting to ensure they get this right. Mr. Knox felt they should be able to find a middle ground between the two proposals to satisfy all the parties. Mr. Resnick noted this is not a change to the zoning map, but a change to the dimensional standards in the zoning that allow you to undertake this type of development provided certain standards are met.

Mr. Resnick then briefly went through the sections and noted the following:

- Purpose and Intent - It's good to have this in there, but this version is quite long and could be summarized. Under number one, there should be an f added for recreational use as something that is desirable. Ms. MacEachern added that language had been added as it was key to being able to qualify for grant money.
- Definitions – Mr. Resnick advised he didn't feel the definitions were necessary. These were very basic and usually definitions are put in only when something specific really needs to be defined. He noted that when they reorganize the Zoning By-law all the definitions will be in a single section.
- Dimensional and Design Requirements – Mr. Knox noted that they had discussed the frontage previously and had agreed that it should be 100 feet. However, they had also talked about the Board allowing 20% of the lots to have the frontage reduced to 50 feet on outside corners of the roadway, etc. He felt they should keep that in.
- Dedicated Open Space – Ms. MacEachern explained that all that had been added in this section was language from the Sherborn By-law. Mr. Resnick said one of the things in here was in regards to a Homeowners Association and a lot of the balance of this document relates to that. He felt the Board should discuss if that is something they were in favor of. They had previously discussed the problems associated with a Homeowners Association. Mr. Knox said that had been put back in because of Conservation. Mr. Resnick said that seems to be a management issue in Town. If Conservation does not have the staff and

resources to manage land parcels, they should go to the administration for additional funding. Mr. Conroy said that he was not in favor of a Homeowners Association option.

Mr. Knox asked that this be kept on the agenda. He asked the Board to review it and come back with their comments.

Discussion on possible Articles for fall Town Meeting – Modifying setbacks and lot coverage in the Business/Industrial Zone

Mr. Resnick advised now that they had passed Site Plan Review, it allows them to control lot coverage and site and building design. They can increase coverage in the commercial and industrial districts from 50% to 70%. They had been using a bylaw designed for big box stores and applying it to any commercial development. He would recommend 70% by right, and then they could review the site and building design. He didn't think they were losing any of their authority because it is now written into the Site Plan Review. Ms. Cline and Ms. MacEachern were not comfortable with 70% coverage by right.

The business zone was then discussed. Mr. Knox felt that was where the help was needed, not in the industrial zone. Should they allow some relief on setbacks or some kind of a tier system based on lot size? There are many lots along Main Street that are business zoned, but you could not have a business located on them because of the Town's set back and lot coverage requirements. Members also spoke in regards to some of the business zone being within the flood zone. Mr. Knox suggested the option of separating the zones as Business A or Business B based upon the flood zone designation. That would determine what relief would be allowed.

Discussion on possible Articles for fall Town Meeting – Modifying lot coverage on pre-existing, non-conforming lots

This referred to the smaller lots located mostly in the shore communities. Mr. Resnick said this was put on the agenda because it had been brought up a few times. However, if there are a lot of houses in a neighborhood and you start to allow a higher lot coverage, then it could begin to affect all the other houses. Now, it keeps the lots smaller and unburdened. Mr. Knox noted that this has also been discussed in Conservation. They had asked if some relief could be given if a bylaw was created regarding the recharge of roof water into the ground water, as excessive lot coverage that is non-permeable is the issue. Mr. Resnick said you could do that but the problem is in those areas the land is low and the ground water is not going to recharge. Mr. Knox recommended removing this from the agenda and having Mr. Resnick work on a proposal when he had additional time.

Discussion on possible Articles for fall Town Meeting – Off-premise sign clarification

Mr. Resnick advised this had been passed out at the last meeting. Off premise signs had been removed and not allowed in the new sign bylaw. However, it was not removed from the Special Permit section. It's a housekeeping issue.

Discussion on possible Articles for fall Town Meeting – Development Opportunities (DO) District revisions

Mr. Knox noted the removal of the DO District was on their next agenda. They had talked about having something to bring business to Town and either localize areas or amend what is within the existing bylaw that may be removed. Mr. Resnick distributed a handout which indicated areas a mile and a half a mile from highway ramps. He stated that there were not a lot of parcels within some of these circles, but it was a good way to look at where you might want to locate some business. Mr. Resnick then reviewed the various parcels that were on the handout.

Discussion of the previously submitted Development Opportunities (DO) District Zoning Article

Mr. Resnick asked the Board if there is a Special Town Meeting prior to the regular Fall Town Meeting does the Planning Board want to have that moved on to the Special Warrant. Mr. Knox said his understanding is the Article that was submitted for the Special is not valid because of the way it was submitted. Ms. Cline noted there was some legal verbiage that was not correct in the way the petition was written. If a quorum doesn't show up at the meeting, then it will not be voted on. Mr. Resnick clarified that there were rumors of another petition being submitted. If that comes before the Selectmen, they have to vote to open and hold another Town Meeting within 45 days. The question would then be if that happens, would they like to move this Article up to that meeting.

Mr. Knox replied it would be fine to move this Article up if there should be another Town Meeting prior to the fall meeting. Members all agreed. Mr. Conroy said they could then continue on with a plan for the fall if this additional meeting should not materialize. Mr. Knox then made a motion, seconded by Mr. Conroy, to show their intent of when they would like to be on the Warrant for the Zoning Article for the DO District removal which would be the next valid Town Meeting. The **vote was unanimous for.**

Ms. Noelle Rilleau of 22 Reservoir Avenue then spoke. She stated it sounds like something was accomplished just now. She said the better the communication was between this Board and the Select Board the less issues there will be going forward.

Discussion regarding amendments to the Development Opportunities District Rules and Regulations

Mr. Resnick said at an earlier meeting, the Board had voted to amend the Rules and Regs by increasing the setbacks and reducing the lot coverage. He then distributed the updated copy and stated that where changes and adjustments had been made, it should be indicated by an asterisk (*). Mr. Knox noted that the 25% coverage was an adjustment, but there was no indication. There was no additional discussion.

Discussion regarding Housing Production Plan

Mr. Resnick advised that last year the Board had requested funding to update the Town's Housing Production Plan. He met with SRPEDD this morning and their work plan shows that it will be completed by March 2023. Included in their handout is a copy of the Housing Production Plan Community Survey that is currently being used in Mansfield. They have asked that the Board review it and make recommendations for any changes. The Board can review and discuss this at their next meeting. Mr. Resnick explained SRPEDD would then like to meet with the Board in October when they could present some of the updated information that has been compiled related to the plan that was completed five years ago.

Review the following Zoning Board of Appeals petition:

- a. Huerth – 8 Edgewater Drive

Mr. Resnick said this was to expand the second story on a residential home. Mr. Conroy made a motion, seconded by Ms. Cline, to make no comment on the petition for Huerth at 8 Edgewater Drive. The **vote** was **unanimous for**.

Review correspondence

Mr. Resnick advised there were notices from other communities. There wasn't any proposed major project that he felt needed to be highlighted.

Next meeting

The next meeting is scheduled for July 28, 2022, at 7:00 p.m. at the Lakeville Public Library. This will be a joint meeting with the Zoning Board of Appeals. Mr. Resnick also noted that the Community Preservation Committee will hold their first meeting next Thursday at 6:00 p.m. in this meeting room.

Adjourn

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

Meeting adjourned at 8:54.

**Planning Board and Zoning Board of Appeals - Joint meeting
Lakeville, Massachusetts
Minutes of Meeting
July 28, 2022**

On July 28, 2022, the Planning Board held a joint meeting at the Lakeville Public Library. The meeting was called to order by Chairman Knox at 7:0 p.m.

ZBA Members present:

John Olivieri, Jr., Chair; Jeffrey Youngquist, Vice-Chair; Gerald Noble, Vice-Clerk; Chris Carmichael, Member; Christopher Campeau, Member; Christopher Sheedy, Associate

Planning Board Members present:

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

Others attending:

Marc Resnick, Town Planner

TAC VEGA MA Owner, LLC hearing, continued – 310 Kenneth W. Welch Drive

Mr. Olivieri opened the continued TAC VEGA MA Owner hearing at 7:00. He advised they were now holding a joint meeting with the Planning Board in regards to this hearing and the request for a Variance for lot coverage.

The Planning Board meeting was then called to order by Chairman Knox at 7:00 p.m. Members in attendance were Mark Knox, Chair; Peter Conroy, Vice-Chair; Nora Cline and Michele MacEachern.

Mr. Terrence Russell from Epstein, located at 600 West Fulton Street in Chicago, was present. He represented Vega Strategic. Ms. Natalie Brown was the landscape architect from Brown and Sardina. Mr. Knox said they had reviewed the plan. His biggest concern was they had received a water summary, and it calls out the occupants of the building Northeast Alternatives and Jushi both anticipate approximately 150 employees at their peak shift which would be about 250 vehicles. Mr. Russell replied with handicap parking they have provided about 212 spaces. That is all they can get on the site and still be sensitive to the site coverage. Mr. Knox said that did not seem like it would rectify the offsite parking that they still see. The concern has been raised that what is being proposed does not have a plan for the additional 20-30 cars on day one. Mr. Russell replied there is discussion on remote parking and being able to shuttle employees but at this point nothing is definitive.

Mr. Russell said they have done the best they can to maximize the site and still allow some landscape area in the front. Mr. Knox asked if this has been presented to the Board of Health to see if the current septic system would handle the increase in the number of employees and flow.

Mr. Russell said he could only speak to the Jushi portion. Right now, their waste goes to a tank that is pumped. From what they can tell from their investigations, they are not using the septic field that is under the front drive. Northeast Alternatives has a septic system, but he does not know what has happened with it. Mr. Knox said they would need something from Board of Health. Mr. Knox noted that this plan hasn't been sent out for peer review. Mr. Resnick added they will have to send it out to Environmental Partners to review the drainage report. The Board of Selectmen have also requested certain information on water usage because if you calculate the maximum capacity of all the usage, it approaches the Town's total allocation from Taunton. He noted the two Towns have agreed to work together to try and figure out exactly what the total usage is; what has been allocated and then work toward adjusting the agreement.

Mr. Knox asked if more space could be found on the site for parking if additional relief was granted. Mr. Russell replied they would have to replace some of the wetlands in order to do that. They are right up against the 50-foot buffer and to be able to maintain that, they would have to replace 3,000 square feet, a two-for-one replacement. If they had to replace it on site, he thought they would run out of space. The grade in the back also drops off and goes into a flood zone area. Mr. Russell noted that with the available space they have this plan is the best they can do. Mr. Knox stated he agreed with that, but would like reassurance that if the proposed plan and Variance are approved that the parking across the street on Town property would not continue. Ms. Cline added that there is an issue the company can address. She observed cars parking on the street when there were parking spaces available. Mr. Russell said that he had also observed that.

Mr. Olivieri said the 3% Variance for lot coverage that is requested sounds like it will reduce the problem but not get rid of it. He would ask what the building owner or tenants will put in place to guarantee that the issue is not going to continue to happen. He felt that someone had to come back to the Planning Board to address that. If the Zoning Board was so inclined, they could potentially move forward to entertain the request for a Variance. Mr. Russell said he will bring this back to the building owner and see if they can come up with some alternative ideas such as shuttle buses from other parking lots.

Mr. Youngquist then made a motion, seconded by Mr. Noble, to continue the TAC VEGA MA Owner, LLC hearing, until August 18, 2022, at 7:00 p.m. The **vote** was **unanimous for**.

Mr. Russell noted that he would be unable to get this all resolved by August 11th, the date of the next Planning Board meeting. He felt that August 25th would be a more doable date from his end. They will need to rethink this, and if it did require a more significant site coverage would that be something the Board would consider, possibly up to 80% if they could get it to work? Mr. Knox replied to do the math on what they could achieve and see what works. He didn't think they should be coming back to the Zoning Board multiple times for relief, but rather they should do this once and get it right.

Mr. Olivieri then advised if the applicant would not be ready for their next meeting, they would have to push them out until their September meeting. Mr. Youngquist then rescinded his original motion and made a motion to continue the TAC VEGA MA Owner, LLC hearing, until September 15, 2022, at 7:00 p.m. It was seconded by Mr. Noble. The **vote** was **unanimous for**.

Zoning Board of Appeals Adjournment

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

Meeting adjourned at 7:28.

The adjournment was for the Zoning Board of Appeals only. The Planning Board then continued with its meeting.

Ms. Hailey Brown from Brown Sardina then began the presentation of the landscape plan. She advised they have worked with the owner and the Town and walked through the site. They have identified certain trees and species that are to be removed. They are either in poor condition or are invasive species. They are including six different species of deciduous trees with evergreen trees around the utilities for screening. They will also put in some shrub areas, perennial plant beds, and grasses for color throughout the different seasons. As you go into the parking area, they will plant at least four more new trees and keep the existing, with an additional perennial plant bed with shrubs and other plants.

Mr. Knox said his only concern would be is if some of the trees would affect the line of sight for cars entering and exiting the parking lot. They will need to make sure that whatever plantings are there allow for a clear line of sight, and there is safe exit and entrance into the parking lot. Ms. Brown then distributed a plantings book to the Board. She noted that the species they have chosen would not require any irrigation. The Board had no additional comments on the Landscaping Plan.

Mr. Russell then noted the Board had previously approved a temporary parking plan that was about to expire in mid-August. Could they extend that? Mr. Knox then made a motion, seconded by Ms. Cline, to continue this hearing until August 25, 2022, at 7:00 p.m. and to continue the use of the temporary parking as needed until this matter is resolved. The **vote** was **unanimous for**.

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

The applicant had requested a continuance of this hearing until September. Mr. Knox made a motion, seconded by Mr. Conroy, to continue the Site Plan Review for 156 Rhode Island Road until September 8, 2022, at 7:00 p.m. The **vote** was **unanimous for**.

124, 126, & 128 Crooked Lane – Review project status

Mr. Knox said he believed a letter had been sent to the owners from the Planning Department regarding the loam, seed, and finish construction of the drainage basin that is between two of the lots. Mr. Karl Stenstrom of 126 Crooked Lane and Mr. Matthew Staren of 128 Crooked Lane were present. Mr. Stenstrom said the drainage basin would be between their two properties. He had just finished framing his house. It would not be completed by September which had been indicated in the letter, but more realistically it would be late fall or early winter. The occupancy permit was contingent upon the drainage basin being completed.

Mr. Knox asked if the drainage basin could be loamed and seeded. Mr. Jarred Crossly from Lot 1 then advised they had put up a bond that cancelled that out if they did not have the basin completed by a certain time. Mr. Resnick advised the letter had gone out based upon where they were at a few weeks ago. If they were moving at a quick pace, it could be done by the end of September, which would be the best time to plant. He advised that it was Craig Crossley that had received the approval. He thought he would be coordinating the grading, but the situation was a little different than envisioned as they had purchased the lots. The Board was trying to ensure that this occurs in a timely manner.

Mr. Knox asked if they would anticipate loam and seed for next spring. Mr. Staren replied right now the houses are the priority. Concurrently, they would try to loam and seed at the same time as stated in that letter. Mr. Resnick noted the basin would have to be reshaped from what is presently there. Mr. Knox then thanked them for coming in. He suggested they return in November and update the Board at that time.

Discussion regarding the Housing Production Plan

Mr. Resnick advised at the last meeting he had distributed a copy of a survey from the Town of Mansfield. He would like them to go through it and see if there are questions that they would like removed or other questions they would like added. He would like to have this survey open for the month of September. That way when SRPEDD comes to the Board in October to give a presentation, they will have the results. They can explain what they found out and where they are with producing the plan, etc. He then distributed the survey to the Board. Mr. Knox said he would like to return to this later in the meeting.

Discussion and action on possible Articles for fall Town Meeting – Alternate member

Mr. Knox read the proposed amendment into the record. Mr. Conroy asked if it should be limited to a maximum of two one-year consecutive appointments. Then that person might want to run for the Board and another person have an opportunity to serve. Mr. Resnick stated that if present members continue to run, you would have the alternate member running against a member which could set up an unnecessary conflict. Ms. Cline agreed with having a term limit. Ms. MacEachern had a concern that the Planning Board was elected, but this position would be appointed. There might be an appearance of some sort of favoritism.

Mr. Knox noted that the Planning Board does not require a super majority unless it is a Special Permit and a simple majority on votes other than that. Ms. MacEachern said she thought this had been addressed through the Mullin Rule. Mr. Knox said it does address it if someone misses a meeting for a Special Permit, but not for a conflict or if someone misses multiple meetings. Mr. Knox said he did not think it would harm the Board to have an alternate member, but he understood the concern. After further discussion, Mr. Resnick said if the Board was in favor, he would like a vote so that he could then send this to Town Counsel for review. Ms. Cline then made a motion, seconded by Mr. Conroy, to approve sending to Town Counsel for review the amendment for adding an associate member to the Planning Board as drafted. The **vote was unanimous for.**

Discussion and action on possible Articles for fall Town Meeting – Adoption of the Mullin Rule, Chapter 39, Section 23D

Mr. Resnick stated that typically Towns adopt the provisions of Chapter 39, Section 23D, as opposed to writing a bylaw. He would like to send a memo to some of the other Boards and Commissions regarding this and for informational purposes. Mr. Resnick said once that was done, he could draft an Article for the adoption of the Mullin Rule. No action was needed by the Board at this time.

Public Hearing (8:00 p.m.) To amend the Zoning By-Law Section 7.9, Subsections 7.9.1-7.9.6 with respect to removing in its entirety the Development Opportunities District Bylaw.

Mr. Knox read the legal ad into the record. He then made a motion, seconded by Mr. Conroy to open the Public Hearing. The **vote** was **unanimous for**. He asked if there was any discussion from members. There was none. He then opened the hearing to public comment. Mr. Dick Scott of 9 Rush Pond Road said that he was very happy to see the Board taking this action. He asked if this were to go to Town Meeting would it be able to be amended there to allow the intent of this to not take place. For example, could it be amended or tabled so this would not actually happen. Mr. Resnick replied that Town Meeting could take any action relative to the Article as long as it related to the actual Article that was submitted. Mr. Knox stated that would be without any significant change to the intent of the Article. Mr. Resnick added he did not think that someone could make a motion to keep the DOD Article but modify it in a certain way because that would not be the intent. That would be a more detailed question for Town Counsel.

Ms. Noelle Rilleau of 22 Reservoir Avenue said that she hoped this did not become contentious again. People have spoken out very strongly about this, and the people want it gone. It had been stated if there is any Overlay being put on Lakeville properties, it should be the Mass Water Resources Protection Act. Mr. Knox also wanted to state for the record a clarification. It was said the Planning Board took no action for years. There had been a Citizens petition to have this removed during the Hospital project hearings. When that was submitted to the Town Clerk, there were two plans filed to freeze the zoning. The public hearing was held within 21 days. The Board knew if they did not act it would nullify the proposal of the removal of the DO district. These plans were then withdrawn. Within five days of the motion to remove the DO District again this year, the Country Club plan was submitted again.

Mr. Knox then made a motion, seconded by Ms. Cline, to remove the Development Opportunities District as drafted in the public hearing notice. Mr. Resnick noted the motion was to make a recommendation to Town Meeting that the amendment be approved or not approved. Mr. Knox amended his motion to recommend approval of this Article to the next Town Meeting. It was seconded by Ms. MacEachern. The **vote** was **unanimous for**.

Ms. Kelly Kutchmanich of 93 Crooked Lane asked about the statement of the Planning Board trying to freeze the zoning. Mr. Knox replied that typically when something is seen such as the citizens petition submittal to remove the DO District, a plan will be submitted in order to freeze the zoning. This locks that applicant into the existing zoning prior to the Town Meeting that may or may not approve that petition. The intent of those two plans was to freeze the zoning so they could still be developed under the DO District if the removal was approved at Town Meeting. Ms.

Susan Spieler of 10 Valley Road asked if this was approved at Town Meeting, what would the effective date be. Mr. Resnick replied it was effective at the time of the vote. However, there is a gray area between that time and the approval of the Attorney General where it is considered you act at your own risk.

Mr. Knox made a motion, seconded by Mr. Conroy to close the public hearing. The **vote** was **unanimous for**.

Discussion and action on possible Articles for fall Town Meeting – Open Space Residential Design (OSRD)

Mr. Resnick distributed a modified version of the proposed bylaw to the Board. It was noted that the Board of Health had requested the Planning Board attend their next meeting to discuss some of the concerns the Board of Health had with the OSRD. That meeting would be on August 3rd at 6:00 p.m. Mr. Resnick then discussed some of the following changes that he wanted to point out could be problematic.

The pre-application meeting is intended to be just that. The addition of a concept plan and yield plan, architectural landscape plans, and the addition of many other requirements is far and above what you would expect to do under a general discussion with a developer before he decides to engage an engineer to develop a full set of drawings. Mr. Knox recommended a redraft of this section with his suggestions to simplify that pre-application meeting. Mr. Resnick said this would be in the next step which would be in the preliminary subdivision process.

Mr. Resnick stated that the problem with the yield plan is the way this is set up, it is not necessary. They are restricting a minimum lot size of 30,000 square feet which limits it to a three-bedroom system. A suggestion was to include a 55+ component where townhouses would be allowed, and you could do a yield plan as part of that requirement. The Board could design it however they felt most comfortable. Ms. MacEachern clarified that the yield plan had come out of a discussion with the Board of Health. It ensures that a large piece of property that would not normally be able to be developed has percable land throughout.

Mr. Knox noted the intent was never to develop land that can't be developed. A requirement was that they had to be able to prove it could be a conventional subdivision. That is why they need to have this discussion to clarify these points. Mr. Resnick noted that there is a significant process in the bylaw, even without the additions, that applicants will still have to go through. Mr. Knox asked for a draft for that August 3rd meeting that would protect the Planning Board and its intent, but where they could explain this to these other Boards

Discussion and action on possible Articles for fall Town Meeting – Retail with storage and distribution in the Business Zone

Mr. Knox stated after thinking about this, he was not in favor. He did not like the idea of giving zoning relief for warehouse type businesses in the business zone. That zone is limited, and he would like to see retail, restaurants, brick and mortar type businesses, rather than that component of warehouse. Mr. Conroy said that he would not like to craft an entire zone for a few individuals, and then have it open up a lot of issues down the road. After discussion, Mr. Knox said that they

had looked at this based on an interested party who had come in with a hypothetical idea. He noted that business would not be there forever. What if somebody else comes in and the truck traffic increases or whatever the case may be. The business zone should be more for passenger vehicle traffic, rather than truck traffic. Mr. Resnick added that it would really be up to the Board and the townspeople, but more and more online businesses have a retail store front and an inventory for online sales. This would not necessarily be a wholesale component but for storage. Mr. Knox felt they should table this for now. Ms. MacEachern agreed they should have more input from residents before they move forward on anything like this. The Board does not want to be responsible for opening up a future troubling situation.

Discussion and action on possible Articles for fall Town Meeting – Modifying setbacks and lot coverage in the Business/Industrial Zone

Mr. Knox said they have information regarding this in their packets. This is to remove the density bonus component in the bylaw and allow 70% coverage by right because they now have architectural standards. His concern would be what if there is no building, for example, just a parking lot, which wouldn't trigger those standards or the landscaping that would be required. Mr. Resnick replied that would be land alteration which would require Site Plan Review. Mr. Knox asked how would it impact a pre-existing site. If it only had 50% coverage so no architectural standards had to be met, coverage could be automatically increased up to 70%. He thought they needed to vet this a little bit more.

Mr. Resnick noted that this is only for industrial which is a very limited area in Town. He had reduced this in the Business Zone to 60%, and then added that it could be increased by Special Permit for all three zones. Ms. MacEachern said that she was not comfortable at all with the 80%. Ms. Cline said she was okay with 60% but not comfortable with the 70%. Mr. Conroy said in his opinion the Industrial Park is where they want their businesses and warehouses, and he was okay with 70% by right, but 80% was too much. He did not think they should do anything with the business zone.

After further discussion, Mr. Knox said he could agree with getting rid of some of the minutia of what had been redlined for removal. However, he thought they should keep the basis of what they had at 50% in there and any increase would be by Special Permit including Industrial. Mr. Knox asked that Mr. Resnick modify this back to the basis and give the additional 20% by Special Permit. It doesn't change things a lot, but still gives them protection over a project that may be displeasing. Mr. Scott then spoke regarding the buffer zone between business/industrial and residential. He felt it was clear that 100 feet was not enough to provide noise mitigation particularly when houses are abutting a property. He asked the Board to consider this as they continued their discussions. He also agreed that the Special Permit is what gives the Board authority and more control. Mr. Knox said that the Board had recognized the need for increased buffers and had amended the DOD regulations to increase that to a distance of 300 feet. Members agreed that the redlined text could be removed from the bylaw as the architectural standards were now included in the Site Plan Review bylaw.

Discussion and action on possible Articles for fall Town Meeting – Development Opportunities District Revision

Mr. Resnick stated at their last meeting, they had discussed a couple of different areas in Town. They had then talked about modifying the DOD or expanding an industrial area because they are removing the possibility of having more commercial by removing the DOD. At one time, the Board had created maps with circles around areas close to highway exits. He has looked at those areas and come up with two that met the criteria discussed, which was a large undeveloped parcel, near a highway exit that could be reused or rezoned, and be developed into an industrial or commercial property. The first parcel is the Frank Will property off of Route 140 that is about 300 acres, and there is the parcel north of here that is on the other side of the railroad tracks from the Industrial Park.

Mr. Knox said if they wanted to rezone one of those areas maybe they should discuss what it is they would like to see there. Mr. Conroy noted the property off of 140 had been sold. Did the owner want to come in and present something? That was a large property, and would be a large project. They might have ideas of what they want to do, and the Board could work with them. In regards to the other property, he did not believe they had ever heard from the owner, and it had not been mentioned that they were trying to do anything. Ms. Pat Wrenn from 7 Taunton Street advised that it had been Gene Bartlett that had wanted that land zoned. She asked about the process of designating DOD sites. Mr. Knox replied the intent of this discussion was as they are eliminating the DOD which is overlaid over the entire Town; do they want to leave that as is, or do they want to create a smaller actual Overlay Zone on an area near highway ramps? That type of location would be more conducive to allowing traffic, not impacting people, and promoting some commercial growth to increase the tax base, but not burden the school system.

Mr. Knox said the process would be for the Board to continue their discussions. If they went forward with this, there would be a public hearing, and then it would go to Town Meeting for a vote. Ms. MacEachern asked if they should do some outreach, before they put more time into this to see if residents would be supportive. Mr. Knox replied it would be a good idea to do a grass roots survey about an area they were thinking about. It was asked if the Select Board could overturn a decision from Town Meeting. Mr. Resnick said they could not overturn a vote of Town Meeting. Mr. Knox suggested moving on from the Development Opportunities District. He could speak with Mr. Resnick regarding this and maybe return it to the agenda at a future time.

Discussion and action on possible Articles for fall Town Meeting – Industrial District revisions

Mr. Resnick said this had been meant to be a combined topic with the DOD. Mr. Knox said he thought if they were to consider rezoning a property as had been discussed tonight, the first step would be to talk to the owner as well as to reach out to some of the abutters. Mr. Resnick said that he has talked to the owner of the former AA Will property, and he is in favor of rezoning. However, it would not be the entire parcel, and he has not had the opportunity to sit down with him with the parcel maps. Perhaps, the new homes become the buffer to some commercial uses so that the existing houses have a large buffer. Mr. Knox asked Mr. Resnick for feedback from the owner in regards to this. Mr. Resnick added that he would also reach out to the owner of the other site up near Route 495.

Discussion and action on possible Articles for fall Town Meeting – Off premise sign clarification

Mr. Knox asked if this was a housekeeping item. Mr. Resnick replied that was correct. The new sign bylaw removed off-premise signs from being permitted. This is under the section on Special Permits and was inadvertently missed. Mr. Resnick recommended sending this to Town Counsel which is what they prefer the Board to do now. Mr. Knox then made a motion, seconded by Mr. Conroy, that they send this proposed change to Town Counsel for review. The **vote** was **unanimous for**.

Ms. Ann Marie Sherrick of 3 Sterling Court then approached the Board and asked why they were speaking to these owners and looking for more industrial development. Mr. Knox replied they had just removed something, but they may still want to have some development in the future. Some development like that is good for the tax base and in the wrong location it is not good, but they don't want to eliminate all potential for that kind of growth. Mr. Scott then approached the Board. He said that he had a legal document that gave a lot of one-sided background and perspective on the development of the DOD. He would like to submit it to him so he has this information to share with the Board.

Meeting Minutes

Mr. Conroy made a motion, seconded by Mr. Knox, to approve the Minutes from the June 9, 2022, meeting. Mr. Conroy-**Aye**, Ms. MacEachern-**Aye**, Mr. Knox-**Aye**; Ms. Cline-**Abstain**

Ms. Cline made a motion, seconded by Mr. Conroy, to approve the Minutes from the June 23, 2022, meeting. The **vote** was **unanimous for**.

Review correspondence

There was no correspondence to review.

Next meeting

Mr. Knox said their next meeting is scheduled for August 11, 2022, at 7:00 p.m. However, there will be a joint meeting on August 3, 2022.

Next meeting – Discuss August meeting dates

Mr. Knox asked if they had a light agenda were they considering forgoing the second meeting for that month? Mr. Resnick said it would depend on where they end up with their zoning discussion on the 11th.

Discussion regarding the Housing Production Plan

Mr. Knox then asked members to refer to the Mansfield Housing Production Plan survey that had been distributed earlier. Mr. Resnick said that he thought SRPEDD would like to use this format in most of these questions. The survey will try to get a sense of what people feel about certain types of housing without getting into a lot of detail. Ms. MacEachern stated when talking about the Housing Production Plan calculating the general land area minimum is something that should be done in conjunction with it. Although this isn't under the Planning Board purview, she would really like to have a handle on what is the one and a half percent of the total land area which is another way for the Town to reach the safe harbor. Mr. Resnick noted it was a hard number to prove. He did not feel the Town was even close to it. Ms. MacEachern said it was still important that they find out what that number is.

Mr. Knox asked members to review the sample housing survey. They will discuss it at their August 11th meeting and agree or amend it as needed.

Adjourn

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

Meeting adjourned at 9:12.