

TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp
received & posted:

K. Murray
LAKEVILLE TOWN CLERK
RCUD 2022 NOV 14 AM 10:09

*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: | Zoning Board of Appeals |
| Date & Time of Meeting: | Thursday, November 17, 2022 at 7:00 p.m. |
| Location of Meeting: | Lakeville Public Library 4 Precinct Street, Lakeville, MA 02347 |
| Clerk/Board Member posting notice: | Cathy Murray |

Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

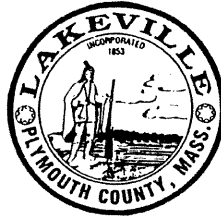
Revised A G E N D A

1. **Sign Design/Conway hearing – 10 Main Street** – request for a **Special Permit** under 6.6.3.2, maximum height from the crown of the road; 6.6.3.5, signs shall not project horizontally more than two feet and not exceed twenty (20) feet from the ground; 6.6.6.1, signs larger in area or higher than specified, and 6.6.6.3, internally illuminated signs.
2. **Chosid hearing – 17 Dunbar Road** – request for a **Special Permit** under 6.1.3 and 7.4.6, to replace a deck and stairs consisting of 240 square feet with a new deck and stairs consisting of 228 square feet located on a pre-existing, non-conforming lot.
3. **North Bedford Crossing LLC – 109 Bedford Street, continued** – request for a **Comprehensive Permit** to construct twenty (20) three-bedroom homeownership units in ten (10) duplex style buildings. Five (5) units or twenty-five (25%) will be affordable to households earning up to eighty (80%) of the Area Median Income.
 - Vote to accept peer review proposal.
4. **The Residences at LeBaron Hills, LLC**
 - Vote to accept peer review proposal only.
5. Approve Meeting Minutes for October 20, 2022.
6. Correspondence
7. Next meeting . . . Thursday, December 15, 2022 at the Lakeville Public Library.
8. Adjourn

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

#1a

Town of Lakeville
ZONING BOARD OF APPEALS
346 Bedford Street
Lakeville, MA 02347



The LAKEVILLE ZONING BOARD OF APPEALS, acting in accordance with MASS GENERAL LAWS CHAPTER 40A, as amended, will conduct a public hearing on Thursday, November 17, 2022, at 7:00 P.M. in the LAKEVILLE PUBLIC LIBRARY, 4 PRECINCT STREET, upon the petition of **Sign Design**. A **Special Permit** is requested under **6.6.3.2**, maximum height from the crown of the road; **6.6.3.5**, signs shall not project horizontally more than two feet and not exceed twenty (20) feet from the ground; **6.6.6.1**, signs larger in area or higher than specified, and **6.6.6.3**, internally illuminated signs require a Special Permit from the Board of Appeals; as provided by the Lakeville By-Laws. The property site is **10 Main Street**.

The application and assorted documents can be viewed in the Planning Department by appointment, or on the Town of Lakeville Zoning Board of Appeals web page.

John Olivieri, Jr., Chairman

November 3, 2022 & November 10, 2022

Cathy Murray, Appeals Board Clerk

#16

From: Bob <rjbouchard@verizon.net>
Sent: Friday, October 28, 2022 9:56 AM
To: Cathy Murray, Appeals Board Clerk
Subject: 10 Main St.

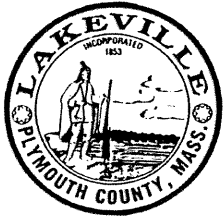
Hi Cathy,

I have reviewed the petition for a hearing on a sign design at the referenced property. There are no conservation issues for this petition.

Thanks,

Bob

#10



Mark Knox, Chairman
Peter Conroy, Vice Chairman
Nora Cline
Jack Lynch
Michele MacEachern

Town of Lakeville

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

MEMORANDUM

TO: Board of Appeals

FROM: Planning Board

DATE: November 14, 2022

SUBJECT: Petition Review for Sign Design/Conway – 10 Main Street

At their Thursday, November 10, 2022, meeting, the Planning Board reviewed the above referenced Petition for Hearing from the Board of Appeals. The Board recommended the size and the illumination of the sign comply with the bylaw. They had no issue with the height of the sign as it was at the same approximate height as the pre-existing sign.

#11d

Petition to be filed with Town Clerk

EXHIBIT "A"

TOWN OF LAKEVILLE MASSACHUSETTS

ZONING BOARD OF APPEALS PETITION FOR HEARING

RECEIVED SEP 26 2022 BOARD OF APPEALS

Name of Petitioner: Sign Design

Mailing Address: 170 Liberty St. Brockton MA 02301

Name of Property Owner: Conway Family LLC

Location of Property: 10 Main St. Lakeville

Property is located in a residential business industrial (zone)

Registry of Deeds: Book No. 42413 Page No. 37

Map 063 Block 003 Lot 006

Petitioner is: owner tenant licensee prospective purchaser

Nature of Relief Sought:

Special Permit under Section (s) 6.6.3.2 of the Zoning Bylaws

Variance from Section (s) of the Zoning Bylaws.

Appeal from Decision of the Building Inspector/Zoning Enforcement Officer

8/31 Date of Denial

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

Customer wishes to match their 29 other locations as they modernize their signs

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

Petitioner: Sign Design (nicole) Date: 9-22-22

Signed: Nicole Hendrickson Sign Design Telephone: 508-245-7781

Owner Signature: Owner Telephone:

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

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

Yes No

Someone from Sign Design (Name and Title)

148667

Version 05

07-26-22

Jack Conway Realtor

10 Main St

Lakeville, MA

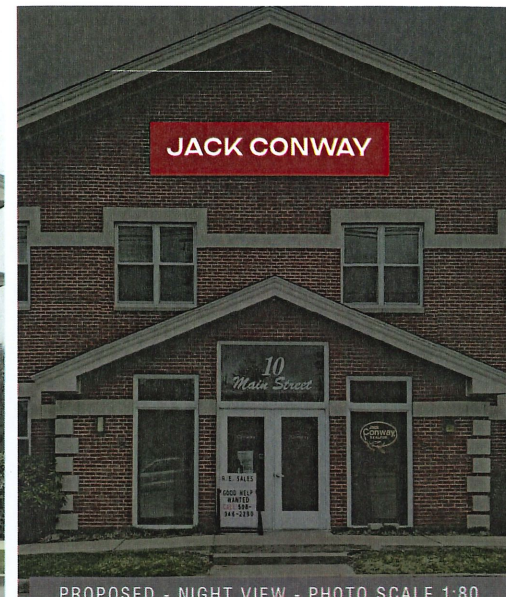
Face-Lit Channel Letters with Backer

Quantity: 1 Single-Sided

- 1 5" Deep Face-Lit Channel Letters
 - White Acrylic Faces
 - 1" Trim Caps (Painted PMS 2035 C Red)
 - .040 Aluminum Returns (Painted PMS 2035 C Red)
 - White Aluminum ACM Backers
 - Internally-Lit with Single Stroke LEDs
 - Mechanically Fastened Flush to Backer
- 2 Backer
 - (All Visible Painted PMS 2035 C Red)
 - 1" x 1" x 1/8" Square-Tube Aluminum Frame
 - .090 Aluminum Pan Face
 - Mechanically Fastened Flush to Facade



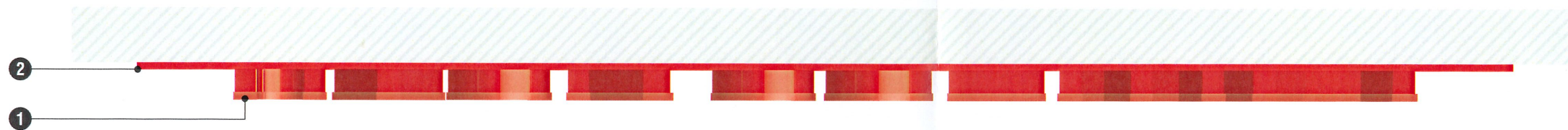
PROPOSED - DAY VIEW - PHOTO SCALE 1:80



PROPOSED - NIGHT VIEW - PHOTO SCALE 1:80



EXISTING - PHOTO SCALE 1:80



15.67 SQFT (for JACK CONWAY Channel Letter Only - Does Not Include Backer Panel)



170 Liberty Street
 Brockton, MA 02301
 508-580-0094

SALES REPRESENTATIVE
 Wiley Knight
 INTERNAL PROJECT MANAGER
 Marie Mercier
 FIELD MANAGER
 Shaun White
 ACCOUNT COORDINATOR
 Laurie Kalivas
 DESIGNER
 CW

SCALE 10%

SHEET
G01.00

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Town of Lakeville
ZONING BOARD OF APPEALS
346 Bedford Street
Lakeville, MA 02347



The LAKEVILLE ZONING BOARD OF APPEALS, acting in accordance with MASS GENERAL LAWS CHAPTER 40A, as amended, will conduct a public hearing on Thursday, November 17, 2022, at 7:00 P.M. in the LAKEVILLE PUBLIC LIBRARY, 4 PRECINCT STREET, upon the petition of **David Chosid**. A **Special Permit** is requested under **6.1.3 and 7.4.6**, to replace a deck and stairs consisting of 240 square feet with a new deck and stairs consisting of 228 square feet located on a pre-existing, non-conforming lot, as provided by the Lakeville By-Laws. The property site is **17 Dunbar Road**.

The application and assorted documents can be viewed in the Planning Department by appointment, or on the Town of Lakeville Zoning Board of Appeals web page.

John Olivieri, Jr., Chairman

November 3, 2022 & November 10, 2022

#26



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

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

November 7, 2022

Town of Lakeville
Zoning Board of Appeals
Attn: John Olivieri, Chairman
346 Bedford Street
Lakeville, MA 02347

Re: 17 Dunbar Rd

Dear Chairman Olivieri:

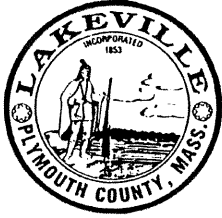
We received a copy of the Petition for Hearing for 17 Dunbar Rd. The Board of Health does not have any objections to the proposed deck, providing it does not come within 5 ft of the septic system, but our records show that there was not a Title 5 inspection done at the sale of the home in 2017. This is concerning, because there were a number of issues with the Title 5 inspection that was done in 2015. 310 CMR 15.301 requires a Title 5 inspection at time of transfer. Given this information the Board of Health would like to know why a Title 5 inspection was not done or provide a completed Title 5 inspection.

If you should have any further questions feel free to contact this office.

Sincerely
For the Board of Health

Edward Cullen
Health Agent

#20



Town of Lakeville

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

Mark Knox, Chairman
Peter Conroy, Vice Chairman
Nora Cline
Jack Lynch
Michele MacEachern

MEMORANDUM

TO: Board of Appeals

FROM: Planning Board

DATE: November 14, 2022

SUBJECT: Petition Review for Chosid – 17 Dunbar Road

At their Thursday, November 10, 2022, meeting, the Planning Board reviewed the above referenced Petition for Hearing from the Board of Appeals. The Board had no comments regarding this petition.

#2d

Petition to be filed with Town Clerk

TOWN OF LAKEVILLE MASSACHUSETTS

EXHIBIT "A" RECEIVE D OCT 21 2022 BOARD OF APPEALS

ZONING BOARD OF APPEALS PETITION FOR HEARING

Name of Petitioner: David Chosid

Mailing Address: 17 Dunbar Rd., Lakeville MA 02347

Name of Property Owner: David Chosid

Location of Property: 17 Dunbar Rd., Lakeville MA 02347

Property is located in a residential business industrial (zone)

Registry of Deeds: Book No. 48143 Page No. 230

Map 39 Block 5 Lot 14

Petitioner is: owner tenant licensee prospective purchaser

Nature of Relief Sought:

Special Permit under Section (s) 6.1.3, 7.4.6 of the Zoning Bylaws

Variance from Section (s) of the Zoning Bylaws.

Appeal from Decision of the Building Inspector/Zoning Enforcement Officer

Date of Denial

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

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

Petitioner: David Chosid

Date: 8/28/2022

Signed: [Signature]

Telephone: 973-886-9558

Owner Signature: (If not petitioner)

Owner Telephone: same

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

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

Yes No

(Name and Title)

To the Town of Lakeville, Massachusetts,
Zoning Board of Appeals:

Petition of hearing, Brief to the Board

This petition for a hearing is in reference to proposed work at 17 Dunbar Rd., Lakeville Rd., Lakeville, MA 02347 and requests a special permit for the construction of a back deck replacement.

This property was purchased in 2017 after a passed inspection (1/16/2017). No identifiable problems were on record with the property by the Town of Lakeville. After purchase, it became clear that the back deck was a safety hazard as it led to a second-floor landing and was falling apart. Additionally, the second-floor deck landing led to an unsafe lower deck landing (also falling apart) via 8 unsafe steps. The lower deck landing covered nearly all of the septic system. An unsafe staircase (11 steps), on the opposite side, led down to the adjacent, paved driveway. Finally, directly below the second-floor landing was a flat-top bump-out to the house that was rotting, had serious on-going water damage, and required removal. No footings were present on any section of the back deck.

Due to safety concerns, the second-floor landing deck, stairs in both directions, lower deck landing, and bump-out have been removed. A replacement deck has been designed for replacement by contractor Level 20 Inc. The footprint of the new planned deck is smaller in size (**222.8 sq ft**) to the original unsafe deck (240 sq ft) including both landings and both staircases.

There are the estimates of the size of the removed deck (Pictures included):

- 2nd floor deck landing: 5X5 sq ft = 25 sq ft
- Steps to driveway: 11 steps (1X3 sq ft each) = 33 sq ft
- Steps to lower deck landing: 8 steps (1X3 sq ft each) = 24 sq ft
- Lower deck landing: 18X8 sq ft = 144 sq ft

Total size of original deck = 240 sq ft. (listed at 388 sq ft in site card)

Total size of proposed deck = 228 sq ft.

Finally, the original lower deck occupied a space that was closer to the adjoining neighbor's property than the proposed new deck; the distance to the retaining wall, separating properties was originally about 3 ft. The new deck will be set over 20 ft from the same neighbor's property.

The new proposed deck will extend approximately 3 ft further to the driveway than the original deck's staircase. This will allow for a clean connection from the driveway to the back entrance. Beyond the driveway and property line is a wooded area whose footprint is too narrow to be developed.

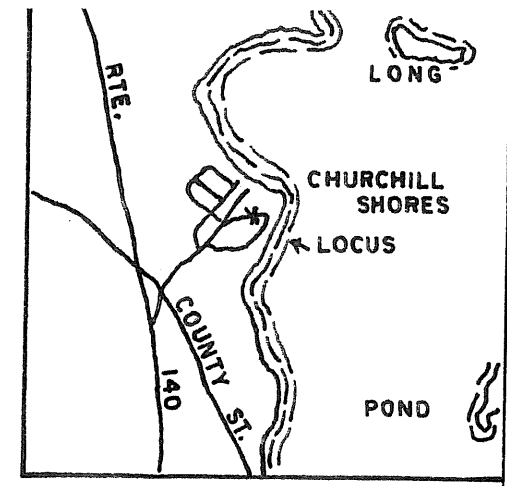
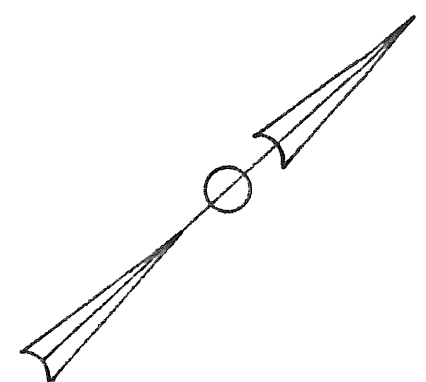
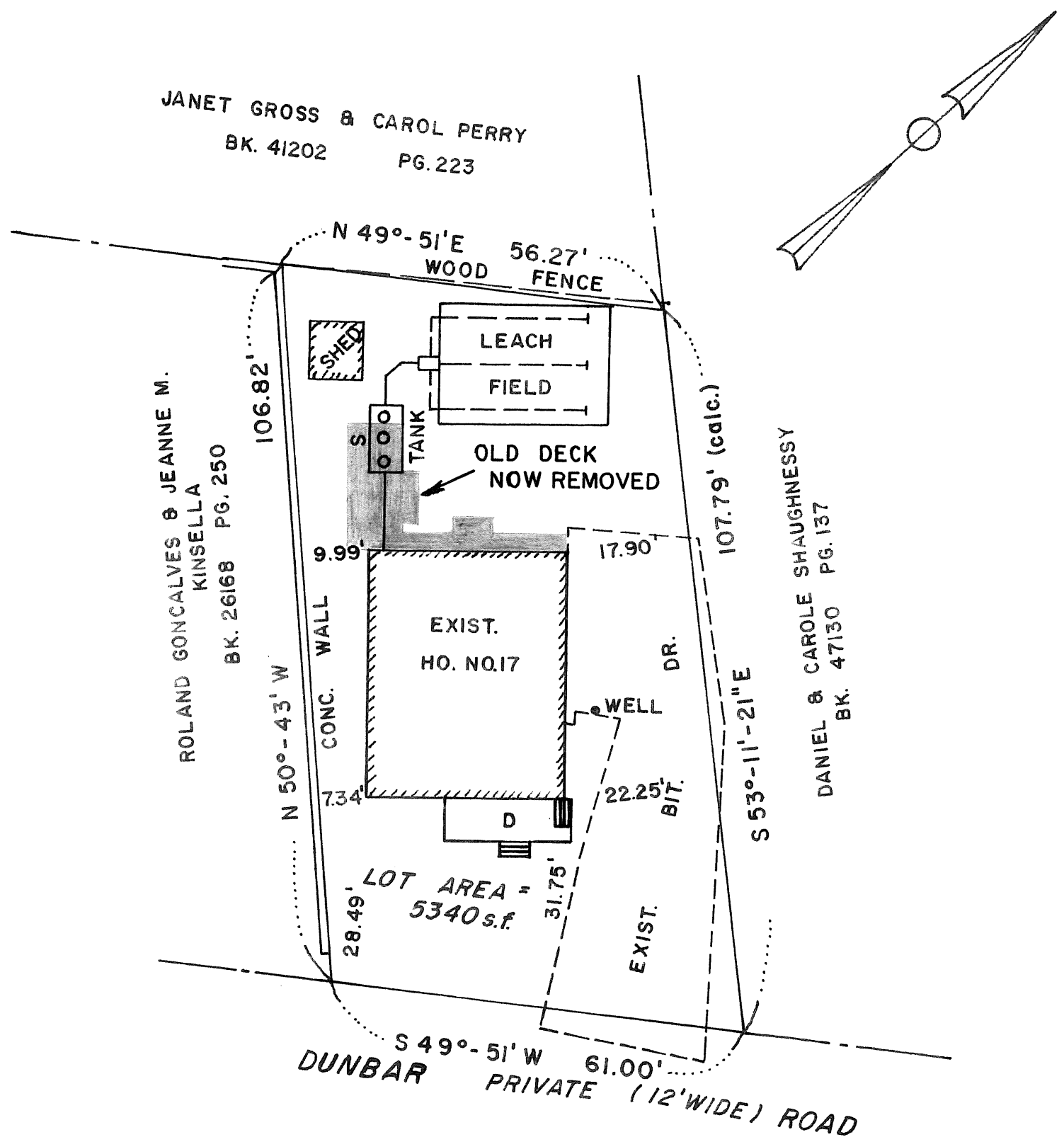
Based on our reduction of footprint, improvement in required distance to the adjoining, developed, property (now meeting the complied distance), and improvement in safety of a previously approved, inspected (but unsafe) deck, we ask that this petition be approved by your office. Additionally, original review by the Building Department had exceeded their 30-day review process and we wish that our patience also be taking into account. We thank you for your review and eagerly await your response.

David Chosid



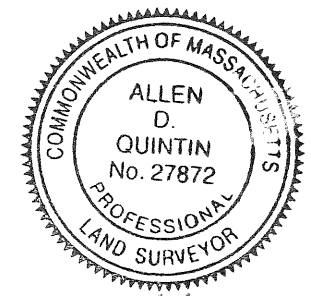
10/21/22

Property owner of 17 Dunbar Rd., Lakeville, MA 02347



LOCUS MAP

LOT COVERAGE 46.42 %
 DEED REF. 48143 / 230

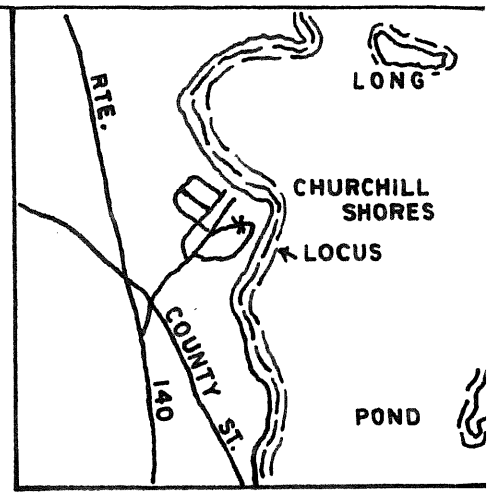
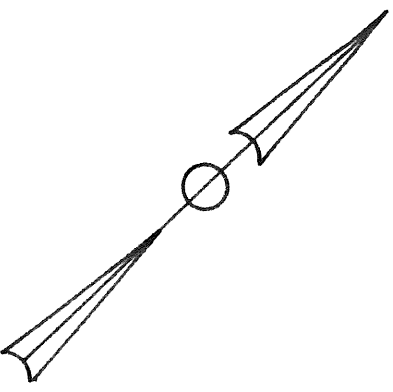


Allen D. Quintin
 10/21/22

SITE PLAN
 IN
 LAKEVILLE, MA.
 (PLAT 39 LOT 5/14)
 FOR
DAVID M. CHOSID
 SCALE 1"=20' OCT. 20, 2022
 ALLEN D. QUINTIN, P.L.S.
 28 COSTA ST. N. DARTMOUTH, MA.

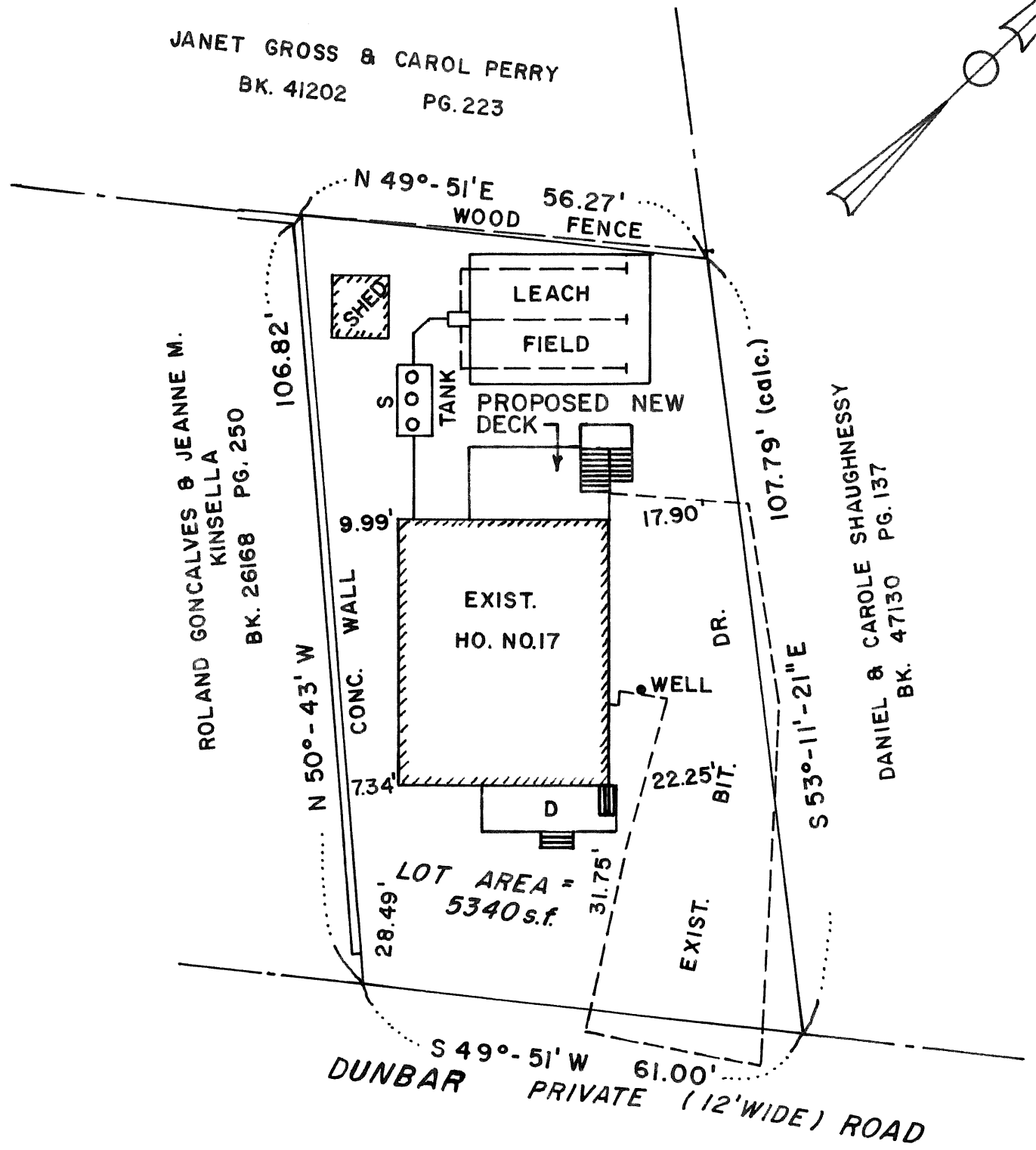
JANET GROSS & CAROL PERRY
BK. 41202 PG. 223

ROLAND GONCALVES & JEANNE M. KINSELLA
BK. 26168 PG. 250



LOCUS MAP

LOT COVERAGE 46.42 %
DEED REF. 48143 / 230



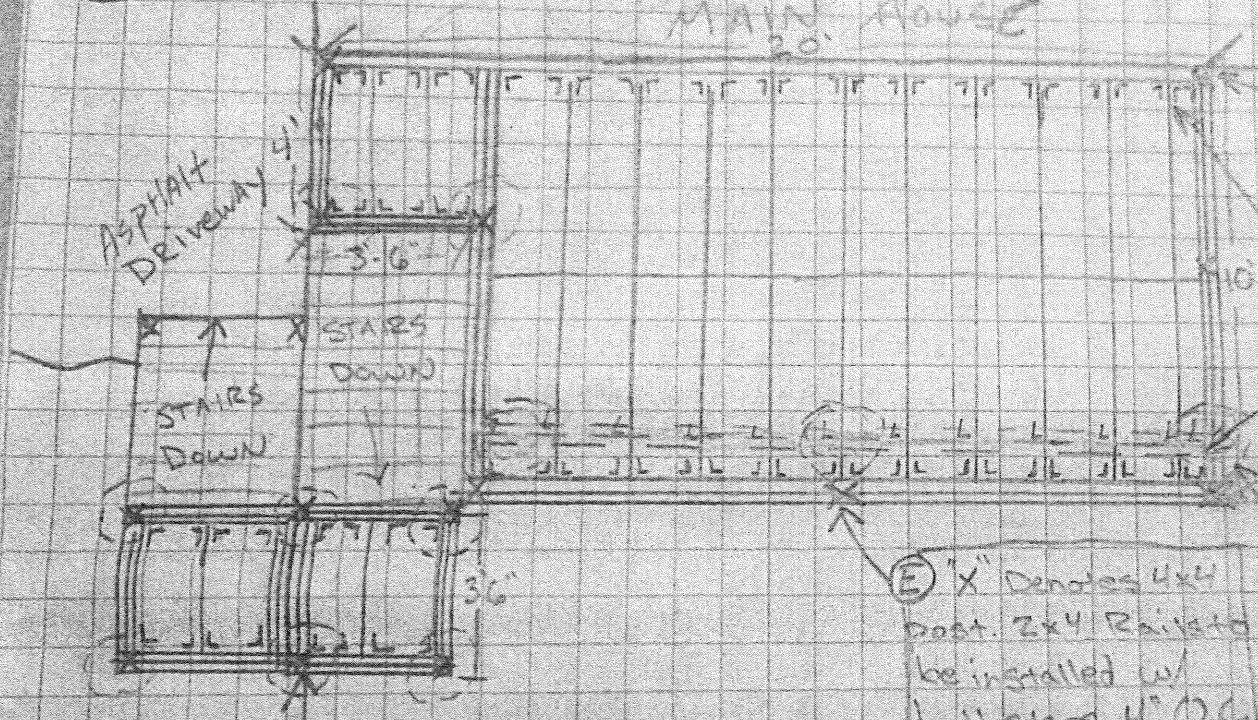
Allen D. Quintin
10/21/22

SITE PLAN
IN
LAKEVILLE, MA.
(PLAT 39 LOT 5/14)
FOR
DAVID M. CHOSID
SCALE 1"=20' OCT. 20, 2022
ALLEN D. QUINTIN, P.L.S.
28 COSTA ST. N. DARTMOUTH, MA.

CHOID RESIDENCE
17 DUNBAR CIRCLE
LAKEVILLE, MA VZ
8/8/2022

☐ = 1 FOOT

MAIN HOUSE



Building Specs

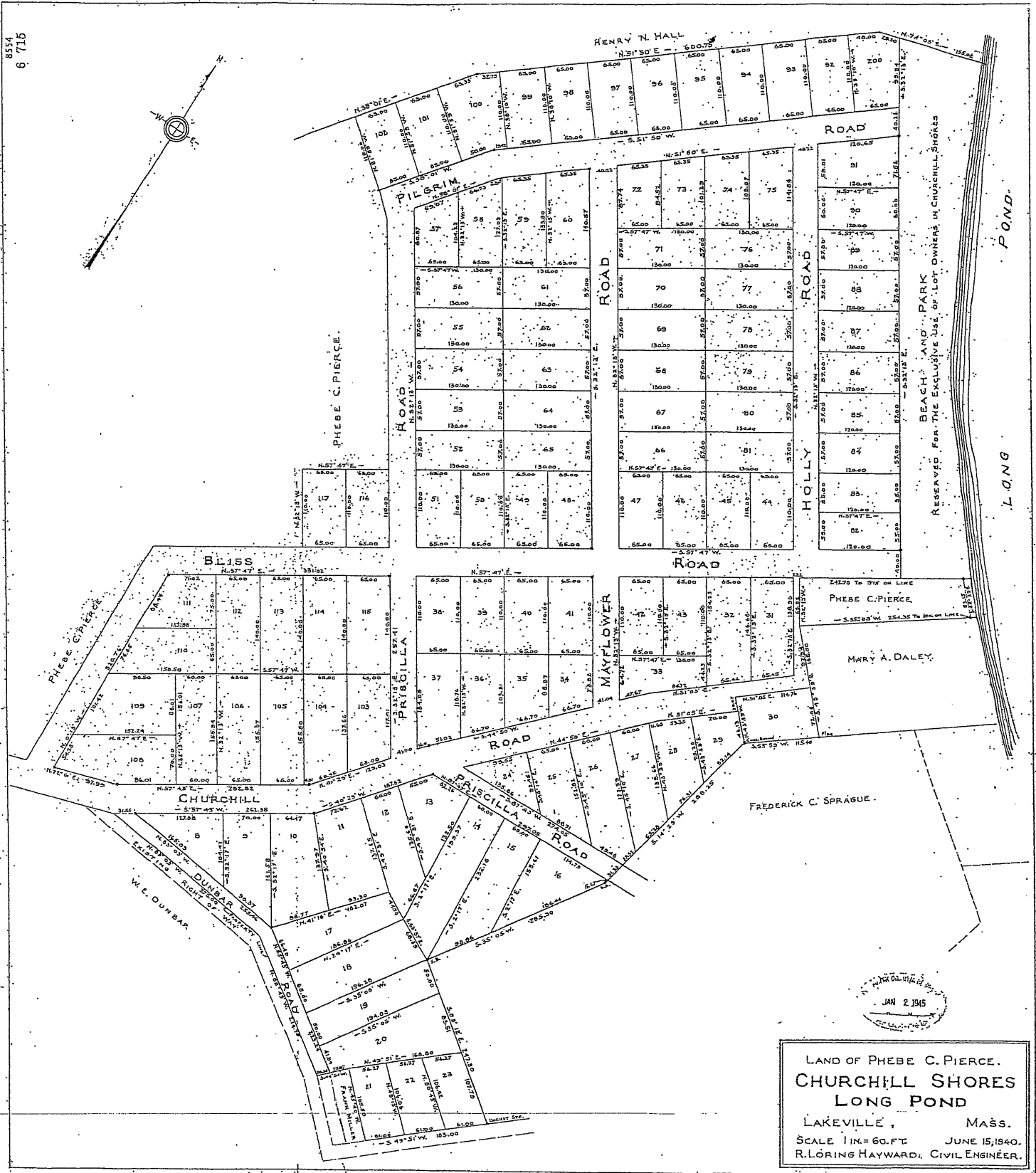
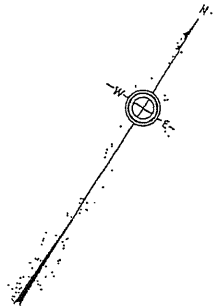
- ② 2x8 PT Ledger Through bolted every 16" staggered to existing beam
- ③ All Joists Fastened 2x8 Simpson Joist hangers. Corners fastened with Simpson LTO clips.
- ④ 2x8 Joists Fastened with Simpson hanger clips to DBL 2x8 Rafter below
- ⑤ 4x4 PT Posts attached to rafter below using Simpson BLSZ-2/4 Base Cap. w/ 1/2 Hanger nails. Posts fastened to 4' deep 12" Concrete footings with attached Simpson 2 Max Post base and 5/8 Threaded Rod Drilled into Concrete.

⑤ "X" Denotes 4x4 Post. 2x4 Rails to be installed w/ balusters 4" O.C. 2" handrail to be installed above rails for code compliance.

⑥ DBL 2x10 Rim beam, with lower platform attached w/ 5" Ledgerlock screws.

Old Deck





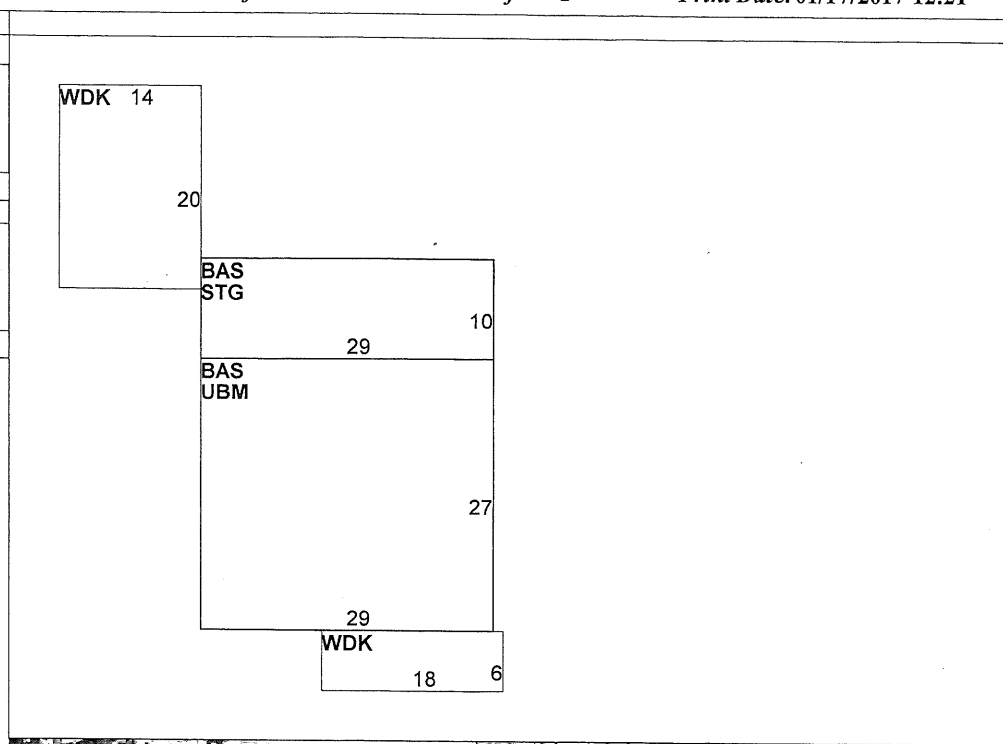
JAN 2 1945

LAND OF PHEBE C. PIERCE.
CHURCHILL SHORES
LONG POND
LAKEVILLE, MASS.
SCALE 1 IN. = 60 FT. JUNE 15, 1940.
R. LORING HAYWARD, CIVIL ENGINEER.

| CONSTRUCTION DETAIL | | | | CONSTRUCTION DETAIL (CONTINUED) | | | |
|---------------------|-----|-----|----------------|---------------------------------|-----|-----|-------------|
| Element | Cd. | Ch. | Description | Element | Cd. | Ch. | Description |
| Style | 01 | | Ranch | | | | |
| Model | 01 | | Residential | | | | |
| Grade | 100 | | | | | | |
| Stories | 1 | | | | | | |
| Occupancy | 1 | | | | | | |
| Exterior Wall 1 | 14 | | Wood Shingle | | | | |
| Exterior Wall 2 | | | | | | | |
| Roof Structure | 03 | | Gable/Hip | | | | |
| Roof Cover | 03 | | Asph/F Gls/Cmp | | | | |
| Interior Wall 1 | 05 | | Drywall/Sheet | | | | |
| Interior Wall 2 | | | | | | | |
| Interior Flr 1 | 14 | | Carpet | | | | |
| Interior Flr 2 | | | | | | | |
| Heat Fuel | 03 | | Oil | | | | |
| Heat Type | 05 | | Hot Water | | | | |
| AC Type | 01 | | None | | | | |
| Total Bedrooms | 03 | | 3 Bedrooms | | | | |
| Total Bthrms | 1 | | | | | | |
| Total Half Baths | 0 | | | | | | |
| Total Xtra Fixtrs | 0 | | | | | | |
| Total Rooms | 6 | | | | | | |
| Bath Style | 02 | | Average | | | | |
| Kitchen Style | 02 | | Standard | | | | |
| Basement | 1 | | Area Full | | | | |

| MIXED USE | | |
|-----------|-------------|------------|
| Code | Description | Percentage |
| 1010 | Single Fam | 100 |

| COST/MARKET VALUATION | | |
|--------------------------|--|----------|
| Adj. Base Rate: | | 101.91 |
| Net Other Adj: | | 146,037 |
| Replace Cost | | 5,000.00 |
| AYB | | 151,037 |
| EYB | | 1957 |
| Dep Code | | 1987 |
| Remodel Rating | | A |
| Year Remodeled | | |
| Dep % | | 27 |
| Functional ObsInc | | |
| External ObsInc | | |
| Cost Trend Factor | | 1 |
| Condition | | |
| % Complete | | |
| Overall % Cond | | 73 |
| Apprais Val | | 110,300 |
| Dep % Ovr | | 0 |
| Dep Ovr Comment | | |
| Misc Imp Ovr | | 0 |
| Misc Imp Ovr Comment | | |
| Cost to Cure Ovr | | 0 |
| Cost to Cure Ovr Comment | | |



| OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B) | | | | | | | | | | | | |
|--|-------------|-----|--------------|-----|-------|------------|------|-----|-------|-----|------|-----------|
| Code | Description | Sub | Sub Descript | L/B | Units | Unit Price | Yr | Gde | Dp Rt | Cnd | %Cnd | Apr Value |
| SHD3 | METAL | | | L | 216 | 8.00 | 2002 | | | | 100 | 1,500 |
| SHD1 | SHED FRAME | | | L | 48 | 12.00 | 1980 | | 1 | | 100 | 400 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | | |
|-----------------------------------|----------------------|--------------|--------------|--------------|-----------|-----------------|--|
| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value | |
| BAS | First Floor | 1,073 | 1,073 | 1,073 | 101.91 | 109,349 | |
| STG | STORAGE | 0 | 290 | 145 | 50.96 | 14,777 | |
| UBM | Basement, Unfinished | 0 | 783 | 157 | 20.43 | 16,000 | |
| WDK | Deck | 0 | 388 | 58 | 15.23 | 5,911 | |
| Ttl. Gross Liv/Lease Area: | | 1,073 | 2,534 | 1,433 | | 151,037 | |



Property Location: 17 DUNBAR RD
 Vision ID: 2506

Account #2779

MAP ID: 039/ 005/ 014/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1 Card 1 of 1

State Use: 1010

Print Date: 01/17/2017 12:21

| CURRENT OWNER | TOPO. | UTILITIES | STRT./ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|--------------------------|-----------|------------|------------|----------|------------------------------|------|-----------------|----------------|
| HOLLENBECK KEITH B | 4 Rolling | 7 Electric | 1 Paved | | Description | Code | Appraised Value | Assessed Value |
| 17 DUNBAR RD | | | | | RESIDNTL | 1010 | 110,300 | 110,300 |
| LAKEVILLE, MA 02347 | | | | | RES LAND | 1010 | 93,600 | 93,600 |
| Additional Owners: | | | | | RESIDNTL | 1010 | 1,900 | 1,900 |
| SUPPLEMENTAL DATA | | | | | Total 205,800 205,800 | | | |
| Other ID: 039-005-014-R | | | | | | | | |
| Foundation CONCRETE | | | | | | | | |
| GIS ID: F_804616_2754311 | | | | | ASSOC PID# | | | |

913
LAKEVILLE, MA

VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | |
|--------------------------|--|-------------|------------|-----|-----|------------|------|--------------------------------|------|----------------|------|---------------|----------------|---------|------|-----------------------|--|
| HOLLENBECK KEITH B | | 45954/ 29 | 08/21/2015 | U | I | 148,500 | 1S | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | |
| FANNIE MAE | | 45441/ 343 | 04/17/2015 | U | I | 286,815 | 1L | 2016 | 1010 | 106,700 | 2015 | 1010 | 95,900 | 2014 | 1010 | 80,300 | |
| BUMPUS JAMES E JR | | 19812/ 140 | 05/10/2001 | Q | I | 162,000 | 00 | 2016 | 1010 | 81,600 | 2015 | 1010 | 83,300 | 2014 | 1010 | 83,300 | |
| WALLER GREGG J & ANN J | | 16452/ 207 | 07/30/1998 | Q | I | 95,500 | 00 | 2016 | 1010 | 1,900 | 2015 | 1010 | 1,900 | 2014 | 1010 | 1,900 | |
| FREDERICK M MUEHL LIFE E | | 15716/ 15 | 12/10/1997 | U | I | | 1 1F | | | | | | | | | | |
| FREDERICK M MUEHL | | 15716/ 7 | 12/09/1997 | U | I | | 0 1F | | | | | | | | | | |
| Total: | | | | | | | | | | 190,200 | | Total: | | 181,100 | | Total: 165,500 | |

| EXEMPTIONS | | | OTHER ASSESSMENTS | | | | | |
|---------------|------|-------------|-------------------|------|-------------|--------|--------|------------|
| Year | Type | Description | Amount | Code | Description | Number | Amount | Comm. Int. |
| | | | | | | | | |
| Total: | | | | | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

| ASSESSING NEIGHBORHOOD | | | | |
|------------------------|-----------|-------------------|---------|-------|
| NBHD/SUB | NBHD Name | Street Index Name | Tracing | Batch |
| 0001/A | | | | |

| APPRAISED VALUE SUMMARY | |
|---|----------------|
| Appraised Bldg. Value (Card) | 110,300 |
| Appraised XF (B) Value (Bldg) | 0 |
| Appraised OB (L) Value (Bldg) | 1,900 |
| Appraised Land Value (Bldg) | 93,600 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 205,800 |
| Valuation Method: | C |
| Adjustment: | 0 |
| Net Total Appraised Parcel Value | 205,800 |

| NOTES | | | | | | | | | |
|--------------------------------|--|--|--|--|--|--|--|--|--|
| ST PR NOT T/B WATERFRNT LOT 23 | | | | | | | | | |

| BUILDING PERMIT RECORD | | | | | | | | | | VISIT/ CHANGE HISTORY | | | | | |
|------------------------|------------|------|-------------|--------|------------|---------|------------|----------|------------|-----------------------|----|----|-----|--------------------------|--|
| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments | Date | Type | IS | ID | Cd. | Purpose/Result | |
| 97-160 | 06/25/1997 | WP | WORK PERMIT | 0 | | 100 | | SERV CHG | 06/06/2014 | 04 | | TM | 53 | Field Review | |
| | | | | | | | | | 09/25/2013 | 02 | | NT | CY | Cyclical Inspections | |
| | | | | | | | | | 08/03/2010 | | | NT | V | Measur+Listed+verified w | |
| | | | | | | | | | 07/23/2007 | | | JD | 50 | Reval Review | |

| LAND LINE VALUATION SECTION | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------------|----------|-----------------|------|---|-------|-------|----------|------------|-----------|------|-----------|-----------|---------|------|------------|-----------------|--------------------------------|-----------------|------------|--------|--------------------------|--|--|--------|
| B # | Use Code | Use Description | Zone | D | Front | Depth | Units | Unit Price | I. Factor | S.A. | Acre Disc | C. Factor | ST. Idx | Adj. | Notes- Adj | Special Pricing | | | | | | | | |
| | | | | | | | | | | | | | | | Spec Use | Spec Calc | S Adj Fact | Adj. Unit Price | Land Value | | | | | |
| 1 | 1010 | Single Fam | | | | | 6,292 SF | 13.90 | 1.0000 | 5 | 1.0000 | 1.00 | 160 | 1.07 | | | | 1.00 | 14.87 | 93,600 | | | | |
| Total Card Land Units: | | | | | | | | | | | | | | | 0.14 AC | | Parcel Total Land Area: | | 0.14 AC | | Total Land Value: | | | 93,600 |

039-005-002
265 AC.
6

8

62

039-005-022
1.21 AC.

47

Field Card for Dan's

92'

100.3'

81.28'

10'

67.8'

22
039-005-023
0.691 AC.

100.97'

DUNBAR RD

100.97'

100.97'

84.57'

41'

236.64'

11
039-005-011
0.294 AC.

52'

25

25

125

95'

17
039-005-014
0.144 AC.

126

132

25

50

20
039-005-020
0.073 AC.

9
039-005-010
24 AC.

039-005-013

039-005-012
0.142 AC.

16
039-005-026
5000

18
039-005-025
0.114 AC.

10

42

13

14

039-005-027
0.095 AC.

50

12

039-005-028
0.269 AC.

75

039-005-030
0.715 AC.

50

10

original plan

BRANT S. HAWORTH ASSOCIATES

CIVIL ENGINEERING AND LAND SURVEYING

BRANT S. HAWORTH, P. E.
P. O. BOX 64
TAUNTON, MA 02780
TELEPHONE (508) 847-2300

947.5642

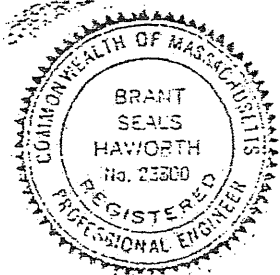
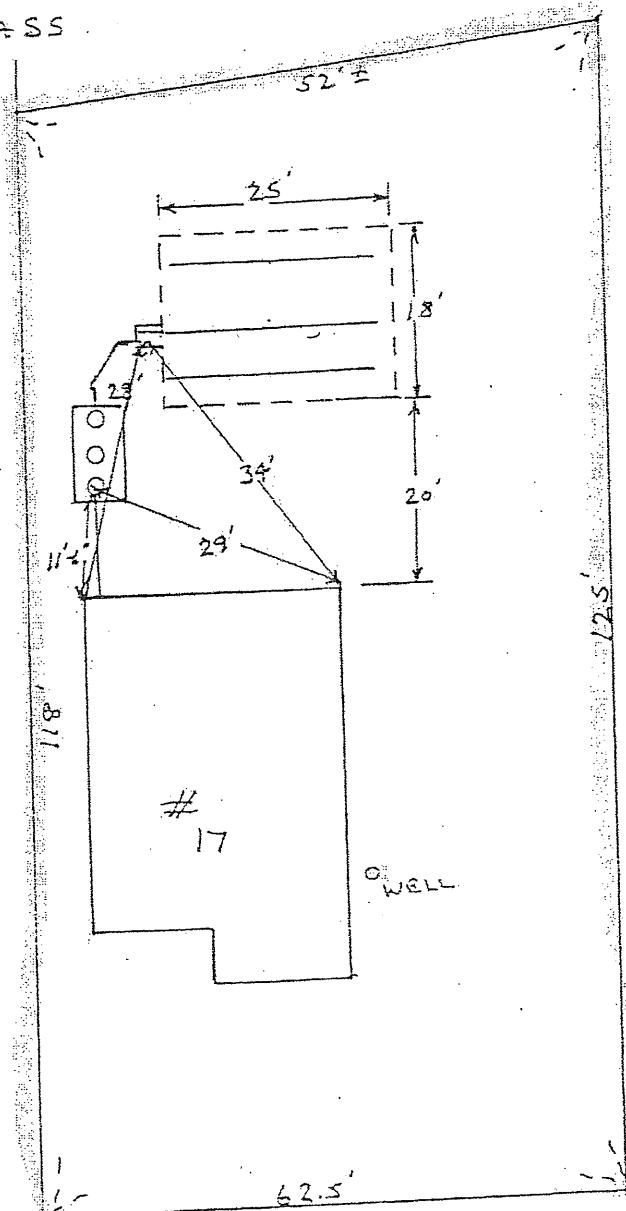
AS BUILT PLAN
FOR
FRED MUEHL
17 DUNBAR RD
LAKEVILLE, MASS.

SCALE 1" = 20'

DATE 11-8-97

ELEVATIONS

| | |
|--------------------|--------|
| House | 90.5' |
| INLET SEPTIC TANK | 90.25' |
| OUTLET SEPTIC TANK | 90.00' |
| INLET DISTBOX | 89.9' |
| OUTLET " " | 89.7' |
| END OF FIELD | 89.5' |



Brant S. Haworth

17 DUNBAR

ROAD

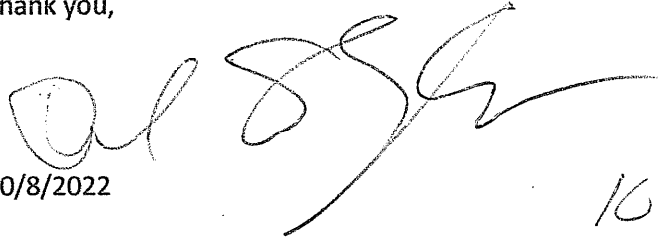
39-5-14

Daniel Shaugnessy
24 Dunbar Rd. Lakeville, MA 02347

To the Lakeville Zoning Board of Appeals and whom it may concern,

As owner of the adjoining property to 17 Dunbar Rd., Lakeville MA (039-005-014), I have no objections to David Chosid's replacement construction of the back deck. The new deck will be within an acceptable distance to my adjoining property (039-005-022).

Thank you,



10/8/2022

10-8-2022

To Whom It May Concern;

This letter is in support of my neighbor David Chosid with his request for a permit to build a deck from the town of Lakeville. We are David's closest neighbor; our garage lot abuts the land that David's home is on. David's home has had a back deck attached to it for at least the previous 25 years when we first moved to Lakeville. David has shown us the plans for his new back deck and it is actually smaller in size and further away from the property line than the previous deck. I see no reason to deny this permit request. I therefore ask for your support and approval this permit.

Sincerely,

 10/14/2022

Jeanne Kinsella and Roland Goncalves
16 Dunbar Rd
Lakeville, MA 02347

**Zoning Board of Appeals
Lakeville, Massachusetts
Minutes of Meeting
October 20, 2022**

On October 20, 2022, the Zoning Board held a meeting at the Lakeville Public Library. The meeting was called to order by Vice-Chair Youngquist at 7:00 p.m. He asked if anyone present was recording the meeting. There was no response. LakeCam was making a video recording.

Members present:

Jeffrey Youngquist, Vice-Chair, acting as Chairman; Gerald Noble, Clerk; Christopher Campeau, Member; Christopher Sheedy, Associate

Others present:

Marc Resnick, Town Planner

Dixon hearing, continued – 36 Main Street

Mr. Youngquist said this is a continued hearing. Mr. Wayne Daugherty, maintenance manager of Pet Recess, was present. He advised this addition was not to house or board any more dogs. It was strictly a nap room to be used between 12 and 2 during the day when the dogs are there for daycare.

Mr. Youngquist noted they had received a revised plan. He asked for a motion to accept the plan as the Plan of Record. Mr. Noble made that motion. It was seconded by Mr. Campeau. The **vote** was **unanimous for**.

Mr. Youngquist asked Board members if they had any questions or comments. There were none. He asked if anyone in the audience had any questions or comments. There was no response.

Mr. Noble then made a motion, seconded by Mr. Campeau, to approve the Special Permit. The **vote** was **unanimous for**.

The hearing closed at 7:03.

Documents distributed for the hearing:

Application
Revised Plan-9-6-2022

Bennett hearing – 15 Summit Avenue

Mr. Youngquist opened the Bennett hearing and read the legal ad into the record. Mr. Bennett was present. He advised he was trying to build a new sunroom and was first told he had to have a Title

V done. He had that completed, and then submitted this application. He has spoken to his neighbors, who have no objection to the proposed project.

Mr. Youngquist then read comments from the Town Boards into the record. The October 7, 2022, letter from the Board of Health advised the proposed project did not encroach upon the existing septic so the Board of Health had no objection. The October 14, 2022, memo from the Planning Board had no comment regarding the petition. Mr. Youngquist asked members if they had any questions.

Mr. Campeau asked what the dimensions were for the existing porch. Mr. Bennett said as you walk out the door it is a small 4' x 6' area, the rest is a dirt patio. He then approached the Board and displayed the area on the Plan. Mr. Campeau asked what the setback was from Wisteria. Mr. Bennet replied it was 37 feet. The distance to Summit Avenue is the same. They are not moving any closer than the existing house. Mr. Youngquist asked if there were any comments from the public. There were none.

Mr. Sheedy made a motion, seconded by Mr. Noble, to approve the petition. The **vote was unanimous for.**

Ms. Murray explained the timing of the filings, the appeal period, etc.

The hearing closed at 7:10.

Documents distributed for the hearing:

- Legal ad
- Board of Health correspondence of October 7, 2022
- Planning Board memo of October 14, 2022
- Petition packet

Sena hearing – 103 Staples Shore Road

Mr. Youngquist opened the Sena hearing at 7:10 and read the legal ad into the record. Mr. Richard Rheume from Prime Engineering was present. He displayed the plan and explained the existing conditions. He advised the proposal was to essentially build the same size structure in the same location. They will leave the small porch in the front and paved blocks. They are going to remove the paved driveway and replace it with seashells to meet the impervious coverage criteria. The structure is currently in the Floodplain. They will bring it up out of the Floodplain and provide flood vents on all four sides. They will also comply with all current energy codes.

Mr. Rheume noted that this permit had been granted a few years ago, but because of the high cost of materials and poor availability during Covid, it was impractical to move forward. Currently, the material cost has decreased and are available. Mr. Youngquist then read comments from the Town Boards into the record. The October 7, 2022, letter from the Board of Health stated that because the septic system was to remain unchanged, the proposed dwelling will remain a three-bedroom dwelling, and if the number of rooms will not exceed eight, the existing system should be sufficient for the proposed dwelling. It must pass the required Title V inspection. Therefore, there is no reason to recommend denial due to public health issues. The October 14, 2022, memo

from the Planning Board had no comment regarding the petition. Mr. Youngquist asked members if they had any questions.

Mr. Noble asked if there were any differences between what was presented in 2020 versus today. Mr. Rheame said there were no differences. Mr. Sheedy asked how much additional height was needed to get out of the Floodplain. Mr. Rheame replied they were raising it approximately a foot and a half to bring it about one foot out of the Floodplain. Mr. Youngquist asked if there were any comments from the public. There were none.

Mr. Sheedy made a motion, seconded by Mr. Campeau, to accept the plan as submitted. The **vote** was **unanimous for**.

Mr. Noble made a motion, seconded by Mr. Campeau to approve the petition. The **vote** was **unanimous for**.

The hearing closed at 7:18.

Documents distributed for the hearing:

- Legal ad
- Board of Health correspondence of October 7, 2022
- Planning Board memo of October 14, 2022
- Petition packet

The Residences at LeBaron Hills, LLC, continued

Mr. Youngquist advised that he would recuse himself if there was any information to be heard, but this is just a continuance. He had an email from Mr. Mohammad Itani requesting to continue until November 3, 2022.

Mr. Noble made a motion, seconded by Mr. Sheedy to continue the Residences at LeBaron Hills, LLC hearing until November 3, 2022, at 7:00 p.m. The **vote** was **unanimous for**.

The hearing closed at 7:21.

North Bedford Crossing LLC – 109 Bedford Street

Mr. Youngquist opened the North Bedford Crossing LLC hearing at 7:21 and read the legal ad into the record. Mr. Youngquist advised the applicant that they only had four members present, and it was their option if they wanted to proceed with their presentation or continue the hearing. Atty. O'Shaughnessy, Counsel for the project proponent, stated they would proceed with their presentation. He advised he was present tonight on behalf of North Bedford Crossing LLC and with him was Jamie Bissonnette from Zenith Consulting Engineers. They are seeking a Comprehensive Permit to construct 20 units of housing at 109 Bedford Street. He advised the three jurisdictional requirements required which were: the need for a limited dividend requirement, control of the site, and a project eligibility letter from a subsidizing agency have all been satisfied.

He then displayed the plan. It consisted of approximately five acres with 95% of the site being uplands and a small portion of wetlands in the rear. There is presently a single-family residence in disrepair located on the site. It will be razed at the end of the project. The current conceptual plan calls for the construction of ten duplex style buildings for a total of 20 units. He explained the current design pushes everything forward and the units are staggered together. There will be an infiltration basin on the site with an on-site septic system that would be maintained and operated by the Condominium Association.

Atty. O'Shaughnessy advised that right now there would be 20 units, all with three bedrooms. However, he would like to note to the Board that the project proponent has had some conversations with some of the abutters and the feedback they are getting is that they would like to see this developed as a single-family residential project. He then displayed that concept plan. He advised it would be 12 single family residences with three bedrooms. It would be carved into 12 lots with each lot having its own septic system. The drainage would still be located in the rear of the project. The only significant difference would be the extension of the roadway. The houses are located on the northern side of the property because they have undeveloped lots there, and it would be less impactful to the neighbor on the south.

Atty. O'Shaughnessy asked for feedback and guidance from the Board and said that they were comfortable going forward with either design. Members then discussed the new plan. Atty. O'Shaughnessy said the units would be 1,400 to 1,800 square feet. Some of the units they are considering could have a bedroom on the first floor to accommodate an older couple looking to downsize. Mr. Youngquist then asked if anyone in the audience had any comments.

Mr. Charlie Hainley of 5 Paddock Hill Drive asked the setback to his property. Atty. O'Shaughnessy replied as they had not done any engineering yet, he could not give an accurate answer. Mr. Hainley then asked about the proposed shared septic system. Atty. O'Shaughnessy said that if this change is allowed, they would propose to subdivide the property into 12 lots each with their own system. Mr. Hainley said he would be concerned about water. It was discussed that there was Town water in the street, and there was enough supply. Mr. Resnick explained that applications would need to be made by the developer to the Board of Selectmen, who would set aside an allotment from the Town's allocation from Taunton. Atty. O'Shaughnessy stated they had applied to the Selectmen, but had not yet heard back.

Mr. Youngquist said the question becomes what do they want to see; 20 units and 10 duplexes or 12 single family homes. Atty. O'Shaughnessy said they were willing to make this change, and it seems from what they are hearing the neighbors would be more in favor of seeing the single-family homes. Mr. Hainley said there was language in the original plan concerning plantings and a fence. He would like to see a fence there.

Mr. Anthony Koroskenyi of 9 Paddock Hill Drive said they had been told because of the Town's zoning laws and the wetlands that nothing could be built in the rear. They were concerned about the loss of privacy, trees, and wildlife habitat. Although he said this proposal of 12 units is better than the original 20 units, that was still a lot of people to have in such a small area. This lot looks big, but it is not very wide. Mr. Koroskenyi said that he was very concerned about the water table and would like to see documentation that there is enough water for that amount of people. He would also like additional information regarding how these septic systems could affect his well.

He asked if this project does go forward that an eight-foot-tall privacy fence be installed along the length of it, that the lighting not be excessive, and that the trees are replaced.

Mr. Youngquist then read comments from the Town Boards into the record. The October 14, 2022, memo from the Planning Board recommended the affordable units be held in perpetuity as permanently affordable. The October 7, 2022, letter from the Board of Health stated that the soils on the lot were sufficient to sustain a septic system for the proposed 20 dwelling units, and the dwellings will be connected to municipal water eliminating the need for a well. Therefore, they had no objection to the proposed plan. There was a question from the audience if the developer was still on the Board of Health. It was noted that although he still is, he recuses himself.

The Board of Selectmen memo from October 18, 2022, had the following comments: every unit is located in the buffer zone, and is not 20 feet away from the adjacent lot lines, all porches and decks are within the buffer zone, the exterior design could be improved, the market analysis and condominium agreements were missing from the packet. The Select Board has also requested that at least two units with a first-floor bedroom be set aside for 55+ occupants and one should be an affordable unit. The October 19, 2022, email from the Conservation Agent stated there were significant wetland areas along the southwestern edge of the property. A Request for Determination of Applicability or Notice of Intent may be required with further examination.

Mr. Ned Niemiec of 113 Bedford Street stated the property line comes onto an established driveway. Would they be entitled to an easement or right of way? Mr. Youngquist suggested he consult an attorney. Mr. Joe Hamilton of 2 Surrey Drive clarified that the Board was waiving the standard building code for the Town. Mr. Youngquist replied that was part of the 40B and Comprehensive Permit process. Mr. Hamilton also noted that they have shallow wells in this area. Mr. Youngquist said part of that process would be the applicant getting water from the Taunton water supply.

Mr. Bill Kenney of 3 Surrey Drive wanted to state for the record that Zoning regulations and bylaws exist for reasons of safety and for the safety of drinking water. Is there anything the Board can do to protect the Town and townspeople? Mr. Youngquist reiterated it was the developer's responsibility to provide water to the proposed project. Mr. Kenney said that discharge of wastewater to an aquifer that could be struggling at times could cause issues with off site sources. Mr. Youngquist replied that would be a Board of Health issue.

Mr. Youngquist then asked the Board if they would rather see the 20 units with the 10 duplex units or the 12 single family homes. Mr. Noble preferred the 12 single family home option. However, he would want to make sure that any new plan was redistributed to all the Boards for comment and review. Mr. Sheedy agreed it was a better fit for the property. Mr. Youngquist asked if a vote of the Board was needed to give the developer guidance. Mr. Resnick said it was pretty clear based on the comments from the public and Board. Mr. Youngquist agreed the Board would rather go with the 12 units. Atty. O'Shaughnessy then asked to continue to another hearing date so they could get to work on the revised concept. He would ask that they be put on the next meeting date, and if he has to ask for a continuance at that time, he would do so.

Mr. Noble made the motion, seconded by Mr. Sheedy, to continue the North Bedford Crossing LLC hearing until November 17, 2022, at 7:00 p.m., with the request that plans get resubmitted to the Boards in Town. The **vote was unanimous for.**

Meeting minutes

Mr. Noble made a motion, seconded by Mr. Campeau, to approve the meeting minutes from the September 15, 2022 meeting. The **vote was unanimous for.**

Next meeting

The next meeting is scheduled for November 3, 2022, at 7:00 p.m. at the Lakeville Public Library.

Adjourn

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

Meeting adjourned at 8:05.