

# TOWN OF LAKEVILLE

## REMOTE MEETING NOTICE/ AGENDA

Posted in accordance with the provisions of MGL Chapter 30A, §. 18-25

2020 DEC 10 AM 9:56

Name of Board, Committee or Commission:	<b>Zoning Board of Appeals</b>
Date & Time of Meeting:	<b>Tuesday, December 15, 2020 at 7:00 p.m.</b>
Location of Meeting:	<b>REMOTE MEETING</b>
Clerk/Board Member posting notice	<b>Cathy Murray</b>

### AGENDA

1. In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §20, relating to the 2020 novel Coronavirus outbreak emergency, the December 15, 2020, public meeting of the **Zoning Board of Appeals** shall be physically closed to the public to avoid group congregation. **However, to view this meeting in progress, please go to facebook.com/lakecam (you do not need a Facebook account to view the meeting). This meeting will be recorded and available to be viewed at a later date at <http://www.lakecam.tv/>**
2. **Petition hearings (Votes to be taken)**  
  
**Martowska hearing, continued – 2 Edgewater Drive** – request for a **Special Permit** under 7.4 to construct a walkway, a 44' x 28.5' garage, a pavilion approximately 16' x 12' and a patio within the setbacks on a pre-existing, non-conforming lot.  
  
**Maksy hearing, continued – 149 Bedford Street** – request for a **Special Permit** under 6.1, 6.6.3.4, and 7.4 to raze the existing structure and construct a new 26'x 57' office building within the setbacks on a lot that is in the business zone. A **Special Permit** is also requested for a sign that is 41.25 sq. ft. in area.
4. **Approve Meeting Minutes for November 19, 2020**
5. **Old Business**
6. **New Business**
  - a. Draft meeting schedule for 2021
7. **Next meeting. . . Tuesday, January 19, 2021**

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.

**Read the following into the record:**

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §20, relating to the 2020 novel Coronavirus outbreak emergency, the December 15, 2020, public meeting of the **Zoning Board of Appeals** shall be physically closed to the public to avoid group congregation. **However, to view this meeting in progress, please go to [facebook.com/lakecam](https://www.facebook.com/lakecam) (you do not need a Facebook account to view the meeting). This meeting will be recorded and available to be viewed at a later date at <http://www.lakecam.tv/>**



MICHAEL O'BRIEN  
FIRE CHIEF  
mobrien@lakevillema.org

## Lakeville Fire Department

346 Bedford Street  
Lakeville, Massachusetts 02347  
TEL 508-947-4121 FAX 508-946-3436

WILLIAM PURCELL  
DEPUTY CHIEF  
wipurcell@lakevillema.org

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### LAKEVILLE FIRE DEPARTMENT MEMORANDUM

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**TO:** PLANNING BOARD  
**FROM:** MICHAEL P. O'BRIEN, FIRE CHIEF *M*  
**SUBJECT:** SITE PLAN FOR 149 BEDFORD STREET  
**DATE:** OCTOBER 28, 2020

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Dear Members,

This document has been written to communicate that concerns about the site plan for 149 Bedford Street have been addressed in the revised plan.

The creation of an exit for emergency vehicles satisfies the needs of the Fire Department, as long as the gate is secured with a department approved lock and is kept clear of snow and other obstructions.

The Fire Department has no position or jurisdiction in regard to the proposed sign. However, the Department recommends that care be taken to provide reasonable sight lines onto Bedford Street.



**SITE NOTES:**

1. THE SITE IS SHOWN ON THE TOWN OF LAKEVILLE ASSESSORS MAP AS MAP 025 BLOCK 004 LOT 002.
2. PROPERTY LINE INFORMATION WAS TAKEN FROM:
  - 2.1. FOR TITLE REFERENCE TO THE SUBJECT PROPERTY REFER TO BOOK 46008, PAGE 42 IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
  - 2.2. PLAN REFERENCES: PLAN BOOK 12 PAGE 880  
PLAN BOOK 30 PAGE 924  
PLAN BOOK 44 PAGE 532
- 2.3. "SEE STATE HIGHWAY DRAINAGE EASEMENT AS SHOWN ON PLAN #620 OF 1971, RECORDED IN DEED BOOK 3689 PAGE 395."
3. A PROPERTY LINE AND TOPOGRAPHY INFORMATION TAKEN FROM A FIELD SURVEY BY MADDIGAN LAND SURVEYING LLC. IN OCTOBER OF 2016 AND JULY OF 2020.
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SCALED FROM THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF PLYMOUTH COUNTY, MAP NUMBER 2502300427K, EFFECTIVE DATE JULY 16, 2015.
5. THE SUBJECT PROPERTY IS NOT LOCATED IN A ZONE II OR MPA (WELL HEAD PROTECTION AREA).
6. THE SYSTEM IS NOT LOCATED WITHIN A ZONE A OF A SURFACE WATER SUPPLY.
7. THE PROPERTY IS NOT LOCATED IN A PRIORITY HABITAT OR ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 14TH EDITION EFFECTIVE DATE AUGUST 1, 2017.
8. THE PROJECT IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
9. THE SITE IS LOCATED IN AN OUTSTANDING RESOURCE WATER AREA (ORWA).
10. ALL UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE. LOCATIONS WERE TAKEN FROM PLANS OF RECORD WITH THE MUNICIPALITY, DIG SAFE LOCATIONS OR FIELD EVIDENCE. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIG SAFE (1-888-DIG SAFE) AND ALL UTILITY COMPANIES TO CONFIRM LOCATIONS AND ELEVATIONS PRIOR TO THE START OF WORK.

**CONSTRUCTION NOTES:**

1. A NPDES FILING MUST BE SUBMITTED FOR THIS PROJECT PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY BENCHMARKS FOR CONSISTENCY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ZENITH CONSULTING ENGINEERS, LLC. OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL VERIFY WATER TABLE ELEVATIONS AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES FROM THE PLAN.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIG SAFE (1-888-DIG SAFE) PRIOR TO THE COMMENCEMENT OF WORK AND ALL UNDERGROUND UTILITY COMPANIES TO CONFIRM LOCATIONS AND ELEVATIONS.
5. SITE IS TO BE SERVICED BY MUNICIPAL WATER AND MUNICIPAL SEWER.
6. ALL PAVEMENT MARKING AND SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.
7. PROPOSED UTILITIES AND CONSTRUCTION METHODS UNDER AREAS SUBJECT TO TRAFFIC LOADING SHALL BE INSTALLED TO WITHSTAND H-20 LOADING-TRAFFIC STANDARDS. CONTRACTOR SHALL VERIFY THAT ALL STRUCTURES COMPLY TO THIS STANDARD.
8. WHERE ALL CONCRETE STRUCTURES INTERCEPT THE SEASONAL HIGH GROUNDWATER TABLE, THE CONTRACTOR SHALL SEAL THE ENTIRE STRUCTURE WITH WATERPROOF SEALER.
9. IF APPLICABLE, ANY RETAINING WALLS SHALL BE DESIGNED BY A MASSACHUSETTS REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.
10. ALL WORK SHALL CONFORM TO THE CITY OF TAUNTON RULES AND REGULATIONS AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY AND BRIDGES, MOST CURRENT VERSION OF PLAN SET.

**SCHEDULE OF DRAWINGS**

DRAWING NUMBER	PLAN TITLE	LATEST PLAN DATE
C1	COVER SHEET	12/03/2020
E1	EXISTING CONDITIONS PLAN	11/18/2020
L1	SITE LAYOUT PLAN	12/03/2020
G1	GRADING AND DRAINAGE PLAN	12/03/2020
V1	LANDSCAPING PLAN	12/03/2020
EC1	EROSION CONTROL PLAN 1	12/03/2020
D1	DETAIL SHEET 1	11/18/2020
D2	DETAIL SHEET 2	11/18/2020

**SURVEY COMPANY OF RECORD:**

**MADDIGAN**  
LAND SURVEYING,  
LLC.

88 EAST GROVE STREET  
MIDDLEBORO, MA 02346  
T: 774-213-5196  
DMADDIGAN@COMCAST.NET

# SITE PLAN FOR 149 BEDFORD STREET (ASSESSORS MAP 025 BLOCK 004 LOT 002) LAKEVILLE, MASSACHUSETTS



**LOCUS PLAN  
SCALE: 1"=200'**

**LAKEVILLE PLANNING BOARD**

APPROVED: \_\_\_\_\_  
ENDORSED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



P.E. STAMP

**OWNER**  
CEDAR BERRY HOLDING, LLC.  
44 CLEAR POND ROAD  
LAKEVILLE, MASSACHUSETTS

**APPLICANT**  
EXPOSURE MARKETING GROUP LLC  
139 STAPLES SHORE ROAD  
LAKEVILLE, MASSACHUSETTS

**ZCE** ZENITH CONSULTING ENGINEERS, LLC  
3 MAIN STREET LAKEVILLE, MA 02347  
PHONE: (508) 947-4208

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
98	CONTOURS	72
X69.4	SPOT GRADE	+98.5
∅	BOUND	
TP 7	TEST PIT	
---	DRAIN LINE	
⊙	DRAIN MANHOLE	⊙
■	CATCH BASIN	⊙
---	RETAINING WALL	
OHW	OVERHEAD WIRES	
*	LIGHT POLE	*
---	STONEWALL	
---	SEWER MAIN	S S
6" Ø P.M.	SEWER FORCE MAIN	FSM FSM
---	SIGN	
---	CHAIN LINK FENCE	
---	HYDRANT	---
12" GAS	GAS LINE	GAS GAS

DATE	REV.	DESCRIPTION	BY	
			APP.	RLG
10/02/2020	1.	11/11/20 ADD EMERGENCY EXIT		
11/11/20	2.	11/18/20 REVISIONS PER REVIEW COMMENTS		
02/24/21	3.	12/23/20 REVISIONS PER GENERAL COMMENTS		

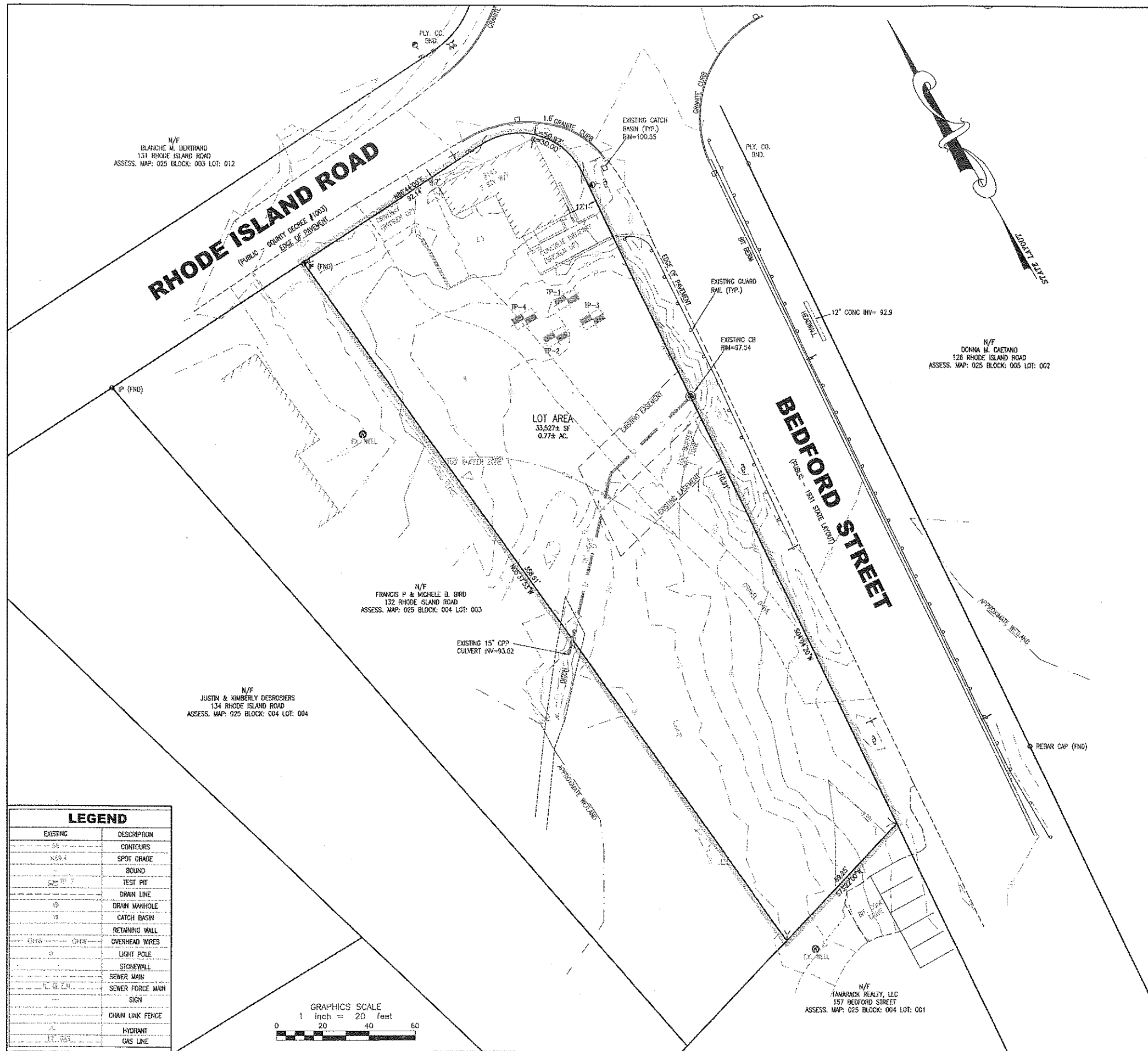
**COVER SHEET**  
PROJECT SITE: 149 BEDFORD STREET  
LAKEVILLE, MASSACHUSETTS  
CLIENT INFO: EXPOSURE MARKETING GROUP LLC  
139 STAPLES SHORE ROAD  
LAKEVILLE, MASSACHUSETTS

REVISED

**OCTOBER 2, 2020**

S:\Civil Engineering Projects\Lakeville\Bedford Street\149 Bedford Street\Site Plan Base-113020.dwg





N/F  
BLANCHE M. BERTRAND  
131 RHODE ISLAND ROAD  
ASSESS. MAP: 025 BLOCK: 003 LOT: 012

N/F  
DONNA M. CAETANO  
125 RHODE ISLAND ROAD  
ASSESS. MAP: 025 BLOCK: 005 LOT: 002

N/F  
FRANCIS P & MICHELE D. BIRD  
132 RHODE ISLAND ROAD  
ASSESS. MAP: 025 BLOCK: 004 LOT: 003

N/F  
JUSTIN & KIMBERLY DESROSIERS  
134 RHODE ISLAND ROAD  
ASSESS. MAP: 025 BLOCK: 004 LOT: 004

N/F  
AMARACK REALTY, LLC  
157 BEDFORD STREET  
ASSESS. MAP: 025 BLOCK: 004 LOT: 001

**LAKEVILLE PLANNING BOARD**

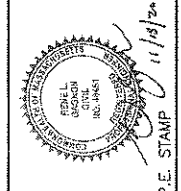
APPROVED: \_\_\_\_\_

ENDORSED: \_\_\_\_\_

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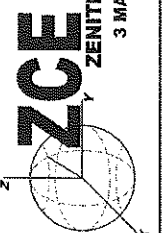
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11/18/20  
P.E. STAMP

- SITE INFORMATION:**
- THE SITE IS SHOWN ON THE TOWN OF LAKEVILLE ASSESSORS MAP AS MAP 025 BLOCK 004 LOT 002.
  - PROPERTY LINE INFORMATION WAS TAKEN FROM:
    - FOR TITLE REFERENCE TO THE SUBJECT PROPERTY REFER TO BOOK 46008, PAGE 42 IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
    - PLAN REFERENCES: PLAN BOOK 12 PAGE 860  
PLAN BOOK 30 PAGE 924  
PLAN BOOK 44 PAGE 532
  - "SEE STATE HIGHWAY DRAINAGE EASEMENT AS SHOWN ON PLAN #620 OF 1971, RECORDED IN DEED BOOK 3889 PAGE 395."
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  - THE SYSTEM IS NOT LOCATED WITHIN A ZONE A OF A SURFACE WATER SUPPLY
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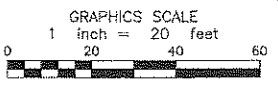


REV.	DATE	DESCRIPTION	BY	APP.
1.	11/11/20	ADD EMERGENCY EXIT	RLG	JLB
2.	11/18/20	REVISIONS PER REVIEW COMMENTS	RLG	JLB

DATE	PROJECT NUMBER	DRAWING SCALE	SHEET ID
10/02/2020	0234-01-01	1"=20'	X

**LEGEND**

EXISTING	DESCRIPTION
---	CONTOURS
---	SPOT GRADE
---	BOUND
---	TEST PIT
---	DRAIN LINE
---	DRAIN MANHOLE
---	CATCH BASIN
---	RETAINING WALL
---	OVERHEAD WIRES
---	LIGHT POLE
---	STONEWALL
---	SEWER MAIN
---	SEWER FORCE MAIN
---	SIGN
---	CHAIN LINK FENCE
---	HYDRANT
---	GAS LINE



**SURVEY COMPANY OF RECORD:**

**MADDIGAN**  
LAND SURVEYING,  
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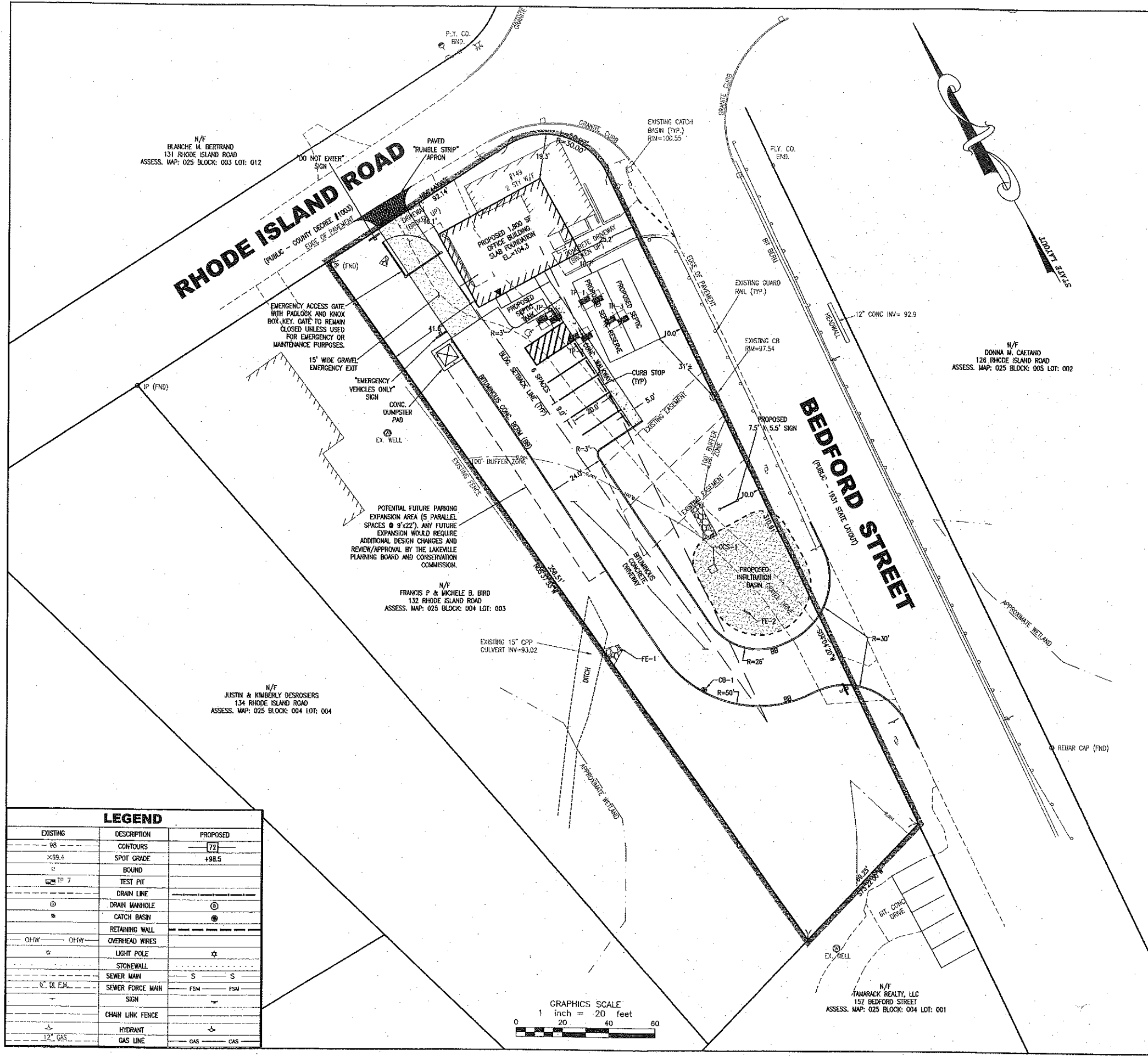


PROFESSIONAL LAND SURVEYOR, PLS  
DATE: 11-18-2020

**EXISTING CONDITIONS PLAN**

149 BEDFORD STREET  
LAKEVILLE, MASSACHUSETTS  
EXPOSURE MARKETING GROUP LLC  
139 STAPLES SHORE ROAD  
LAKEVILLE, MASSACHUSETTS

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N/F  
BLANCHE M. BERTRAND  
131 RHODE ISLAND ROAD  
ASSESS. MAP: 025 BLOCK: 003 LOT: 012

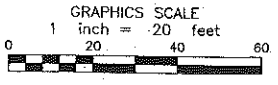
N/F  
FRANCIS P & MICHELE B. BIRD  
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ASSESS. MAP: 025 BLOCK: 004 LOT: 003

N/F  
JUSTIN & KIMBERLY DESROSIERS  
134 RHODE ISLAND ROAD  
ASSESS. MAP: 025 BLOCK: 004 LOT: 004

N/F  
DONNA M. CAETANO  
128 RHODE ISLAND ROAD  
ASSESS. MAP: 025 BLOCK: 005 LOT: 002

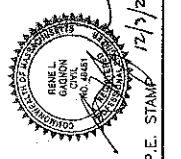
N/F  
TANARACK REALTY, LLC  
157 BEDFORD STREET  
ASSESS. MAP: 025 BLOCK: 004 LOT: 001

EXISTING	DESCRIPTION	PROPOSED
98	CONTOURS	72
X69.4	SPOT GRADE	+98.5
□	BOUND	
TP 7	TEST PIT	
—	DRAIN LINE	
⊙	DRAIN MANHOLE	⊙
⊙	CATCH BASIN	⊙
—	RETAINING WALL	
OHW	OVERHEAD WIRES	
☆	LIGHT POLE	☆
—	STONEWALL	
S	SEWER MAIN	S
FSM	SEWER FORCE MAIN	FSM
—	SIGN	
—	CHAIN LINK FENCE	
—	HYDRANT	
—	GAS LINE	

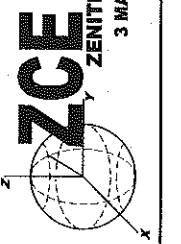


**LAKEVILLE PLANNING BOARD**

APPROVED: \_\_\_\_\_  
 ENDORSED: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



ZENITH CONSULTING ENGINEERS, LLC  
 3 MAIN STREET LAKEVILLE, MA 02347  
 PHONE: (508) 947-4208



ZONING DISTRICT: BUSINESS

	REQUIRED	PROVIDED
LOT AREA	70,000 SF	33,527 SF
LOT FRONTAGE	175 FT.	454 FT.
FRONT YARD SETBACK	40 FT.	15.1 FT. (1.6' EXISTING)
SIDE YARD SETBACK	40 FT.	40+ FT.
REAR YARD SETBACK	40 FT.	40+ FT.
MAXIMUM HEIGHT	35 FT.	<35 FT.
MAXIMUM IMPERVIOUS AREA	50%	33.0%

IMPERVIOUS COVER  
 (PER LAKEVILLE ZONING SECTION 5.2.2.1.)

	REQUIRED	PROVIDED
TOTAL LOT AREA	33,527 SF	33,527 SF
WETLAND AREA	0 SF	0 SF
PROPOSED DRAINAGE BASIN & BERM	4,831 SF	4,831 SF
ADJUSTED AREA FOR IMPERVIOUS CALCULATION	28,696 SF	28,696 SF
PROPOSED ROOF AND PAVEMENT AREA	9,488 SF	9,488 SF
IMPERVIOUS AREA =	9,488 SF	9,488 SF
ADJUSTED AREA =	28,696 SF	28,696 SF

**PARKING SUMMARY**  
 OFFICE:  
 ZONING REGULATION 6.5.3.3 - 1 SPACE / 300 SF  
 MINIMUM REQUIRED: 1,800 SF / 300 SF = 6 SPACES  
 PROVIDED: 6 SPACES  
 TOTAL SPACES REQUIRED: 6 SPACES  
 PROVIDED: 6 SPACES  
 HANDICAPPED PARKING  
 ADA STANDARDS FOR ACCESSIBLE DESIGN 28 CFR PART 36  
 MINIMUM REQUIRED: 1 FOR PARKING LOT BETWEEN 1 AND 25 SPACES  
 PROVIDED: 1 HC SPACE (VAN ACCESSIBLE)

**SITE LAYOUT NOTES:**  
 1. ALL PAVEMENT MARKING AND SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.

**SIGN LEGEND**

	PROPOSED
STOP	⊕
ONE WAY	→
HANDICAP	♿
RIGHT TURN ONLY	↘
LEFT TURN ONLY	↙
DO NOT ENTER	⊘
DO NOT BLOCK INTERSECTION	⊘
DELIVERY VEHICLES ONLY	⊘

**SURVEY COMPANY OF RECORD:**

**MADDIGAN**  
 LAND SURVEYING,  
 LLC.  
 88 EAST GROVE STREET  
 MIDDLEBORO, MA 02346  
 T: 774-213-5196  
 DMADDIGAN@COMCAST.NET



PROFESSIONAL LAND SURVEYOR, PLS  
 DATE: 12-3-2020

**SITE LAYOUT PLAN**  
 PROJECT SITE:  
 149 BEDFORD STREET  
 LAKEVILLE, MASSACHUSETTS  
 CLIENT INFO:  
 EXPOSURE MARKETING GROUP LLC  
 139 STAPLES SHORE ROAD  
 LAKEVILLE, MASSACHUSETTS

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- WATER NOTES:**
1. BACKFLOW PROTECTION IS REQUIRED ON ALL WATER LINES.
  2. A FIRE FLOW TEST IS REQUIRED PRIOR TO THE INSTALLATION OF ANY FIRE SUPPRESSION LINES.
  3. RADIO WATER METERS, SUPPLIED BY THE TAUNTON WATER DIVISION, SHALL BE INSTALLED ON ALL DOMESTIC WATER LINES.

N/F  
BLANCHE M. BERTRAND  
131 RHODE ISLAND ROAD  
ASSESS. MAP: 025 BLOCK: 003 LOT: 012

N/F  
FRANCIS P & MICHELLE B. BIRD  
132 RHODE ISLAND ROAD  
ASSESS. MAP: 025 BLOCK: 004 LOT: 003

N/F  
JUSTIN & KIMBERLY DESROSIERS  
134 RHODE ISLAND ROAD  
ASSESS. MAP: 025 BLOCK: 004 LOT: 004

N/F  
DONNA M. CAETANO  
126 RHODE ISLAND ROAD  
ASSESS. MAP: 025 BLOCK: 005 LOT: 002

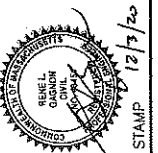
N/F  
TAMARACK REALTY, LLC  
157 BEDFORD STREET  
ASSESS. MAP: 025 BLOCK: 004 LOT: 001

**RHODE ISLAND ROAD**  
(Public - GRANBY DEGREE HIGH)

**BEDFORD STREET**  
(Public - 03 STATE LAND)

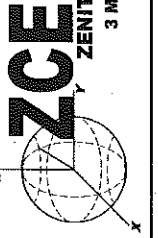
**LAKEVILLE PLANNING BOARD**

APPROVED: \_\_\_\_\_  
ENDORSED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



P.E. STAMP  
12/13/20

**ZENITH CONSULTING ENGINEERS, LLC**  
3 MAIN STREET LAKEVILLE, MA 02347  
PHONE: (508) 947-4208



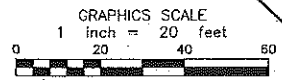
**GENERAL NOTES:**

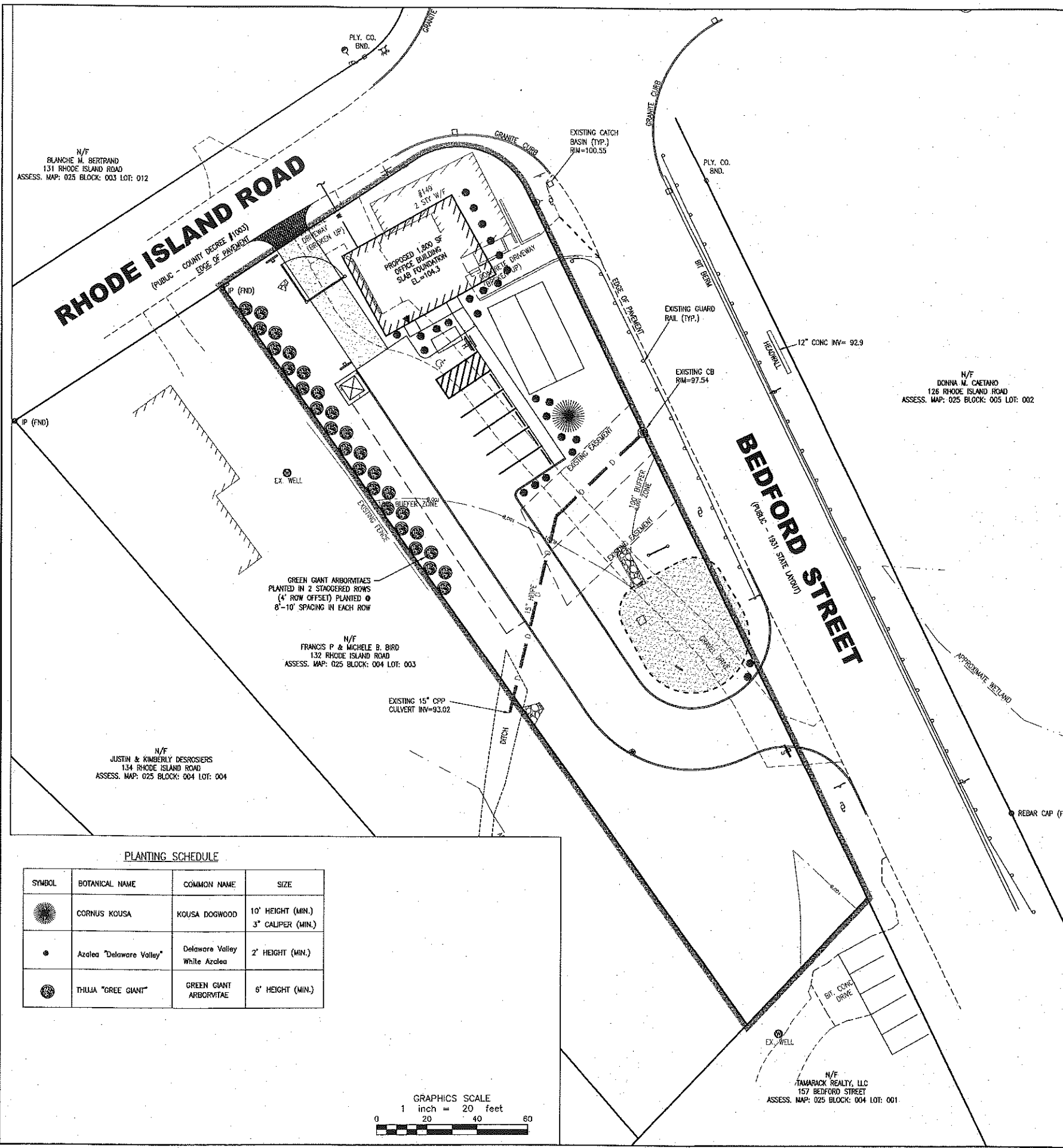
1. ALL ELEVATIONS REFER TO AN NAVD-88 DATUM. CONTRACTOR TO VERIFY BENCHMARKS FOR CONSISTENCY PRIOR TO CONSTRUCTION.
2. EXISTING UTILITIES LOCATIONS WERE TAKEN FROM AS-BUILT PLANS, DIG SAFE MARKINGS OR LOCATED IN THE FIELD. THEY ARE TO BE CONSIDERED APPROXIMATE AND MUST BE CONFIRMED BY THE SITE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DIG SAFE (1-888-DIG SAFE) PRIOR TO THE COMMENCEMENT OF WORK AND ALL UNDERGROUND UTILITY COMPANIES TO CONFIRM LOCATIONS AND ELEVATIONS.
4. ALL BENDS, CAPS AND TEES ON WATER PIPES SHALL BE INSTALLED WITH THRUST BLOCKS AND MEGA-LUG RESTRAINTS.
5. THE SITE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE PROPOSED WATER MAINS AND SERVICE LINES HAVE PROPER FROST PROTECTION AT TIME OF INSTALLATION.
6. SITE IS TO BE SERVICED BY MUNICIPAL WATER, AN ON-SITE SANITARY DISPOSAL SYSTEM, AND UNDERGROUND ELECTRIC/CABLE.
7. ALL DRAINAGE PIPE IS TO BE ADS N-12 STYLE PIPE OR APPROVED EQUAL.
8. ELECTRIC, TELEPHONE AND CABLE LINE LOCATIONS TO BE DESIGNED BY MIDDLEBOROUGH GAS AND ELECTRIC OR OTHERS.
9. PROPOSED UTILITIES AND CONSTRUCTION METHODS UNDER AREAS SUBJECT TO TRAFFIC LOADING SHALL BE INSTALLED TO WITHSTAND H-20 LOADING TRAFFIC STANDARDS. CONTRACTOR SHALL VERIFY THAT ALL STRUCTURES COMPLY TO THIS STANDARD.
10. WHERE ALL CONCRETE STRUCTURES INTERCEPT THE SEASONAL HIGH GROUNDWATER TABLE, THE CONTRACTOR SHALL SEAL THE ENTIRE STRUCTURE WITH WATERPROOF SEALER.
11. CONTRACTOR SHALL VERIFY WATER TABLE ELEVATIONS AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES FROM THE PLAN.
12. IF APPLICABLE, ANY RETAINING WALLS SHALL BE DESIGNED BY A MASSACHUSETTS REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.
13. ANY SOILS EXCAVATED FROM THE ROADWAY AREA TO BE REPLACED WITH GRAVEL BORROW MEETING THE SPECIFICATION OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION.
14. ALL WATER AND SEWER LINE CROSSINGS SHALL CONFORM WITH 310 CMR 15.00 (TITLE 5).

REV.	DATE	DESCRIPTION	BY	APP.
1.	10/02/2020	ADD EMERGENCY EXIT	RLG	JLB
2.	11/11/20	REVISIONS PER REVIEW COMMENTS	RLG	JLB
3.	12/13/20	REVISIONS PER GENERAL COMMENTS	RLG	JLB

**GRADING AND DRAINAGE PLAN**  
PROJECT SITE:  
**149 BEDFORD STREET**  
LAKEVILLE, MASSACHUSETTS  
CLIENT INFO:  
**EXPOSURE MARKETING GROUP LLC**  
139 STAPLES SHORE ROAD  
LAKEVILLE, MASSACHUSETTS

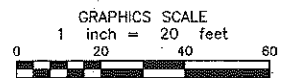
EXISTING	DESCRIPTION	PROPOSED
98	CONTOURS	72
x89.4	SPOT GRADE	+98.5
o	BOUND	
2' 7"	TEST PIT	
—	DRAIN LINE	—
⊙	DRAIN MANHOLE	⊙
⊙	CATCH BASIN	⊙
—	RETAINING WALL	—
OHW	OVERHEAD WIRES	OHW
*	LIGHT POLE	*
—	STONEWALL	—
S	SEWER MAIN	S
FSM	SEWER FORCE MAIN	FSM
—	SIGN	—
—	CHAIN LINK FENCE	—
—	HYDRANT	—
—	GAS LINE	—





**PLANTING SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	CORNUS KOUSA	KOUSA DOGWOOD	10' HEIGHT (MIN.) 3" CALIPER (MIN.)
	Azalea "Delaware Valley"	Delaware Valley White Azalea	2' HEIGHT (MIN.)
	THUJA "GREE GIANT"	GREEN GIANT ARBORVITAE	6' HEIGHT (MIN.)



**LAKEVILLE PLANNING BOARD**

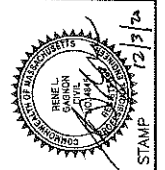
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ENDORSED: \_\_\_\_\_

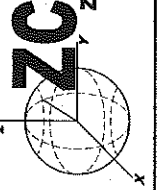
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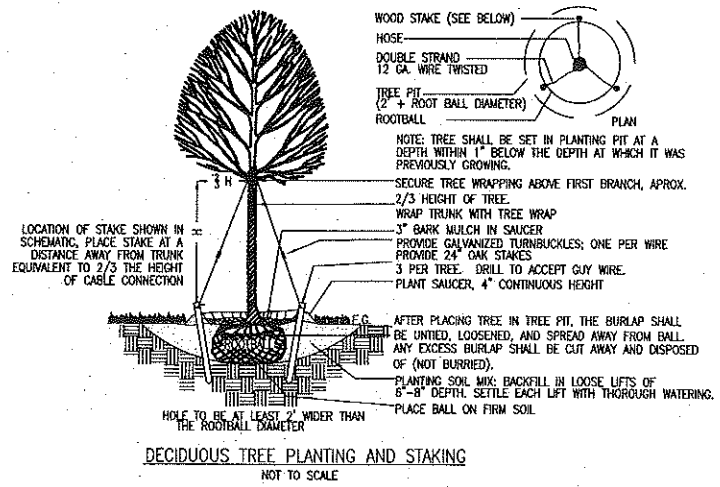
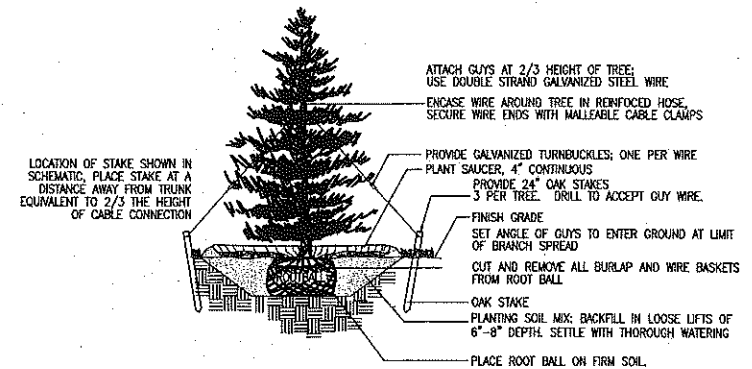
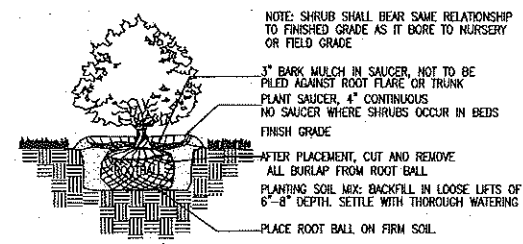


**ZCE**  
ZENITH CONSULTING ENGINEERS, LLC  
3 MAIN STREET LAKEVILLE, MA 02347  
PHONE: (508) 947-4208



REV.	DATE	DESCRIPTION	BY	APP.
1.	11/11/20	ADD EMERGENCY EXIT	RLG	JLB
2.	11/18/20	REVISIONS PER REVIEW COMMENTS	RLG	JLB
3.	12/3/20	REVISIONS PER GENERAL COMMENTS	RLG	JLB

DATE: 10/02/2020  
PROJECT NUMBER: 0234-01-01  
DRAWING SCALE: 1"=20'  
SHEET ID: V



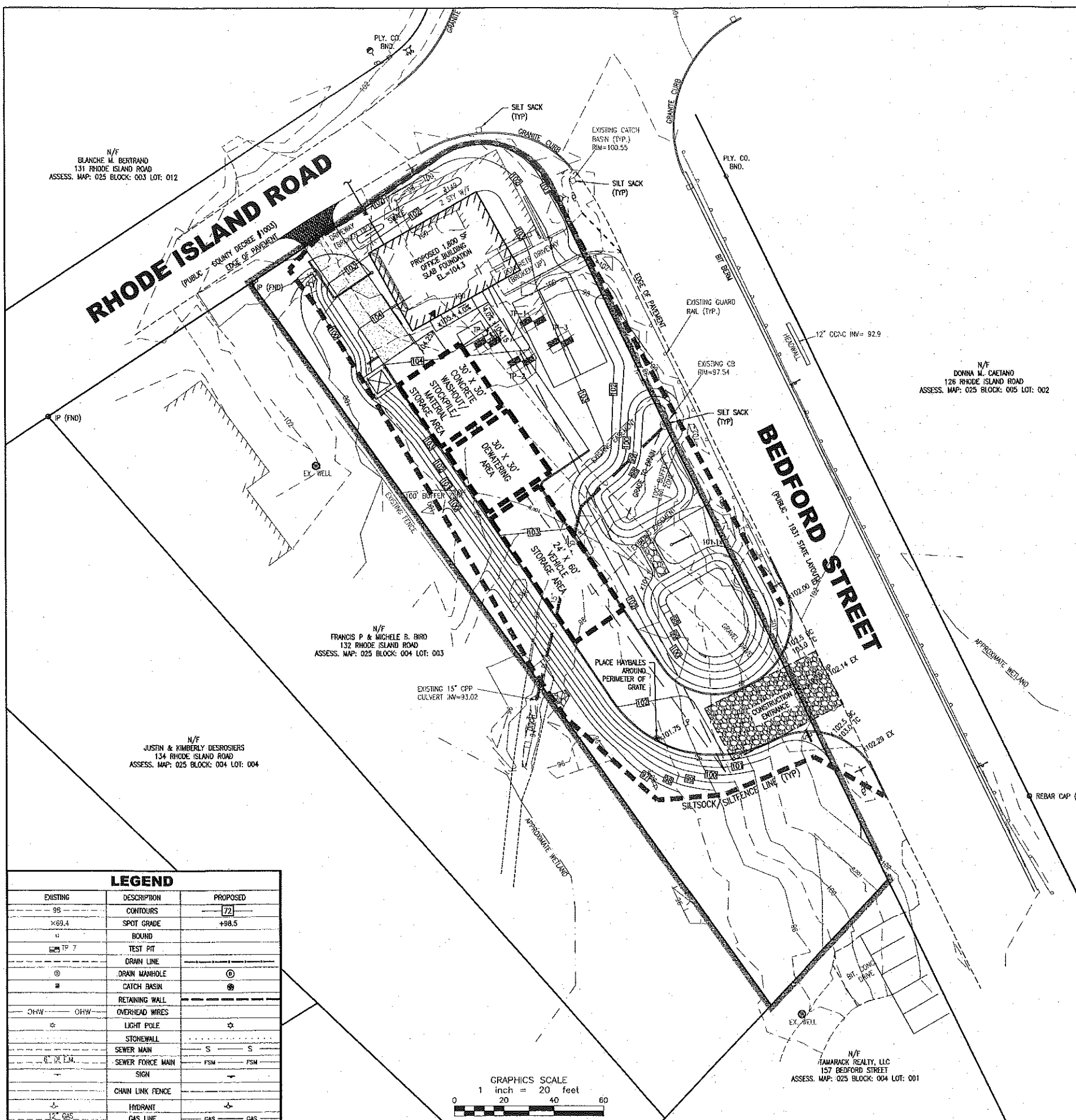
**LANDSCAPING PLAN**

149 BEDFORD STREET  
LAKEVILLE, MASSACHUSETTS  
EXPOSURE MARKETING GROUP LLC  
139 STAPLES SHORE ROAD  
LAKEVILLE, MASSACHUSETTS

SHEET NAME: \_\_\_\_\_  
PROJECT SITE: \_\_\_\_\_  
CLIENT INFO: \_\_\_\_\_

Site/Engineering Projects/Lakeville/Bedford Street/149 Bedford Street/149 Bedr-113020.dwg



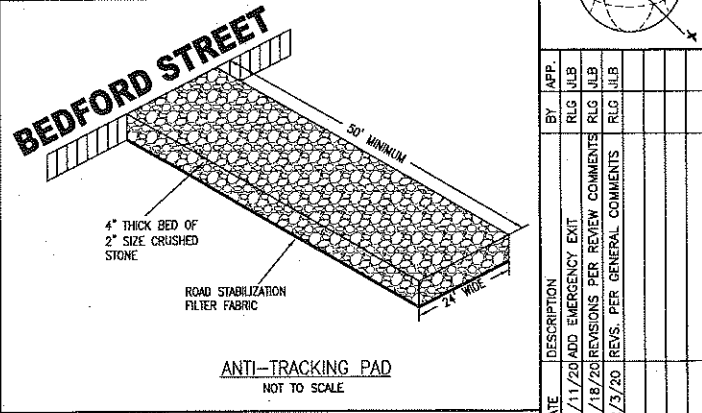
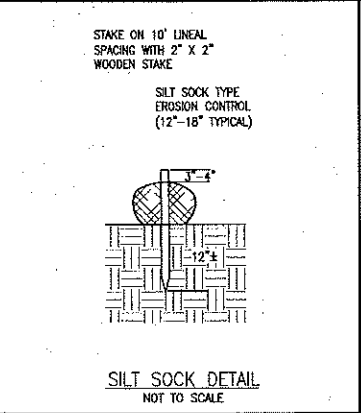


**CONSTRUCTION OPERATION AND MAINTENANCE SCHEDULE**  
 THE OPERATION AND MAINTENANCE (O&M) SCHEDULE DURING THE CONSTRUCTION PHASE IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR. THE OUTLINE BELOW SHALL BE ADHERED TO AS CLOSELY AS POSSIBLE TO ENSURE THE PROPER CONSTRUCTION AND FUNCTION OF THE DRAINAGE SYSTEM.

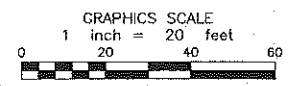
- PRIOR TO CONSTRUCTION, SILT SOCK SHALL BE INSTALLED PER THE APPROVED PLANS. THE SILT SOCK SHALL BE INSPECTED PRIOR TO A LARGE STORM EVENT TO ENSURE THAT THE EROSION CONTROL WILL FUNCTION AS REQUIRED AND FOLLOWING A STORM TO INSPECT FOR DAMAGE TO THE EROSION CONTROL ELEMENTS. ANY DAMAGE OR IMPROPER INSTALLATION THAT IS NOTICED PRIOR TO OR FOLLOWING A STORM EVENT SHALL BE PROMPTLY REPLACED OR REPAIRED IN A SATISFACTORY MANNER SO AS TO PREVENT SEDIMENT FROM BYPASSING THE EROSION CONTROL BARRIER.
- THE LIMIT OF CLEARING SHOWN ON THE APPROVED PLAN SHALL BE STRICTLY ADHERED TO. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LEVEL OF SAFETY OF STANDING TREES.
- IN CONJUNCTION WITH THE SITE CONSTRUCTION, ALL DRAINAGE STRUCTURES, INCLUDING THE INFILTRATION BASINS, SHALL BE CONSTRUCTED AND STABILIZED AS SOON AS POSSIBLE. METHODS OF STABILIZATION INCLUDE, BUT ARE NOT LIMITED TO, HYDROSEED, LOAM AND SEED, STRAW MULCH, EROSION CONTROL BLANKETS, ETC.
- THE CATCH BASINS, DRAINAGE MANHOLES, OIL WATER SEPARATORS AND FIRST DEFENSE TREATMENT UNITS SHALL BE INSPECTED WEEKLY DURING CONSTRUCTION. ANY SEDIMENT BUILDUP OF EIGHT (8) INCH DEPTH IN EITHER OF THE STRUCTURES SHALL BE PROMPTLY REMOVED BY HAND OR MECHANICAL METHODS AND ALL DEBRIS REMOVED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- THE INFILTRATION BASINS SHALL BE INSPECTED WEEKLY OR AFTER ALL RAINFALL EVENTS GREATER THAN 1/2 INCH, WHICHEVER OCCURS SOONER. ANY EROSION WITHIN THE BASINS SHALL BE FILLED AND RESTABILIZED IN A MANNER TO PREVENT FUTURE EROSION. IN ADDITION, THE OUTER PORTIONS OF THE INFILTRATION BASINS SHALL BE INSPECTED IN A SIMILAR MANNER.

**CONSTRUCTION SEQUENCE OF OPERATIONS**  
 THE FOLLOWING SEQUENCE OF OPERATIONS SHALL BE FOLLOWED TO ENSURE THE PROPER CONSTRUCTION AND FUNCTION OF THE DRAINAGE AND EROSION CONTROL SYSTEMS.

- PRIOR TO ANY EARTH DISTURBING ACTIVITIES, THE EROSION CONTROL BARRIERS CONSISTING OF SILT FENCE AND SILT SOCK SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE SITE PLANS.
- THE EXISTING TREES AND SHRUBS WITHIN THE LIMIT OF WORK SHALL THEN BE CLEARED AND GRUBBED.
- THE CONSTRUCTION PHASE OF THE PROJECT SHALL BEGIN WITH THE CONSTRUCTION OF THE INFILTRATION BASIN.
- THE AREA SHALL THEN BE FILLED AND COMPACTED IN 12 INCH LIFTS TO THE PROPOSED ROUGH GRADE.
- SIDE SLOPES THAT ARE TO BECOME LAWN IN THE FINAL CONDITION SHALL THEN RECEIVE A 4 INCH LAYER OF LOAM AND THEN BE SEEDED WITH A QUALITY HYDROSEED MIX. THOSE SLOPES THAT ARE DESIGNATED TO RECEIVE SPECIAL SLOPE STABILIZATION AS SHOWN ON SHEET EC1 SHALL BE TREATED AS DESCRIBED FOR THAT METHOD.
- THROUGHOUT THE REMAINDER OF THE CONSTRUCTION PHASE, THE ENTIRE PROJECT SITE SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER ANY RAIN EVENT GREATER THAN 1 INCH FOR INDICATIONS OF EROSION. ANY ERODED AREAS SHALL BE REPAIRED IMMEDIATELY AND STABILIZED WITH VEGETATION, GEOGRID OR ANY METHOD THE CONTRACTOR DETERMINES TO BE ADEQUATE.



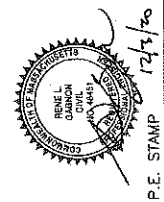
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x69.4	SPOT GRADE	+98.5
11	BOUND	
TP 7	TEST PIT	
	DRAIN LINE	
⊙	DRAIN MANHOLE	⊙
⊙	CATCH BASIN	⊙
	RETAINING WALL	
OH-W	OVERHEAD WIRES	
⊙	LIGHT POLE	⊙
	STONEWALL	
S	SEWER MAIN	S
FSM	SEWER FORCE MAIN	FSM
	SIGN	
	CHAIN LINK FENCE	
⊙	HYDRANT	⊙
12" GAS	GAS LINE	GAS



**LAKEVILLE PLANNING BOARD**

APPROVED: \_\_\_\_\_

ENDORSED: \_\_\_\_\_



**ZCE**  
**ZENITH CONSULTING ENGINEERS, LLC**  
 3 MAIN STREET LAKEVILLE, MA 02347  
 PHONE: (508) 947-4208

REV.	DATE	DESCRIPTION	BY	APP.
1.	11/11/20	ADD EMERGENCY EXIT	JLB	JLB
2.	11/18/20	REVISIONS PER REVIEW COMMENTS	JLB	JLB
3.	12/3/20	REVISIONS PER GENERAL COMMENTS	JLB	JLB

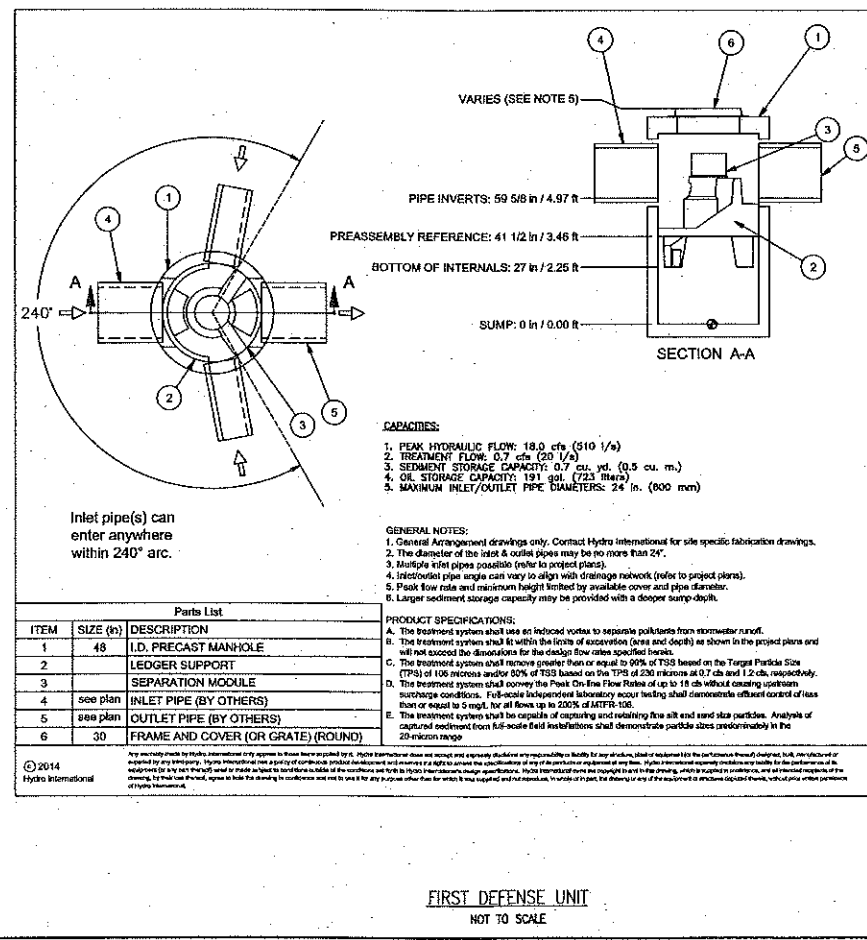
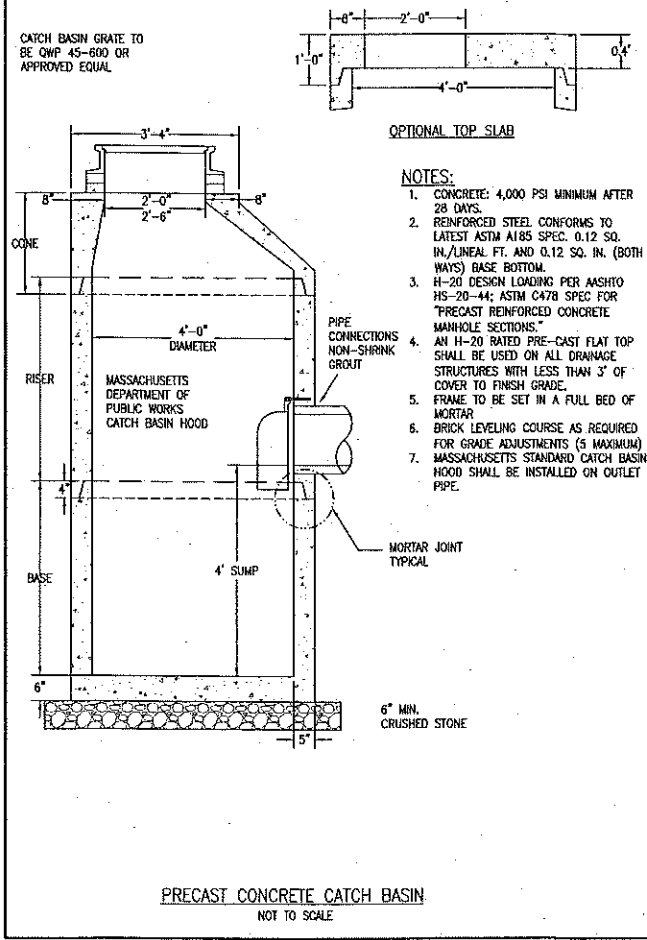
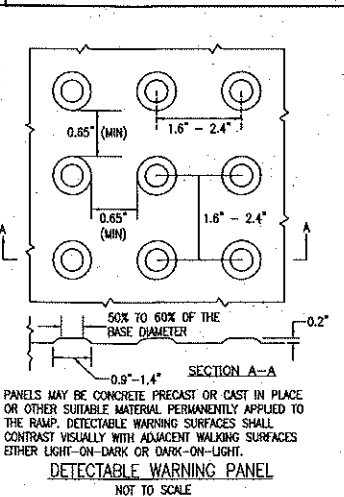
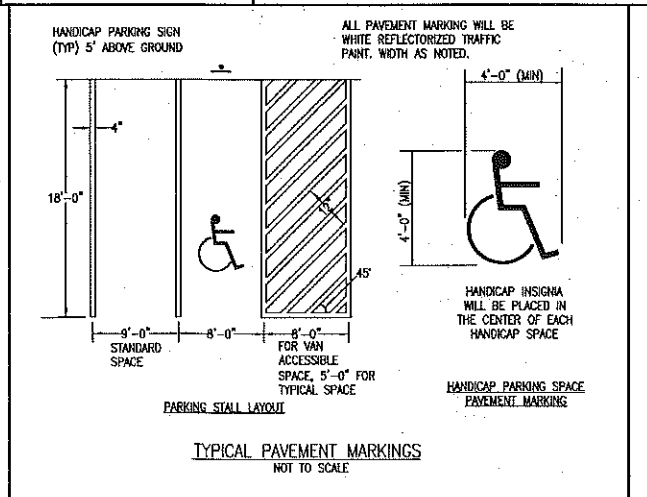
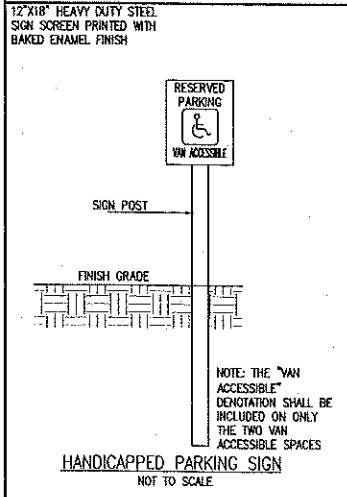
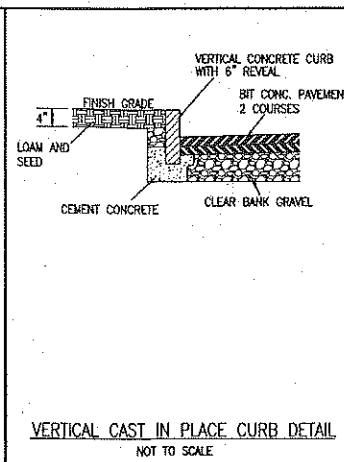
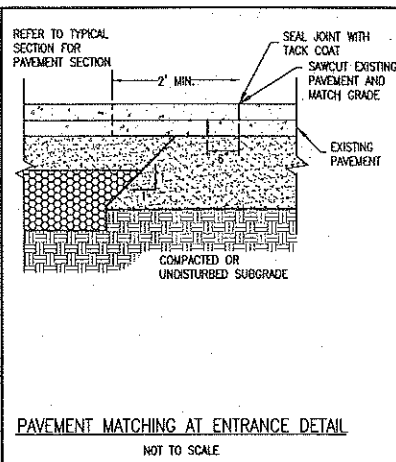
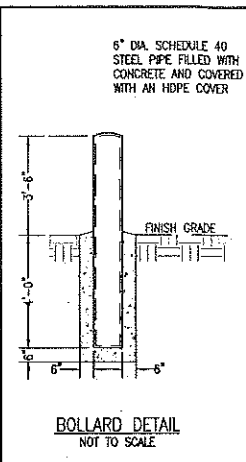
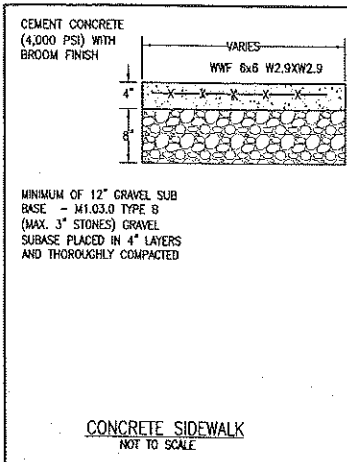
  

DATE:	10/02/2020	PROJECT NUMBER:	0234-01-01	DRAWING SCALE:	1"=20'	SHEET ID:	EC
DRAWN BY:	JLB/RMF	DESIGNED BY:	JLB/RMF	CHECKED BY:	JLB	APPROVED BY:	JLB

**EROSION CONTROL PLAN**

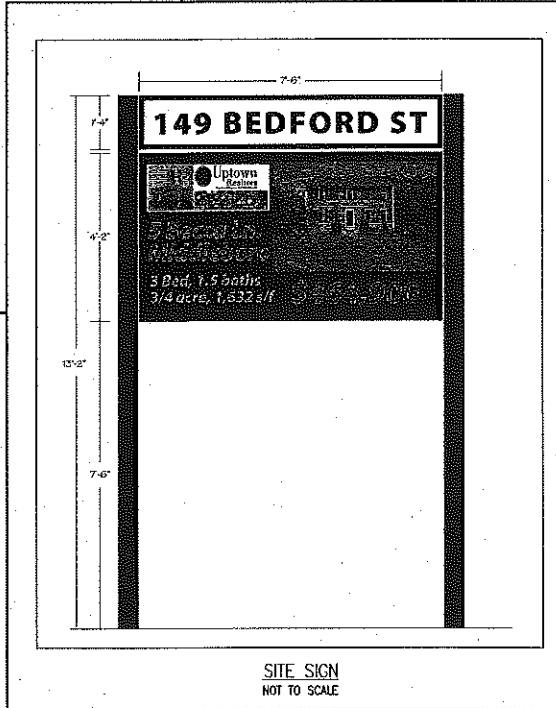
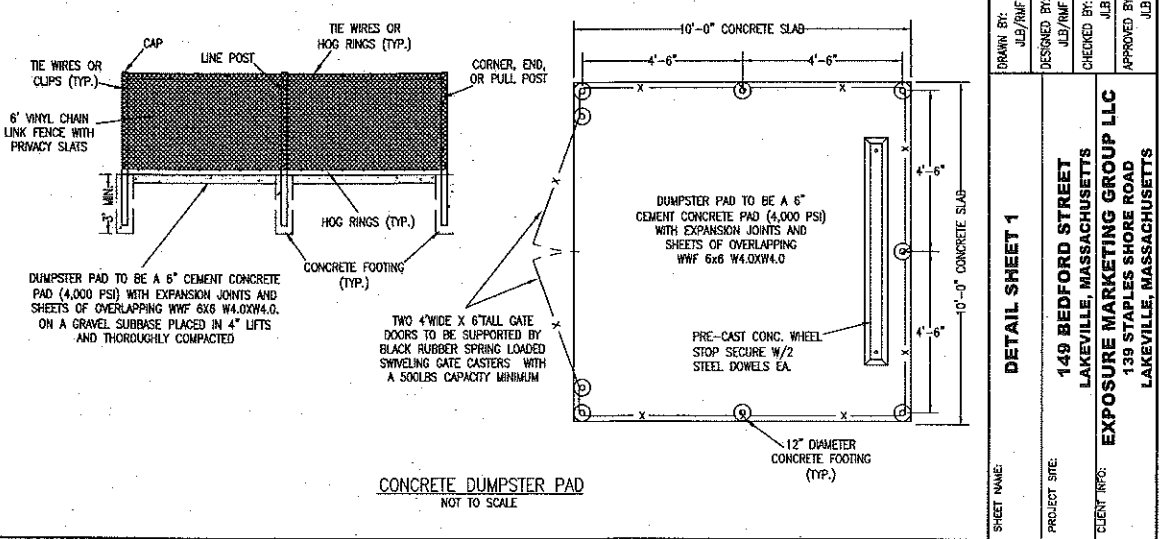
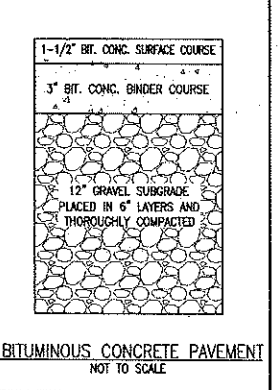
**149 BEDFORD STREET**  
**LAKEVILLE, MASSACHUSETTS**  
**EXPOSURE MARKETING GROUP LLC**  
**139 STAPLES SHORE ROAD**  
**LAKEVILLE, MASSACHUSETTS**

S:\Civil Engineering Projects\Lakeville\Bedford Street\149 Bedford Street\Drawings\Site Plan Base-113020.dwg



Hydro International

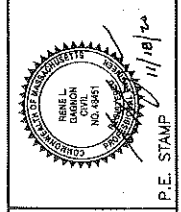
Stormwater Solutions  
94 Hutchins Drive  
Portland, Maine 04102  
Tel: (207) 756-6200  
Fax: (207) 756-6212  
stormwater@hydro-int.com



**LAKEVILLE PLANNING BOARD**

APPROVED: \_\_\_\_\_

ENDORSED: \_\_\_\_\_



**ZCE**  
ZENITH CONSULTING ENGINEERS, LLC  
3 MAIN STREET LAKEVILLE, MA 02347  
PHONE: (508) 947-4208

REV.	DATE	DESCRIPTION	BY	APP.
1.	11/11/2020	ADD EMERGENCY EXIT	RLG	JLB
2.	11/19/2020	REVISIONS PER REVIEW COMMENTS	RLG	JLB

**DETAIL SHEET 1**

149 BEDFORD STREET  
LAKEVILLE, MASSACHUSETTS  
EXPOSURE MARKETING GROUP LLC  
139 STAPLES SHORE ROAD  
LAKEVILLE, MASSACHUSETTS

SHEET NAME: \_\_\_\_\_

PROJECT SITE: \_\_\_\_\_

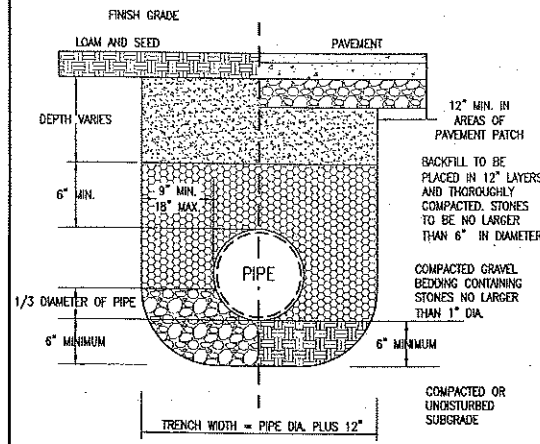
CLIENT INFO: \_\_\_\_\_

DATE: 10/02/2020

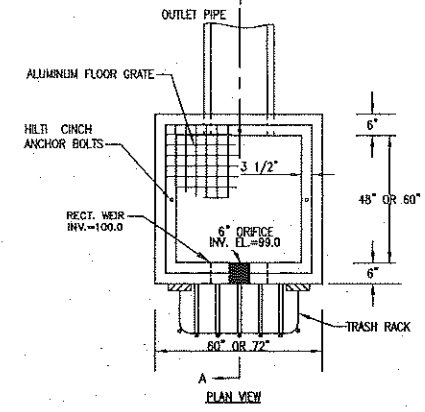
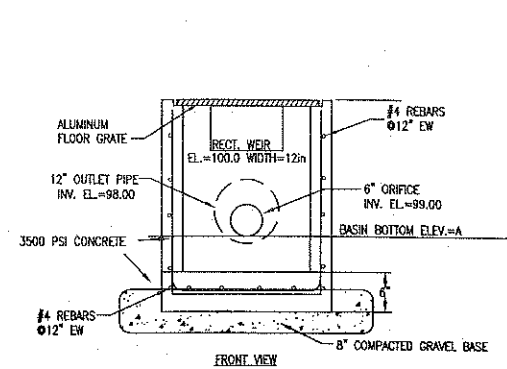
PROJECT NUMBER: 0234-01-01

DRAWING SCALE: AS NOTED

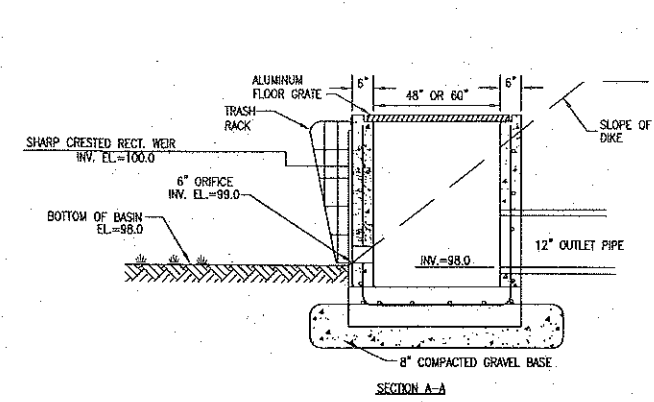
SHEET ID: D1



Drainage pipe trench detail  
NOT TO SCALE



Outlet control structure  
NOT TO SCALE



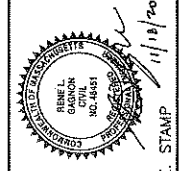
SECTION A-A

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

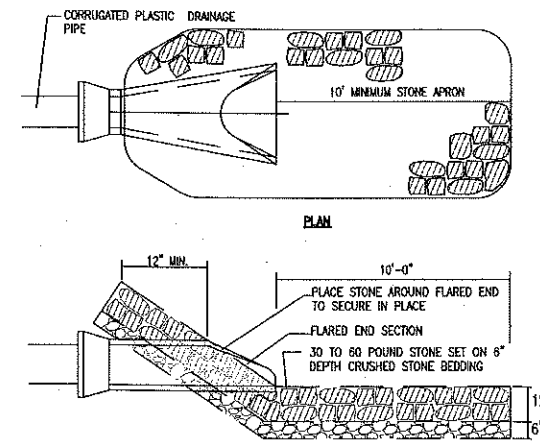
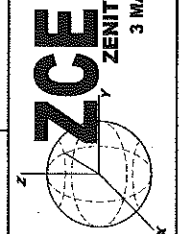
	GRADING	ANGLE FRAMES
ALUMINUM:	ASTM-B221	6063-T6
LIGHT DUTY STEEL:	ASTM-A1011	ASTM-A36
	ASTM-A510	

LAKEVILLE PLANNING BOARD

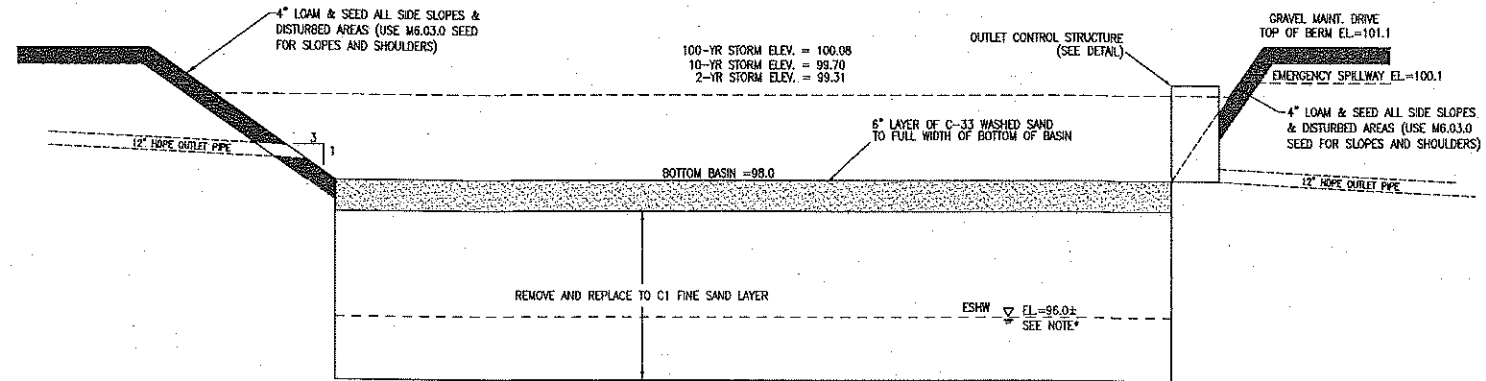
APPROVED: \_\_\_\_\_  
ENDORSED: \_\_\_\_\_



ZENITH CONSULTING ENGINEERS, LLC  
3 MAIN STREET LAKEVILLE, MA 02347  
PHONE: (508) 947-4208



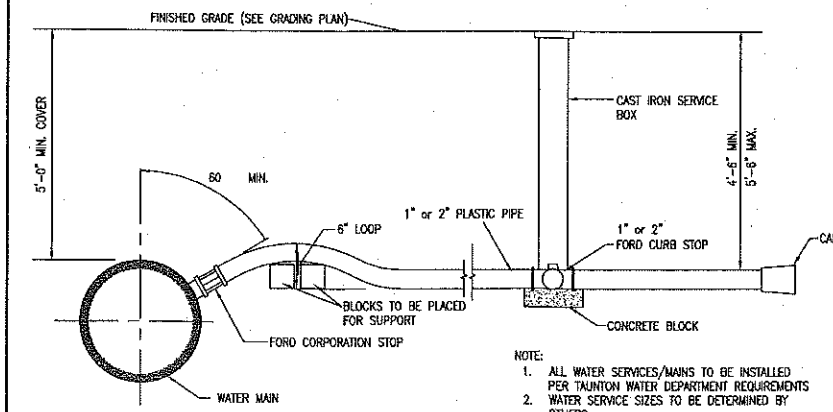
Stone apron at pipe end  
NOT TO SCALE



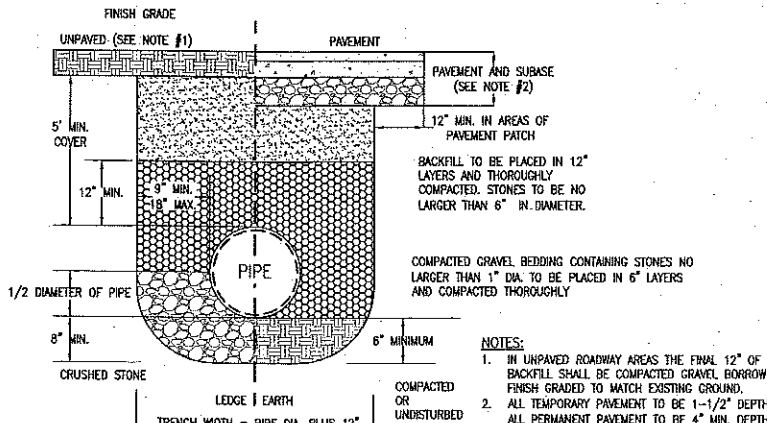
Infiltration basin cross section detail  
NOT TO SCALE

INFILTRATION BASIN NOTES:

- THE CONTRACTOR IS CAUTIONED THAT THE DETENTION BASIN IS DESIGNED TO INFILTRATE/RECHARGE STORMWATER PRIMARILY THROUGH THE BOTTOM AND SIDES OF THE BASIN. CONSTRUCTION TECHNIQUES THAT WOULD POTENTIALLY DIMINISH THE FILTRATION CAPACITY OF THE UNDERLYING SOILS ARE TO BE AVOIDED. COMPACTION AND SILTATION OF THE BASIN DURING CONSTRUCTION IS PROHIBITED.
- DO NOT UTILIZE ANY PORTION OF THE BASIN FLOOR AS A HAUL ROAD FOR MATERIAL AND HEAVY EQUIPMENT.
  - DO NOT COMPACT SOILS IN THE BASIN FLOOR.
  - DO NOT PLACE GRAVEL OR OTHER MATERIALS TO STABILIZE THE BASIN FLOOR FOR CONSTRUCTION VEHICULAR TRAVEL ACCESS.
  - STRICT COMPLIANCE WITH THE EROSION CONTROL PLAN AND THE STORMWATER OPERATIONS AND MAINTENANCE PLAN IS NECESSARY.
  - BASIN CONSTRUCTION SHALL OCCUR AT THE EARLY STAGES OF THE PROJECT CONSTRUCTION SO THAT THEY ARE FULLY VEGETATED AND STABILIZED PRIOR TO RECEIVING STORMWATER.
  - RIP-RAP IN THE FOREBAYS TO BE PLACED, NOT DUMPED. DO NOT COMPACT. DO NOT USE THE INFILTRATION BASIN AS A TEMPORARY SEDIMENT BASIN OR DE-WATERING BASIN.
  - AS PART OF THE INFILTRATION BASIN CONSTRUCTION, THE CONTRACTOR SHALL REMOVE TOPSOIL, SUBSOIL, AND OTHER UNSUITABLE SOIL THAT MAY BE ENCOUNTERED DOWN TO APPROPRIATELY DRAINING SOILS. TEST PITS SHALL BE DUG WITHIN THE INFILTRATION BASIN AREAS PRIOR TO EARTH REMOVAL OPERATIONS. THE REMOVED MATERIAL SHALL BE REPLACED BY CLEAN SAND WHICH MEETS TITLE V (310 CMR 15.255) REQUIREMENTS. AFTER THE REMOVAL OF UNSUITABLE MATERIAL AND PRIOR TO THE PLACEMENT OF THE CLEAN SAND, AN INSPECTION BY THE DESIGN ENGINEER SHALL BE COMPLETED TO CONFIRM CONDITIONS. SIEVE ANALYSIS OF THE CLEAN SAND SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL PRIOR TO PLACEMENT AND SAMPLED ONSITE BY THE DESIGN ENGINEER.



Water service connection detail  
NOT TO SCALE



Watermain trench detail  
NOT TO SCALE

SOIL LOGS:

DATE: 5-28-15  
PERFORMED BY: DARREN MICHAELIS  
WITNESSED BY: LAWRENCE PERRY, LAKEVILLE BOH

DEPTH (INCHES)	TP 1	TP 2	TP 3	TP 4
0	A SANDY LOAM 10YR 3/3	A SANDY LOAM 10YR 3/3	A SANDY LOAM 10YR 3/3	A SANDY LOAM 10YR 3/3
12	B SANDY LOAM 10YR 5/6	B SANDY LOAM 10YR 5/6	B SANDY LOAM 10YR 5/6	B SANDY LOAM 10YR 5/6
32	C1 MEDIUM SAND 2.5Y 6/3	C1 FINE SAND 2.5Y 6/3	C1 FINE SAND 2.5Y 6/3	C1 FINE SAND 2.5Y 6/3
84	C2 V.F. SAND 2.5Y 6/1	C2 SILT LOAM 2.5Y 6/1	C1 SILT LOAM 2.5Y 6/1	C1 SILT LOAM 2.5Y 6/1
120				

MOTTLING @ 36" WEEPING @ 66" STANDING @ 72" ESHW EL = 94.7 PERC DEPTH: 32"-50" PERC RATE: 4 MPI

MOTTLING @ 36" WEEPING @ 48" STANDING @ 48" ESHW EL = 95.2 PERC DEPTH: 24"-42" PERC RATE: 11 MPI

MOTTLING @ 36" WEEPING @ 54" STANDING @ 84" ESHW EL = 94.5 PERC DEPTH: NONE PERC RATE: NONE

MOTTLING @ 36" WEEPING @ 42" STANDING @ 84" ESHW EL = 95.4 PERC DEPTH: NONE PERC RATE: NONE

NOTES:

- UNLESS OTHERWISE NOTED, ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION CONSTRUCTION STANDARD DETAILS AND THE MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- WATER SUPPLY LINES SHALL HAVE A MINIMUM OF 5 FEET OF COVER AND SHALL CONFORM TO THE TAUNTON WATER DEPARTMENT AND THE TAUNTON FIRE CHIEF PRIOR TO INSTALLATION.
- THE BRAND, TYPE AND SPECIFICATIONS OF ALL WATER GATES, FITTINGS, PIPE MATERIALS AND WATER SYSTEM COMPONENTS SHALL BE APPROVED BY THE TAUNTON WATER DEPARTMENT AND THE TAUNTON FIRE CHIEF PRIOR TO INSTALLATION.
- THE BRAND, TYPE AND SPECIFICATIONS OF ALL SEWER FITTINGS, PIPE MATERIALS, AND SEWER SYSTEM COMPONENTS SHALL BE APPROVED BY THE TAUNTON SEWER DEPARTMENT PRIOR TO INSTALLATION.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE PIPE IS TO BE ADS N-12 STYLE PIPE.

DATE: 10/02/2020  
REV. DATE: 11/11/20 ADD EMERGENCY EXIT  
11/18/20 REVISIONS PER REVIEW COMMENTS

BY: JLB/JMF  
APP. BY: JLB/JMF

DESCRIPTION: 0234-01-01  
DRAWING SCALE: AS NOTED

SHEET ID: D2

PROJECT NAME: 149 BEDFORD STREET  
LAKEVILLE, MASSACHUSETTS  
EXPOSURE MARKETING GROUP LLC  
139 STAPLES SHORE ROAD  
LAKEVILLE, MASSACHUSETTS

PROJECT SITE: \_\_\_\_\_  
CLIENT INFO: \_\_\_\_\_

Sheet Name: DETAIL SHEET 2

Scale: 1/8" = 1'-0"

Scale: 1/4" = 1'-0"

Scale: 1/2" = 1'-0"

Scale: 3/4" = 1'-0"

Scale: 1" = 1'-0"

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

OFFICE OF  
ZONING BOARD OF APPEALS  
Secretary: Cathy Murray

## **Zoning Board of Appeals Meeting Schedule 2021**

Meetings of the Zoning Board will be conducted on the following dates. Currently, all meetings are held remotely at 7:00 p.m.

<b>Meeting date</b>	<b>Deadline for submittals</b>
Tuesday, 1/19/21	12/21/20
Tuesday, 2/23/21	1/22/21
Thursday, 3/18/21	2/19/21
Thursday, 4/15/21	3/19/21
Thursday, 5/20/21	4/23/21
Thursday, 6/17/21	5/21/21
Thursday, 7/15/21	6/18/21
Thursday, 8/19/21	7/23/21
Thursday, 9/16/21	8/20/21
Thursday, 10/21/21	9/24/21
Thursday, 11/18/21	10/22/21
Thursday, 12/16/21	11/19/21 *

\*Subject to change to meet holiday newspaper deadlines

Meeting dates may be added or changed at the discretion of the Zoning Board.