

# TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp  
received & posted:

*K. Murray*

LAKEVILLE TOWN CLERK  
NOV 30 PM 2:59  
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, December 15, 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: \_\_\_\_\_

## 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 twelve (12) single family residential dwellings of which three (3) units or twenty-five (25%) will be affordable to households earning up to eighty (80%) of the Area Median Income.
4. **Approve Meeting Minutes for October 20, 2022 and November 3, 2022.**
5. **Review draft meeting dates for 2023**
6. **Correspondence**
7. **Next meeting . . . Thursday, January 19, 2023 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*

#10

**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, December 15, 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

December 1, 2022 & December 8, 2022

#16

Cathy Murray, Appeals Board Clerk

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

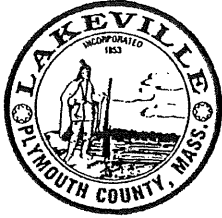
Hi Cathy,

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.

## **6.6 SIGN REGULATIONS**

### **6.6.1 Purpose**

To provide information to the public and for the identification of permitted activities from public ways, the erection and maintenance of signs shall be subject to regulation in order to preserve and enhance the visual appearance and character of the Town, to provide for the safety and general welfare of the public, and to prevent injurious and detrimental effects from the distracting demands for attention resulting from uncontrolled shapes, sizes, colors, motions, lighting, and inappropriate locations.

### **6.6.2 Permit Required**

**6.6.2.1** No sign shall be erected, altered, or relocated without a permit issued by the Building Commissioner, except as otherwise provided herein.

**6.6.2.2** The applicant proposing to erect, alter or relocate a sign shall submit to the Building Commissioner a completed sign permit application, together with the required application fee and sketches of all proposed signs. The drawings shall specify the building and sign dimensions, colors, attachment methods, location of the signs, method of illumination and any other pertinent information which may be required.

**6.6.2.3** Sign permit fees shall be determined by the Selectboard.

### **6.6.3 General Sign Regulations**

**6.6.3.1** No sign shall be located closer than ten (10) feet from the street right-of-way, and no closer than thirty (30) feet from the side or rear property lines.

**6.6.3.2** Signs shall be limited to a maximum height of twenty (20) feet as measured from the crown of the road directly perpendicular to the sign.

**6.6.3.3** Signs shall be limited in number to two (2) signs for each business or industrial establishment or company. Business or industrial sites containing more than one (1) establishment (mill outlets, shopping centers, industrial parks, etc.) shall be limited to two (2) signs per establishment, one of which shall be attached to the structure to designate the establishment within the structure, and the other attached to or part of a central common

directory sign. Business and Industrial subdivisions may have one (1) entrance sign, not being a directory sign, in addition to the above. Signs for this common directory sign and for the business and industrial subdivision entrance sign may be double-sided and a maximum of sixty-four (64) square feet in area.

**6.6.3.4** Unless permitted elsewhere in this By-Law, no sign may exceed thirty-two (32) square feet in area.

**6.6.3.5** Signs erected upon or attached to a building shall not project:

1. horizontally more than two (2) feet;
2. into or over any way;
3. above the highest part of the building, not exceeding twenty (20) feet from ground level.

**6.6.3.6** No free-standing sign shall project more than two (2) feet horizontally from its means of support.

**6.6.3.7** The colors red, green or yellow shall not be used in a manner that might confuse the meaning of stop signs, stop lights or other traffic signs.

**6.6.3.8** Freestanding signs shall have landscaping at the base.

**6.6.3.9** All Signs must be maintained, this includes awning material, lettering, lighting, and landscaping.

**6.6.3.10** Free Standing signs are permitted to have either a changeable copy sign or an electronic Message Board as part of its sign but not both.

**6.6.3.11** Wall signs shall not exceed fifteen (15%) of the area of the wall it is attached to or thirty-two (32) Square Feet whichever is less.

**6.6.3.12** Window signs shall not exceed thirty percent (30 %) of the total area of all windows and doors.

**6.6.3.13** One (1) Temporary subdivision sales sign not to exceed thirty-two (32) square feet. This sale sign shall be removed upon the issuance of occupancy permits for seventy-five percent (75%) of the subdivision.

#### **6.6.4 Exemptions**

**6.6.4.1** Flags or insignia of the United States or any political subdivision thereof or any other nation or country when not used for commercial promotion or display.

**6.6.4.2** Temporary posters, placards, or signs associated with a political campaign or current political issue associated with an election.

**6.6.4.3** Signs located on residential structures or driveways, for the primary purpose of indicating the name or names of the resident.

**6.6.4.4** For sale, lease, or rent signs on real property or the signs of real estate agents or brokers.

**6.6.4.5** Signs less than two (2) square feet designating entry and egress from parking areas, and other directional traffic control and safety-related signs.

**6.6.4.6** Normal highway control signs, hazard signs, and other State-approved highway safety signs.

**6.6.4.7** Permanent subdivision or residential development identification signs shall not exceed twelve (12) square feet. They may only be externally illuminated by spotlights and shall be set back ten (10) feet from property lines.

**6.6.4.8** One (1) sign not exceeding thirty-two (32) square feet on a building or project under construction, repair, or renovation identifying the contractor, architect, and/or owner. This sign shall be removed upon issuance of an occupancy permit for all or part of the building.

**6.6.4.9** Fuel pump information signs, only as required by State law, are allowed and shall not affect the computation of allowable number of signs or aggregate sign size on a property.

#### **6.6.5 Temporary Signs**

**6.6.5.1** Temporary exterior signs or mobile sign displays are permitted to advertise the opening of a business at a new location or to advertise a special event at its intended location.

**6.6.5.2** Such signs shall not exceed thirty-two (32) square feet in area.

**6.6.5.3** Banners or portable signs may be allowed for special events but must be removed after the event has concluded.

**6.6.5.4** No two (2) or more of such signs shall be closer than five hundred (500) feet apart.

**6.6.5.5** The combined total number of days that one (1) or more temporary signs may be displayed on the premises shall not exceed ninety (90) days in each twelve (12) month period per establishment.

**6.6.5.6** Temporary signs shall be displayed in conformance with setback requirements for all signs.

**6.6.5.7** At the end of the ninety (90) day period, the sign shall be removed by the initiative of the company, organization, or individual or their agents as indicated by the display of information.

**6.6.5.8** All such temporary signs as herein described must meet the approval of the Building Commissioner regarding safety of construction, placement, mounting, and lighting. By written notice specifying the corrections needed, the Building Commissioner shall order the immediate action of the displayer to either correct the sign or have it removed.

#### **6.6.6 Special Permits**

**6.6.6.1** Signs larger in area or higher than specified or a greater number of signs, may be granted by Special Permit of the Board of Appeals.

**6.6.6.2** A Special Permit may not be issued for signs prohibited by this by-law in Section 6.6.7.

**6.6.6.3** Changeable copy signs, electronic message board signs, and internally illuminated signs or the portion of a sign that is changeable copy, an electronic message board or internally illuminated shall require a Special Permit.

**6.6.6.4** Changeable copy signs and electronic message boards shall not exceed twelve (12) square feet. Only one (1) of these types of signs are permitted per property.



**6.6.6.5** Common Directory signs may be allowed to have one (1) additional internally illuminated panel per business not to exceed twelve (12) sq ft.

**6.6.6.6** Changeable copy signs, electronic message board signs and internally illuminated signs may not be illuminated during the overnight hours from 11:00 pm until 6:00 am, unless for a facility providing medical care or emergency services with hours of operation during these hours. In this case, the applicant can apply for a special permit to keep the sign illuminated.

### **6.6.7 General Sign Prohibitions**

**6.6.7.1** Signs, any part of which moves, flashes, or incorporates traveling or animated lights and all beacons and flashing devices whether a part of, attached to, or apart from a sign are prohibited.

**6.6.7.2** No illumination shall be permitted which casts glare onto any residential premises, or onto any portion of a way so as to create a traffic hazard.

**6.6.7.3** Any sign which is considered by the Building Commissioner, police department or fire department to be obstructive, hazardous, or dangerous because of age, damage, poor construction, or a potential danger in a severe storm must be removed immediately, but in no case later than seven (7) days following receipt of written notice from the Building Commissioner.

**6.6.7.4** No sign shall be attached to or obstruct any fire escape, fire or emergency exit; no sign shall be located as to obstruct free passage of light and air to any door, window, skylight, or other similar opening.

**6.6.7.5** No sign shall be located in such a way that it prevents the driver of a vehicle from having a clear and unobstructed view, from an adequate and safe distance, of any official sign or approaching traffic.

**6.6.7.6** Roof mounted signs that are taller than two (2) feet or extend over the peak of the roof.

**6.6.7.7** No sign shall be attached to utility poles, trees, or traffic control signs or devices, except for public event banners or flags.

**6.6.7.8** Portable Signs except for Temporary signs.

**6.6.7.9** Electronic message boards or the electronic message board portion of a sign that exceeds twelve (12) Square feet.

**6.6.7.10** Changeable copy signs or the portion of a sign that is changeable copy that exceeds twelve (12) square feet.

**6.6.7.11** Electronic Outdoor Advertising Signs.

**6.6.7.12** Internally illuminated signs greater than twenty-four (24) square feet.

**6.6.7.13** Free Standing signs exceeding thirty (30) feet in Height.

**6.6.7.14** Signs not located at the location of the business or off premise signs.

#### **6.6.8. Removal of signs**

**6.6.8.1** Any sign which is insecure, in danger of falling over, or is deemed unsafe by the Building Commissioner shall be removed.

**6.6.8.2** Abandoned signs shall be removed by the sign permit holder and/or the owner of the building or premises at which the abandoned sign is located within ninety (90) days from the date the sign became abandoned.

#### **6.6.9 Nonconforming Signs**

**6.6.9.1** A lawfully existing non-conforming sign may have its surface and support renewed or replaced with new material without applying for a new permit if the replacement or renewal is for the same business and has the same dimensions, and same location of the existing sign.

**6.6.9.2** All non-conforming signs shall be removed or shall be altered so as to conform with the following provisions:

1. When the nature of the business changes and the sign is changed or modified in shape, size; or

2. When the name of the business changes and the sign is changed or modified in shape, or size.

6.6.9.3 Any abandoned sign shall not be reestablished except in conformance with this bylaw.

**6.6.10 Administration, Violations, Appeals**

6.6.10.1 It shall be the duty of the Building Commissioner to administer this By-Law.

6.6.10.2 Violations of the Sign By-Law shall be enforced in accordance with Section 8.0 of these By-Laws.

6.6.10.3 Appeals of any decision taken by the Building Commissioner shall be made in accordance with Section 8.0 of these By-Laws.

*(Adopted May 16, 2022; approved by Attorney General October 19, 2022)*

file

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 [checked] business industrial (zone)

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

Map 062 Block 003 Lot 006

Petitioner is: owner tenant [checked] licensee prospective purchaser

Nature of Relief Sought: [checked] Special Permit under Section (s) 6.6.3, 6.6.3 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 Handwerker Sign Design Telephone: 508-245-7781

Owner Signature: (If not petitioner) 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

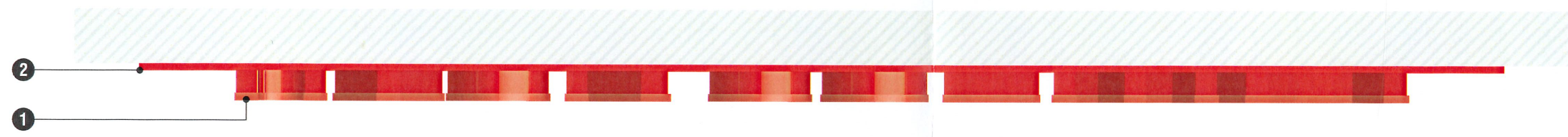
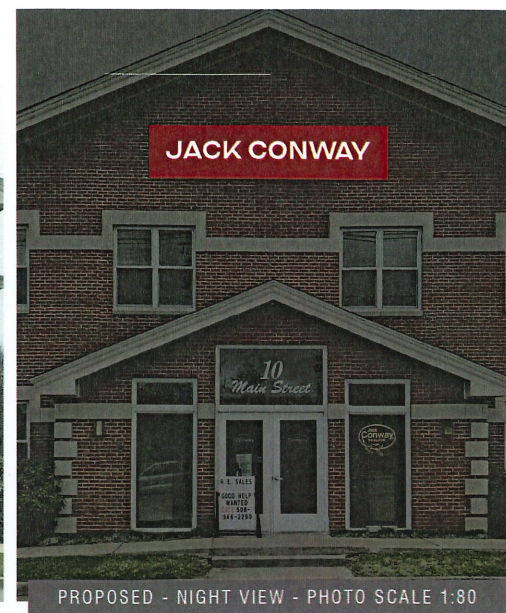
10 Main St

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



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

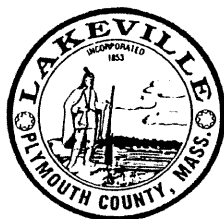
SCALE 10%

SHEET  
G01.00

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#20

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, December 15, 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

December 1, 2022 & December 8, 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:

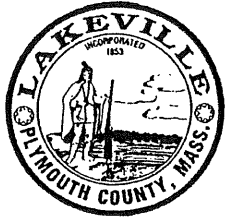
We received a copy of the Petition for Hearing for 17 Dunbar Rd. The Board of Health does not have any objections to the proposed deck, providing it does not come within 5 ft of the septic system, but our records show that there was not a Title 5 inspection done at the sale of the home in 2017. This 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" RECEIVED 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

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: 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):

- 2<sup>nd</sup> 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.

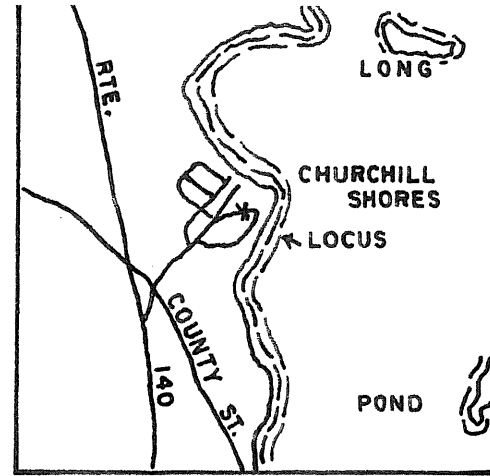
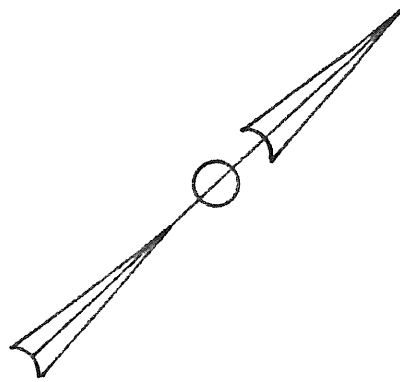
David Chosid



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

JANET GROSS & CAROL PERRY  
BK. 41202 PG. 223

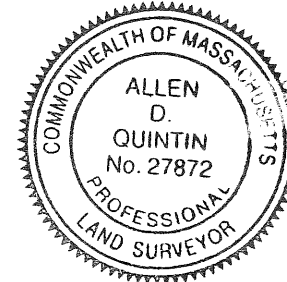
ROLAND GONCALVES & JEANNE M.  
KINSELLA  
BK. 26168 PG. 250



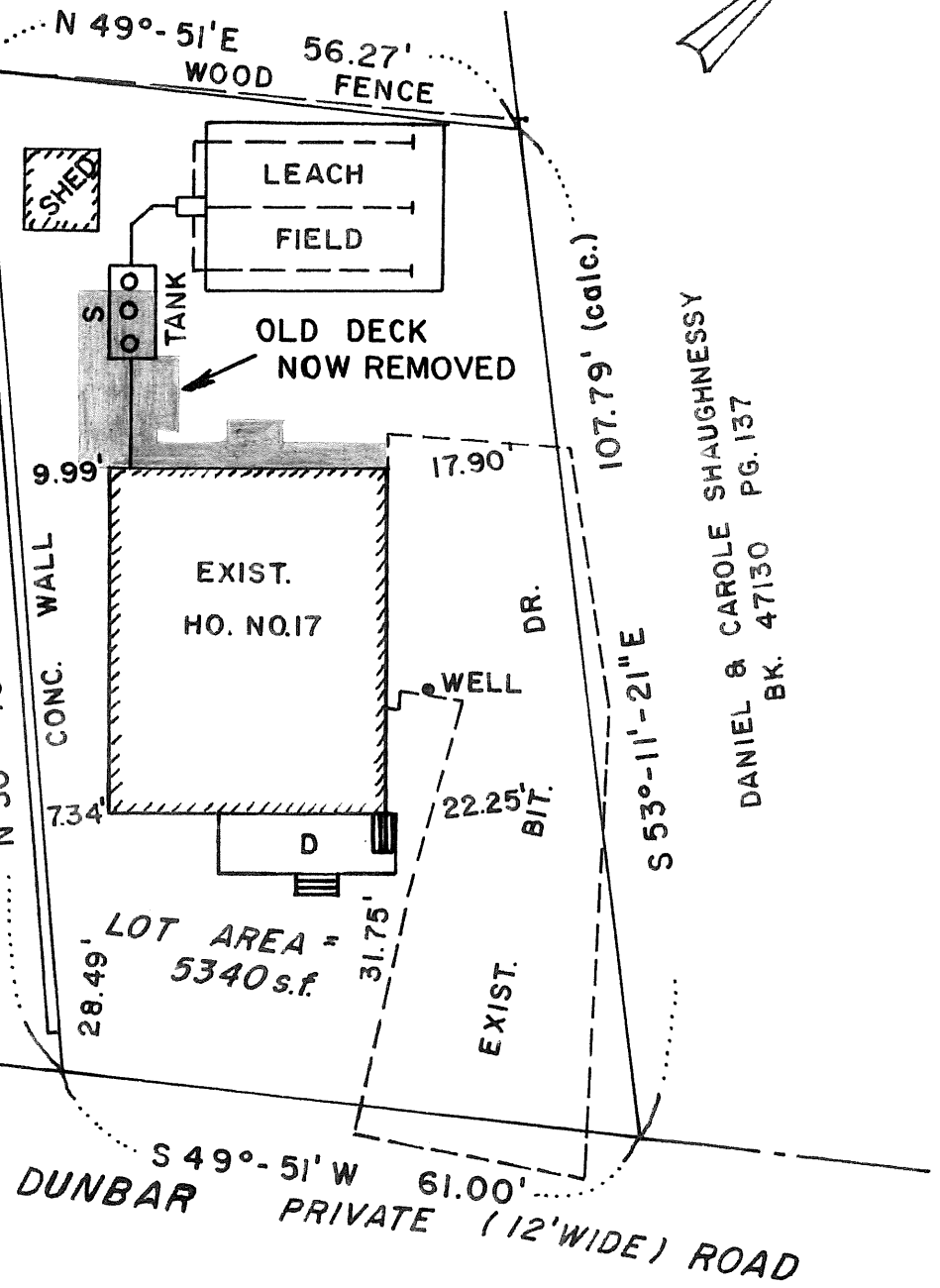
LOCUS MAP

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

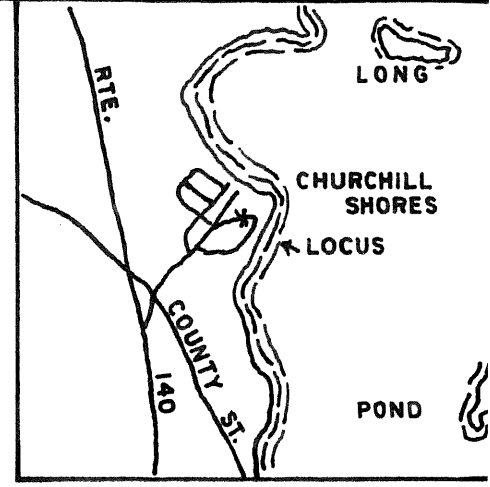
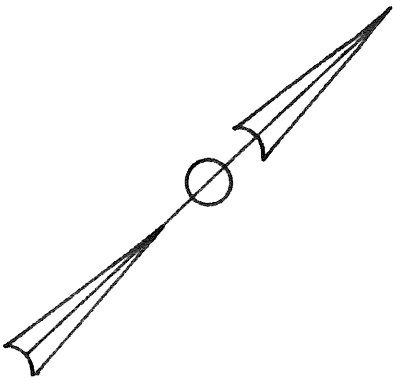
SCALE 1"=20' OCT. 20, 2022

ALLEN D. QUINTIN, P.L.S.

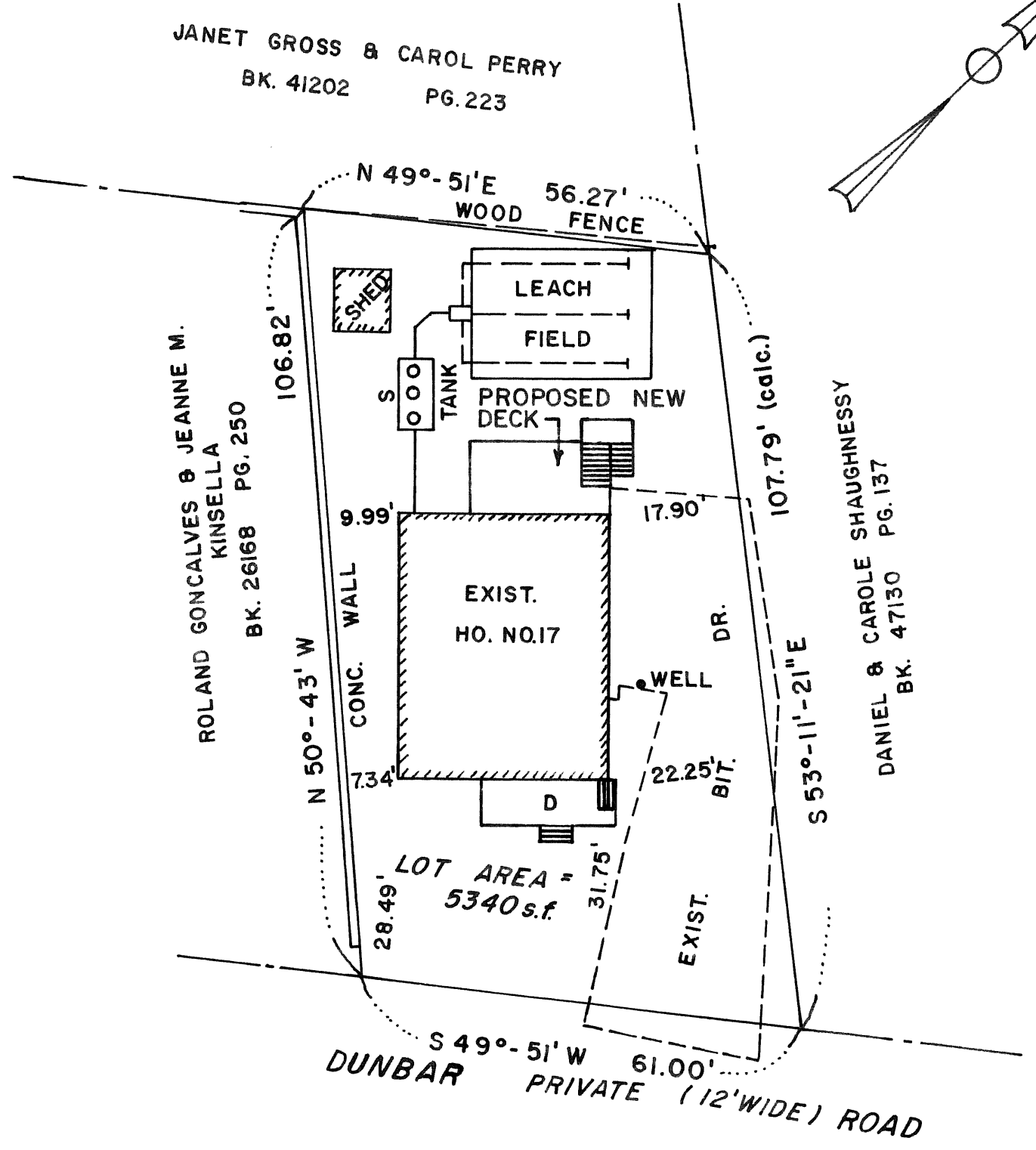
28 COSTA ST. N. DARTMOUTH, MA.

JANET GROSS & CAROL PERRY  
BK. 41202 PG. 223

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



LOCUS MAP



DANIEL & CAROLE SHAUGHNESSY  
BK. 47130 PG. 137

LOT COVERAGE 46.42 %  
DEED REF. 48143 / 230



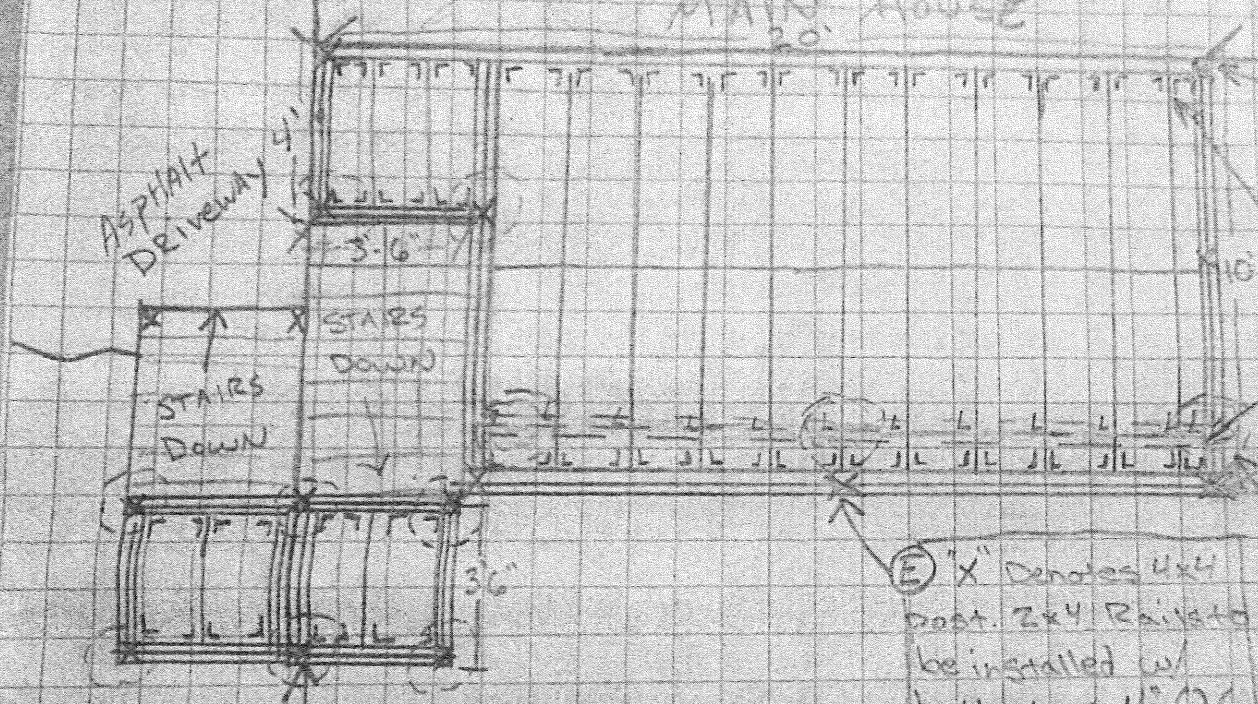
*Allen D. Quintin*  
10/21/22

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.

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

☐ = 1 FOOT

MAIN DECK



Building Specs

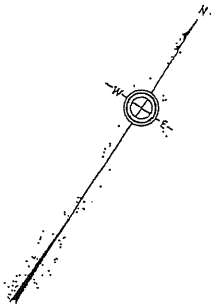
- ④ 2x8 PT Ledger Through bolted every 16" staggered to existing beam
- ③ All Joists Fastened 2x8 Simpson Joist hangers. Corners Fastened with Simpson L70 clips.
- ⑥ 2x8 Joists Fastened with Simpson hanger clips to DBL 2x8 girder below
- ⑦ 4x4 PT posts attached to girder below using Simpson BLSZ-2/4 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 R.D. Drilled into Concrete.

⑤ "X" Denotes 4x4 Post. 2x4 Rail to be installed w/ ballusters 4" O.C. 2" handrail to be installed above rail for code compliance

⑧ DBL 2x10 Rim beam, with lower platform attached w/ 5" Ledger lock screws

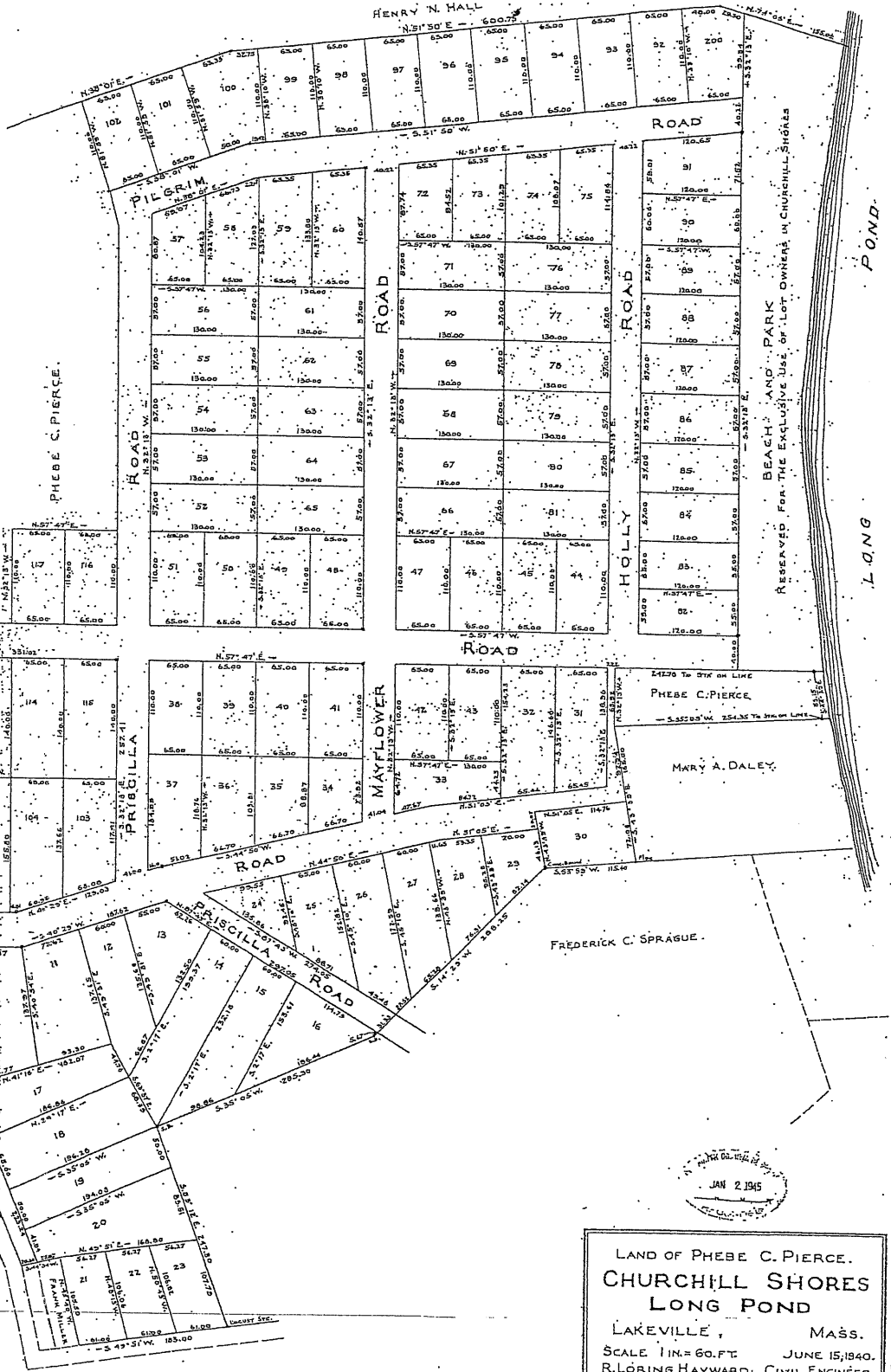
Old Deck





HENRY N HALL

PHEBE C. PIERCE



RESERVED FOR THE EXCLUSIVE USE OF LOT OWNERS IN CHURCHILL SHORES

LONG POND

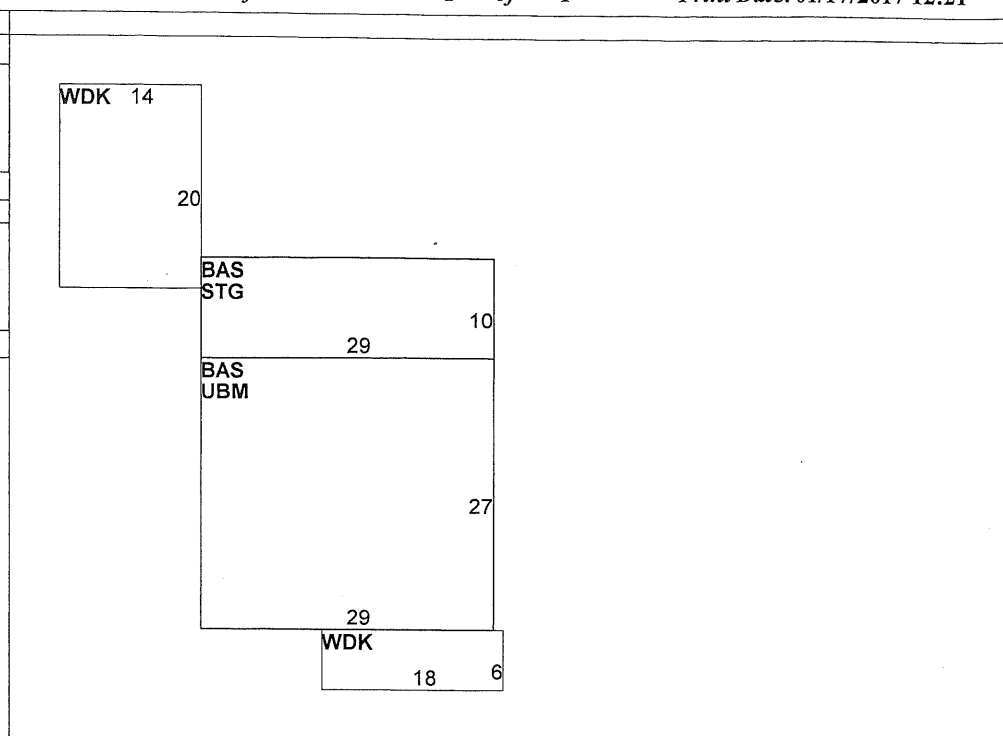
JAN 2 1945

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		1		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	
<b>Ttl. Gross Liv/Lease Area:</b>		<b>1,073</b>	<b>2,534</b>	<b>1,433</b>		<b>151,037</b>	





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
<b>SUPPLEMENTAL DATA</b>						<b>VISION</b>			
Other ID: 039-005-014-R		Foundation CONCRETE							
GIS ID: F_804616_2754311		ASSOC PID#							
<b>Total</b>								<b>205,800</b>	<b>205,800</b>

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									
<b>Total:</b>								<b>190,200</b>	<b>Total:</b>	<b>181,100</b>	<b>Total:</b>	<b>165,500</b>				

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
<b>Total:</b>							

This signature acknowledges a visit by a Data Collector or Assessor

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

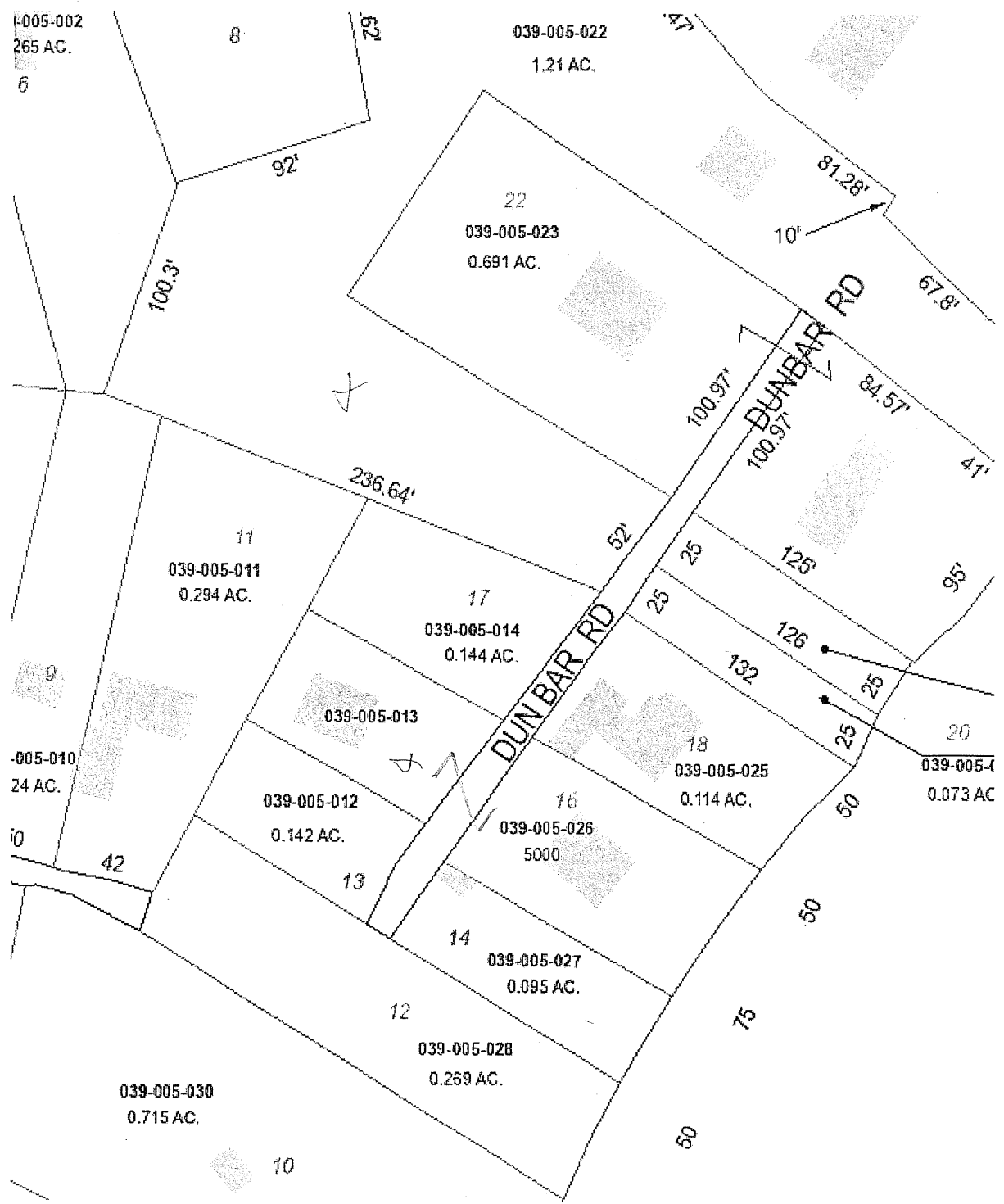
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	110,300
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,900
Appraised Land Value (Bldg)	93,600
Special Land Value	0
Total Appraised Parcel Value	205,800
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>205,800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

**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 v	
									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				
1	1010	Single Fam					6,292 SF	13.90	1.0000	5	1.0000	1.00	160	1.07					
<b>Total Card Land Units:</b>													<b>0.14 AC</b>	<b>Parcel Total Land Area:</b>		<b>0.14 AC</b>	<b>Total Land Value:</b>		<b>93,600</b>

Field Card for Dan's



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) 847-5642

947.5642

AS BUILT PLAN  
FOR

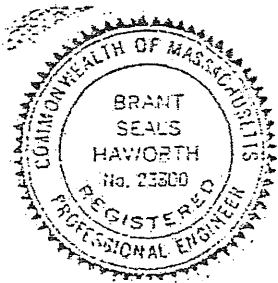
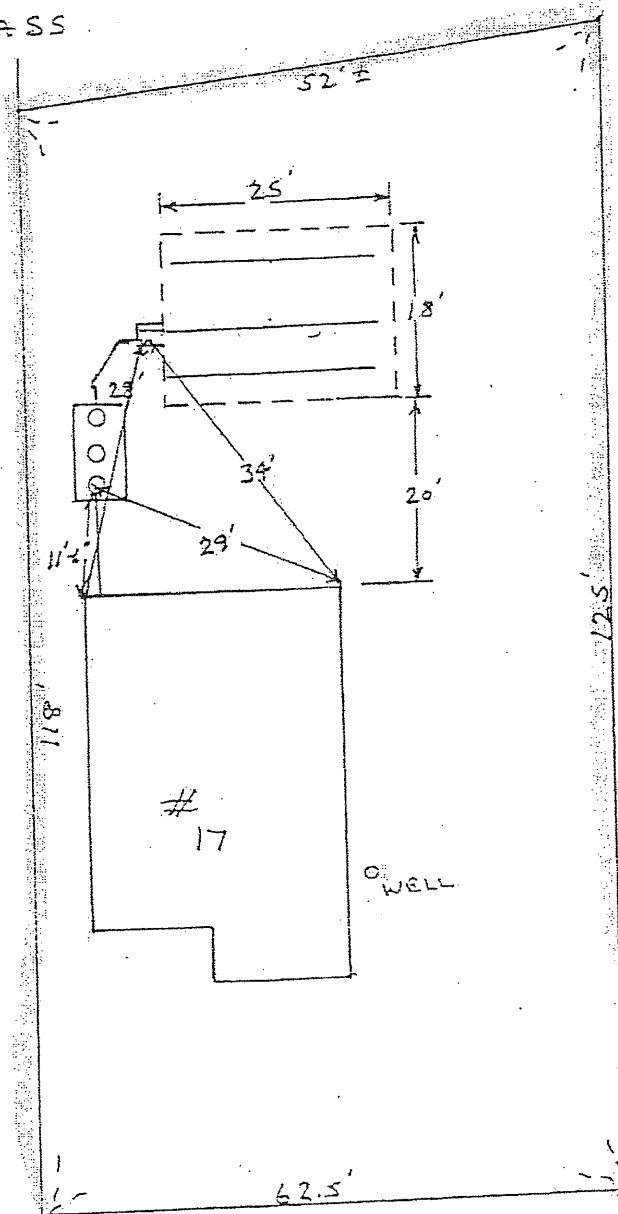
FRED MUEHL  
17 DUNBAR RD  
LAKEVILLE, MASS.

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 " "	89.2'
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.

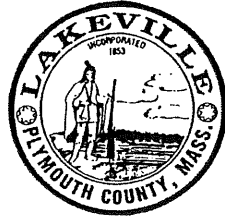
Sincerely,

 10/14/2022

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

# 30

**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 40B, as amended, will conduct a public hearing on Thursday, December 15, 2022, at 7:00 P.M. in the LAKEVILLE PUBLIC LIBRARY, 4 PRECINCT STREET, upon the petition of **North Bedford Crossing LLC** for a **Comprehensive Permit** pursuant to **M.G.L., Chapter 40B** to construct twelve (12) single family residential dwellings of which nine (9) will be sold as market rate units and three (3) will be sold as affordable units to households earning up to eighty (80%) of the Area Median Income, in accordance with applicable state regulations and guidelines. The project will be located at **109 Bedford Street** and shown on Lakeville Assessor's Map 025, Block 003, Lot 021.

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

December 1, 2022 & December 8, 2022

#3b

RECEIVED  
NOV 29 2022  
BOARD OF APPEALS

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

November 29, 2022

Town of Lakeville  
Zoning Board of Appeals  
Attention: Mr. John Olivieri, Jr., Chairman  
346 Bedford Street  
Lakeville, MA 02347


Re: Comprehensive Permit Application  
North Bedford Crossing ("Project")  
109 Bedford Street, Lakeville, MA  
Board of Assessors Map 025 Block 003 Lot 021

Dear Mr. Olivieri:

This office represents North Bedford Crossing, LLC ("LLC"). As discussed at the October 20, 2022 meeting with the Zoning Board of Appeals, the LLC has revised the project and reduced the number of proposed units from twenty (20) to twelve (12). The revised project will be twelve (12) three-bedroom, single family residences with attached garages. Three (3) of the units (or twenty-five (25%) percent) will be affordable to households earning up to eighty percent (80%) of the Area Median Income, in accordance with applicable regulations and guidelines. Nine (9) units will be sold as market rate units. Zenith Consulting Engineers, LLC has submitted revised site plans and revised drainage calculations. Elevations and floor plans of the proposed houses have also been submitted.

Accompanying this letter, is an updated request for waivers and an updated site tabulation sheet.

Should you have any questions or comments, please do not hesitate to contact me.

Very truly yours  
  
Michael P. O'Shaughnessy

**North Bedford Crossing – List of Requested Waivers  
November 29, 2022**

TOWN OF LAKEVILLE ZONING BYLAWS 1994 Revision with Amendments Through May 16, 2022)			
BY-LAW	SUBJECT	REQUIREMENT	WAIVER REQUEST
<u>Section 2.0 Definitions</u>			
2.0	Frontage	That portion of a lot which is bounded by the street line or way, the sidelines and the minimum building setback line. The frontage must be suitable for development of an access route or driveway to the building site.	Waive minimum lot width requirement at building setback
<u>Section 5.0 Intensity Regulations</u>			
5.1	Residential Dimensional Requirements	Min Lot Area 70,000 SF Frontage 175 feet Front Yard Setback 40 feet Side Yard in feet - 20 feet Rear Yard setback- 20 feet Max. Percentage of Land Covered by structures, parking and paved areas – 25%	Waive minimum lot size, frontage and side yard setbacks and allow the following:  <u>Lot 1</u> Lot Area – 13,079 square feet Frontage – 142.44 +/- Front Yard setback – 39 feet Side Yard setback – 12 feet Rear Yard setback – 19 feet  <u>Lot 2</u> Lot Area – 10,653 square feet Frontage – 84.59 +/- Side Yard setback – 12 feet Rear Yard setback – 19 feet Lot Coverage – 30%  <u>Lot 3</u> Lot Area – 11,586 square feet Frontage – 102.39 +/- Side Yard setback – 10 feet  <u>Lot 4</u> Lot Area – 9,837 square feet Frontage – 63.89 +/- Side Yard setback – 10 feet Lot Coverage – 33%



			<p><u>Lot 5</u>  Lot Area – 10, 024 square feet  Frontage – 64.83 +/-  Side Yard setback – 10 feet  Lot Coverage – 27%</p> <p><u>Lot 6</u>  Lot Area – 9,864 square feet  Frontage – 64.11 +/-  Side Yard setback – 10 feet</p> <p><u>Lot 7</u>  Lot Area – 10,047 square feet  Frontage – 65.01 +/-  Side Yard setback – 10 feet</p> <p><u>Lot 8</u>  Lot Area – 12,035 square feet  Frontage – 156.60 +/-  Front Yard setback – 12 feet  Side Yard setback – 10 feet</p> <p><u>Lot 9</u>  Lot Area – 9,978 square feet  Frontage – 128.41 +/-  Front Yard setback – 12 feet  Lot Coverage – 30%</p> <p><u>Lot 10</u>  Lot Area – 9,446 square feet  Frontage – 27.81 +/-  Side Yard setback – 10 feet  Rear Yard setback – 18 feet  Lot Coverage – 34%</p> <p><u>Lot 11</u>  Lot Area – 11,620 square feet  Frontage – 51.00 +/-  Lot Coverage - 32%</p>
--	--	--	--

			<u>Lot 12</u> Lot Area – 22,496 square feet Front Yard setback – 30 feet Side Yard setback – 11 feet
5.1.2	Front Yard Circle	No dwelling, building or structure having permitted use in any district shall be erected on a lot unless the lot has an area within its bounds which encompasses a front yard circle with a minimum diameter of 160 feet and within which the frontage, or frontage at the required set back must pass.	Waive front yard circle requirement for all lots
5.2.2	Footnotes to Intensity Requirements	Any portion of a lot which is less than fifty (50) feet in width or depth when measured from any point on a property sideline to any other point on an opposite sideline shall not be included in the determination of the required minimum area and/or frontage	Waive in its entirety for all lots
<b>SECTION 6.7 SITE PLAN REVIEW</b>			
6.7.3	Site Plan Review	Applicants for a building permit for new construction of or for modification or addition to any residential structure which will disturb more than 43,560 square feet of ground shall submit three (3) copies of a site plan as described herein to the Town Clerk for Planning Board approval. Failure of the Planning Board to act within twenty-one (21) days of receipt of a site plan shall be deemed lack of opposition thereto.	Waive in its entirety. Under G.L. c. 40B, the Zoning Board of Appeals acts as the Planning Board. Additionally, the Zoning Board of Appeals will undertake site plan review as the issuing authority for a comprehensive permit.

**TOWN OF LAKEVILLE ZONING BYLAWS RULES AND REGULATIONS OF THE PLANNING BOARD**  
 revised through January 26, 2016

SUBJECT	REQUIREMENT	WAIVER REQUEST
<b>Section IV Design and Construction Standards</b>		
A.5	General – Grade Stakes The context of work required is as shown upon approved plans, and is in compliance with the Standard Cross Section Plans. Stakes shall be set which will indicate the exact amount of cut or fill.	Waive grade stake requirements
A.6	General – Completion of Construction As each construction operation is completed, it shall be approved by the proper Town authority prior to starting work on the succeeding operation.	Waive – inspection of the work to be coordinated with the planning department.
B.1.c	Access to Adjacent Properties Provision satisfactory to the Planning Board shall be made for the proper projection of streets or for access to adjoining property, whether or not subdivided	Waive in its entirety.
B.1.d	Reserve Strips Reserve strips prohibiting access to streets or adjoining property shall not be permitted, except where, in the opinion of the Planning Board, such strips shall be in the public interest.	Waive in its entirety.
B.2.a	Alignment Street jogs with centerline offsets of less than one hundred and fifty feet (150') shall be avoided	Waive – Allow a street jog of greater than 150 feet
B.2.b	Alignment The minimum horizontal centerline radii of streets shall be as follows: Minor Streets - One Hundred and Fifty Feet (150')	Waive – Allow the minimum horizontal centerline radii to be less than 150 feet
B.3.a	Width The minimum width of any street right-of-way, including dead-end streets, shall be fifty feet (50').	Waive. Allow Street right of way to be 30 feet
B.4.c	Grade Where changes in grade exceed one percent (1%), vertical curves, as required by the Board will be provided; and where a grade is five percent (5%) or greater within one hundred and fifty feet (150') of the intersection of street right-of-way lines, there shall be provided in a residential subdivision a leveling area of at least seventy-five feet (75') with a maximum grade of three percent (3%), and in all other subdivisions, a leveling area of at least two hundred feet (200'), with a maximum grade of two percent (2%); <b>and at all other intersections there shall be a leveling area of at least fifty feet (50').</b>	Waive leveling area requirement at intersection of roadway and Bedford Street
B.5.a	Dead-End-Streets For the purposes of this section, any proposed street which intersects solely with a dead-end street shall be deemed to be an extension of the dead-end street. Dead-end streets and their extensions, if any, shall not be longer than seven hundred and fifty feet (750').	Waive 750-foot dead end roadway length limitation and allow roadway to be 912.30 feet in length

B.5.b	Dead-End-Streets	Dead-end streets shall be provided at the closed end with a turn-around having an outside roadway diameter of at least one hundred twenty (120') feet and a property line diameter of at least one hundred forty (140') feet unless otherwise specified by the Planning Board. If the dead-end street is not intended to connect with another street at some future point in time, the Planning Board may, at its option, require a minimum outside roadway diameter of one hundred sixty (160') feet. A property line diameter of one hundred eighty (180') feet and the placement of a circular landscape island with minimum radius of forty (40') feet at the center of the turn-around	Waive requirement of a cul de sac at the end of a dead end way and allow hammer head style turnaround around between lot 8 and lot 9.
B.7.a	Curbs and Berms	Bituminous concrete berms and curbs of six inches (6") in height shall be provided along each side of the roadway where there are sidewalks. All other roadways without sidewalks except where granite curbs shall be provided, shall have eighteen inch (18") flat berm, one (1) layer two and one-half inch (2 and ½") Bituminous concrete:  at intersections along the roadway the distance of the arcs of the curves plus a straight section at each end of eight feet (8'). Granite curb shall be type SB sloped edging. (Subsection M9.04) along each edge of a roadway where the grade exceeds five percent (5%).  on the inner side of all curves with a radius less than two hundred and fifty feet (250'). The elevation of the curb shall be seven inches (7") higher than the gutter line.	Waive Allow cape cod style berms as per the curb detail as shown on the project plans  Waive 7" minimum elevation at gutter line
B.7.c	Curbs and Berms	The profile of the berm is subject to Planning Board approval.	Waive in its entirety. Under G.L. c. 40B, the Zoning Board of Appeals acts as the Planning Board.
B.8.a	Sidewalks	Sidewalks shall be constructed within the subdivision.	Waive sidewalk requirement
B.8.b	Sidewalks	The sidewalks shall extend the full length of the street and shall be of the following widths: Along all Streets Five feet (5') On one side Except around a cul-de-sac a sidewalk need be provided on one (1) side only, the exterior side.	Waive in its entirety
B.8.c	Sidewalks	Bituminous concrete sidewalks shall have a minimum thickness of two 1.1/2 courses each after compression.	Waive in its entirety
C.2	Utilities -Installation	Water Facilities-Installation  b) Water Supply. Potable water of quality and quantity	

		<p>acceptable to the Board of Health for domestic use, and fire protection water with a minimum open hydrant flow of 500 gallons per minute shall be provided in each subdivision, at minimum residual pressure of 20 pounds per square inch. Water lines shall be at least 6-inch diameter cement-lined cast iron, 150-pound class or equivalent, and shall be furnished with adequate valves and appurtenances to the specifications of the Town. Whenever possible, water pipes shall be extended and connected to form a loop, if need be using easements across lots. Where no municipal water supply is available within a reasonable distance of the subdivision, the Board will not approve a subdivision plan unless adequate groundwater supply is available at the site, in the opinion of the Planning Board acting with the advice of the Board of Health.</p>	<p>Waive – minimum residual pressure requirements</p>
C.3		<p>On-site sewage disposal facilities shall be installed and constructed in conformity with the rules, regulations and requirements of the Board of Health. On-site septic tanks and leaching fields may be located in the front side or rear yard of the building(s) served, with the front yard preferred. Due consideration should be given to surface and sub-surface soil conditions, drainage and topography in the location of such on-site facilities, and in no instance can any portion of the sewage disposal facilities be located closer than twenty feet (20') to a property line.</p>	<p>Waive in its entirety and apply Title V requirements</p>
C.4		<p>Where adjacent property is not subdivided or where all the property of the applicant is not being subdivided at the same time, provision shall be made for the extension of the utility system by continuing the mains the full length of streets and to the exterior limits of the subdivision, at such grade and size which will, in the opinion of the Planning Board, permit their proper extension at a later date.</p>	<p>Waive requirement of extending utilities to exterior limits</p>

D.2		<p>Procedure. (May be modified by the Planning Board to suit the problems and needs of a particular subdivision.)</p> <p>d) In general, the design of pipes shall be such as to provide for a flow of water at speeds between two (2) and twelve (12) feet per second; the minimum grade shall be not less than 0.4 percent for pipes twelve inches (12”) and less in diameter, and 0.25 percent as absolute minimum; the minimum pipe diameter shall be twelve inches (12”), except that ten-inch (10”) pipe may be used to connect a single catch basin across the street; catch basins shall have a two-and-one-half-feet (2.5’) sump below invert; and all drop manholes or inlets with a drop of six feet (6’) or more shall be provided with a splash pad. Catch basins or inlets shall be spaced along both sides of a street at approximately 400 feet intervals, and located at allow points and corner roundings at street junctions.</p>	Allow sumps to be four(4) feet below invert
D.3		<p>Final Approval. Where runoff detention features are required, a proposed development shall in no case receive final approval until the site has been inspected by the Planning Board or the Board’s agent, to ensure that detention facilities have been installed as proposed in the Definitive Plan.</p>	Waive in its entirety. Under G.L. c. 40B, the Zoning Board of Appeals acts as the Planning Board.
D.4		<p>Lot Drainage. Lots shall be prepared and graded in such a manner that development of one shall not cause detrimental drainage on another; if provision is necessary to carry drainage to or across a lot, an easement or drainage right-of-way of a minimum width of twenty feet (20’) and proper side slope shall be provided. Storm drainage shall be designed in accord with the specifications of the Board. Where required by the Planning Board or the Board of Health, the applicant shall furnish evidence that adequate provision has been made for the proper drainage of surface and underground waters from any lot or lots. Storm water shall not discharge overland across lot lines. Drainage conveyances and easements shall be provided to convey storm water to the nearest permanent stream or municipal drainage system.</p>	Waive – Allow easement of less than 20 feet

D.5		<p>Construction. Drainage facilities shall be provided as indicated on the plan and in conformity with the requirements of Sections 200, 220, and 230 of the Standard Specifications.</p> <p>The standard depth of catch basins shall be two and one-half feet (2 and ½') below the invert of the outlet. Manholes shall be constructed to the required depth at each junction point and as shown on the plan. Pipe culvert and pipe drains shall be in conformity with the requirements of Section 230 for installation of pipes.</p> <p>All drain pipes except sub-drains shall be reinforced concrete pipe and shall be installed according to the size as shown on the plans. No backfilling of pipes shall be done until the installation has been inspected by the Planning Board's Agent. All drainage trenches shall be filled with clean gravel borrow in accordance with Section 150.</p>	<p>Waive -Allow four foot sump below invert</p> <p>Waive – allow pipe to be High-density polyethylene (HDPE)</p>
E	Open Space	<p>Before approval of a plan the Planning Board may also, in proper cases, require the plan to show a park or parks, suitably located for playground or recreation purposes or for providing light and air. The park or parks shall not be unreasonable in area in relation to the land being subdivided and to the prospective uses of land. The Planning Board may by appropriate endorsement on the plan, require that no building be erected upon such park or parks without its approval for a period of three (3) years. Pedestrian ways, hike ways, or bridle paths of not less than fifteen feet (15') in width may be requested where deemed desirable to provide circulation or access to schools, playgrounds, parks, shops, transportation, open spaces and/or community facilities. Each area reserved for such purpose shall be of suitable area, dimensions, topography and natural character for the purposes of a park and/or playground. The area or areas shall be so located as to serve adequately all parts of the subdivision as approved by the Planning Board. The Planning Board may require that the area or areas reserved shall be located and laid out so as to be used in conjunction with similar areas of adjoining subdivisions or of probable subdivisions. Unless otherwise specifically approved by the Planning Board, the total amount of area to be reserved for park and/or playground purposes shall be no less than five percent (5%) of the gross area of the subdivision with a minimum of one acre</p>	<p>Waive in its entirety</p>

		when ten or more lots. Any land so reserved shall be graded to dispose properly of surface water and shall be left in condition for the purpose intended, as required by the Planning Board.	
F.1	Easements	Where utilities cross lots or are centered on rear or side lot lines, easements shall be provided of a width of at least twenty feet (20').	Waive twenty (20) foot easement requirement and allow as shown on plans
F.4	Easements	General, access, drainage, or utility easements shall not be included in the lot area.	Waive in its entirety
H.2	Street Signs and Names	Street names shall be approved by the Planning Board to prevent duplication and to provide names in keeping with the character of the Town.	Waive – Street named to be approved by 911 coordinator
H.3	Street Signs and Names	From the time of rough grading until such time as each street is accepted by the Town as a public way, the sign posts at the intersection of such street with any other street shall have affixed thereto a sign designating such street as a private way.	Waive
I.1	Street Lights	Street lights shall be installed to conform to the type and style in general use in the Town of Lakeville unless otherwise specified by the Planning Board.	Waive street lights and allow driveway lanterns at each driveway
I.2	Street Lights	Street lights shall not be nearer than twenty-five feet (25') from the intersection of two (2) streets, measured from the intersection of the tangents of the intersecting street curb lines; and shall be placed in back of sidewalks wherever possible.	Waive in its entirety
I.3	Street Lights	Street lights shall be installed in accord with the procedure required by the Board of Selectmen and the applicable utility company.	Waive in its entirety
J.	Utility Poles	Utility poles, hydrants, and street shade trees shall not be nearer than twenty-five feet (25') from the intersection of two (2) streets, measured from the intersection of the tangents of the intersecting street curb lines; and shall be placed in back of sidewalks wherever possible.	Waive in its entirety
K.1	Trees	Where reasonable deciduous street trees shall be planted on each side of each street in a subdivision, except where the Definitive Plan showed trees to be retained which are healthy and adequate. Such trees shall be located outside of the right-of-way as shown in the Profile and Standard Cross Sections Schedules A and B, approximately at forty foot (40') intervals, and shall be at least twelve feet (12') in height, two inches (2") in caliper measured four feet (4') about the approved grade, and shall be planted each in at least one-half (½) cubic yard of topsoil unless otherwise required by the Tree Warden.	Waive in its entirety. Allow plantings as shown on plans



K.2	Trees	The developer shall plant other trees as needed to provide at least one (1) area of shade to each lot.	Waive in its entirety. Allow plantings as shown on plans
K.3	Trees	All deciduous street trees shall be clear of any branches from the approved grade level to a point seven feet (7') above ground level	Waive
K.5	Trees	No evergreen trees such as pine, fir, spruce or hemlock are to be planted on an easterly or southerly side of a road, street or way.	Waive in its entirety. Allow plantings as shown on plans
L	Protection of Natural Features	Due regard shall be shown for all natural features, such as large trees, wooded areas, water courses, scenic points, historic spots, and similar community assets, which, if preserved, will add attractiveness and value to the subdivision. Outside of street right-of-ways, no trees over a twenty-four inch (24") caliper measured at four feet (4') above the existing grade shall be removed or have the grade level surrounding the trunk altered by more than six inches (6") without approval of the Planning Board.	Waive in its entirety
M	Maintenance of Improvements	For the purpose of protecting the safety, convenience and welfare of the Town's inhabitants; for the provision of adequate access to all of the lots in a subdivision by ways that will be safe and convenient for travel; for reducing the danger to life and limb in the operation of motor vehicles; for securing safety in the case of fire, flood, panic and other emergencies; under the authority of Chapter 41, Section 81-M as amended, the applicant or his successor shall provide for the proper maintenance and repair of improvements under this Section of the Rules and Regulations during the construction and for the period of twenty-four (24) months after the completion of the construction of said improvements or until the Town votes to accept such improvements, whichever comes first. Such maintenance shall include snow removal beginning from the time of occupancy of an individual owner or tenant other than the developer.	Waive in its entirety.
N.1	Erosion and Sedimentation	These requirements may be waived. However, in a subdivision with excessive slope or a subdivision which abuts or includes a stream(s), wetlands or pond(s), or where major earth work is anticipated, an erosion and sedimentation analysis shall be presumed necessary unless a waiver is received. Approval of a subdivision plan may be denied until the existing average annual erosion and the expected average annual erosion during and after construction is determined. The developer may be required to submit an erosion and sediment control plan, if based on the	Waive erosion and sedimentation analysis as an erosion and control plans has been submitted

		analysis of erosion potential the Board determines that sedimentation will have an impact on nearby wetlands, streams, ponds, and other water bodies.	
N.2	Erosion and Sedimentation	<p>Procedure. (May be modified by the Planning Board to suit problems and needs of a particular subdivision.)</p> <p>a) Using the methods described in Guidelines for Soil and Water Conservation in Urbanizing Areas of Massachusetts, Appendix J, published by the Soil Conservation Service, the developer shall use the Universal Soil Loss Equation to estimate the present annual soil loss from the site, as well as the estimated annual soil loss from the site while under construction and after construction is completed.</p> <p>b) The developer shall submit as part of the Definitive Plan a soil erosion and sedimentation control plan, if the Board determines that erosion due to development activity will be excessive or significant to wetlands, streams, ponds, or other water bodies. This plan shall consist of a drawing certified by a registered civil engineer, identifying appropriate control measures and their location. Also, the drawing shall show all natural drainage ways and water bodies in and adjacent to the proposed subdivision. The drawing shall be at a scale of one inch (1") equals forty feet (40'), and show the existing and proposed topography at five-foot (5') contour intervals.</p> <p>c) If erosion and sedimentation control measures are required, they shall be adequate to retain all erosion within the subdivision and away from nearby water systems, both during and after construction. A timetable outlining anticipated construction activity and associated erosion and sedimentation control measures shall be submitted to the Board. All work shall be subject to periodic inspection by the Board or Board's agents.</p>	Waive in its entirety as an erosion and control plans has been submitted
<b>SECTION V – ADMINISTRATION</b>			
D.	Inspection Notices	The subdivider shall notify the Highway Surveyor and the Engineer designated by the Board at least 48 hours prior to the time at which each one of the required inspections should take place. The subdivider shall provide safe and convenient access to all parts of work for inspection by the Highway Surveyor and by the Board's engineer, members or agents. No work shall be approved that has been covered before the required inspection.	Waive in its entirety. Inspection of the project to be coordinated through the planning director or planning department

		<p>To assure compliance, the following procedure must be followed:</p> <ol style="list-style-type: none"><li>1. The developer must notify the Highway Surveyor and the engineer designated by the Board in writing of the start of construction.</li><li>2. The developer must notify the Highway Surveyor and the engineer designated by the Board when underground utilities and drainage are installed in order that inspection may be carried out before any backfilling is done.</li><li>3. The subgrade must be approved by the Highway Surveyor and the engineer designated by the Board before the application of the gravel base course.</li><li>4. The gravel base course must be approved by the Highway Surveyor and the engineer designated by the Board before the application of bituminous concrete (street or sidewalk).</li><li>5. The developer must notify the Highway Surveyor and the engineer designated by the Board at the start of each application of bituminous concrete on the street and sidewalk and of placement of curbing.</li><li>6. The developer must keep the Highway Surveyor and the engineer designated by the Board informed when materials and other items of work are ready for inspection such as the installation of bounds, loam and seeding, and general cleanup.</li><li>7. Occupancy permits will not be issued until street signs have been erected.</li></ol>	
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**Town of Lakeville Zoning Board of Appeals  
 Comprehensive Permit Application  
 North Bedford Crossing Site Tabulation  
 12 Single Family Residences**

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I. Site Information

	<u>Square Feet (+/-)</u>	<u>% of Lot</u>
Total Area	241,539	100
Upland	230,236	95
Wetland	11,303	5

II. Lot Coverage Summary

	<u>Square Feet (+/-)</u>	<u>% of Lot Coverage</u>
Buildings	17,434	7
Pavement/Sidewalk	37,891	16
Usable Open Space	174,911	72
Unusable Open Space	<u>11,303</u>	<u>5</u>
Total	241,539	100.00

III. Parking

Interior (Garage)	18
Exterior	<u>33</u>
Total	51

IV. Density

Gross (units /acre)	12/5.7 = 2.11 units/acre
Net (units /buildable acre)	12/5.5 = 2.18 units/acre

V. Units

	<u>Units</u>	<u>BR</u>
Market 3BR units	9	27
<u>Affordable 3 BR Units</u>	<u>3</u>	<u>9</u>
	12 units	36 Bedrooms

VII. Proposed Buildings

# Units	Living Area (sf)	Bedrooms	Baths
5	1,394	3	2.5
5	1,552	3	2
2	1,977	3	2.5

#30



## Lakeville Fire Department

346 Bedford Street

Lakeville, Massachusetts 02347

TEL 508-947-4121

FAX 508-946-3436

MICHAEL O'BRIEN  
FIRE CHIEF  
mobrien@lakevillema.org

PAMELA GARANT  
DEPUTY CHIEF  
pgarant@lakevillema.org

To: Zoning Board of Appeals

From: Michael P. O'Brien, Fire Chief 

Date: December 9, 2022

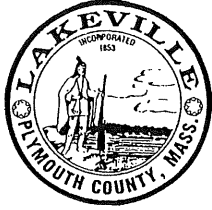
RE: 109 Bedford Street-Revised Plan

This document has been written as comment on the proposed changes to the comprehensive plan for 109 Bedford Street. The Lakeville Fire Department has reviewed the proposed plan and has discussed the plan with the submitting engineer.

The Lakeville Fire Department requests that the following conditions be attached to any permit that may be issued for this location.

1. Hydrant location will be moved to a location 700 feet into the road (just prior to turn around), south side, to provide improved coverage.
2. The collective ownership of the property shall maintain the private fire hydrant, per the fire code, and provide proof of maintenance to the fire department annually.
3. The fire department turnaround shall be restricted from parking or obstruction. Signage (where practical) and striping on pavement will be used as a deterrent to the blocking of the turnaround.

Thank you for the opportunity to comment on this proposal, the Fire Department is available for any additional information or comment.



#3d

**TOWN OF LAKEVILLE**  
**Town Administrator's Office**  
346 Bedford Street  
Lakeville, MA 02347  
(508) 946-8803

December 6, 2022

**TO:** John Olivieri, Jr., Chairman  
Zoning Board of Appeals

**FROM:** Ari J. Sky, Town Administrator *AS*

**SUBJECT:** 109 Bedford Street - Comprehensive Permit Application

At its December 5, 2022, meeting, the Select Board reviewed the revised comprehensive permit application for the property located at 109 Bedford Street. After a discussion on the revised application, the Select Board asked staff to provide the following comments:

- The project has been revised from 20 multi-family units to 12 single family units, which is a significant change. The Board would like to confirm that approval of the change has been received from MassHousing prior to the Zoning Board of Appeals considering the revised application.
- It was noted that three (3) of the proposed lots still do not meet the setback requirements. Select Board Member LaCamera felt that as they are now individual lots, they should conform to the setback requirements.
- The applicant is requesting 46 waivers from the bylaws. The Board expressed concerns regarding the number of requested waivers.

Thank you for your consideration. We would appreciate any clarification from the ZBA regarding these comments.

Cc: Town Planner



**SITE NOTES:**

1. THE SITE IS LISTED ON THE TOWN OF LAKEVILLE ASSESSORS PROPERTY RECORD CARDS AS PARCEL ID 025-003-021.
2. PROPERTY LINE AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A FIELD SURVEY BY ZENITH LAND SURVEYORS, LLC.
3. PLYMOUTH COUNTY REGISTRY OF DEEDS:  
DEED REFERENCE: BOOK 55084 PAGE 286
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF PLYMOUTH COUNTY, MASSACHUSETTS, MAP NUMBER 25023003141, MAP REVISED JULY 17, 2012.
5. THE SITE IS NOT LOCATED IN A PRIORITY HABITAT AND ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 15TH EDITION EFFECTIVE DATE AUGUST, 2021.
6. WETLANDS SHOWN WERE DELINEATED BY BOB GRAY OF SABATIA, INC. IN JUNE 2021.
7. THE PROJECT IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
8. THE SITE IS NOT LOCATED IN A ZONE II TO A PUBLIC WATER SUPPLY WELL.
9. THE SITE IS NOT IN A ZONE A TO A SURFACE WATER SUPPLY AREA.
10. THE SITE IS NOT LOCATED IN AN OUTSTANDING RESOURCE WATER AREA (ORWA).

**BENCHMARK NOTE:**

1. THE CONTRACTOR SHALL CHECK BETWEEN THE BENCHMARKS PROVIDED AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES FOUND PRIOR TO THE START OF CONSTRUCTION.  
BM #1: MAG NAIL IN PAVEMENT, EL.=75.67 (NAVD-88)  
BM #2: MAG NAIL IN PAVEMENT, EL.=76.93 (NAVD-88)

SURVEY COMPANY OF RECORD:

**ZLS**  
**ZENITH LAND SURVEYORS, LLC**  
 1162 ROCKDALE AVENUE  
 NEW BEDFORD, MA 02740  
 (508) 895-0100



Jonathan J. Pink  
 11-22-22

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LAKEVILLE ZONING BOARD OF APPEALS WAS RECEIVED AND RECORDED ON \_\_\_\_\_ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, LAKEVILLE, MA DATE \_\_\_\_\_

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

DATE \_\_\_\_\_

FOR REGISTRY USE ONLY

**LAKEVILLE ZONING BOARD OF APPEALS**

APPROVED AND ENDORSED UNDER M.G.L. C. 40B BY THE LAKEVILLE ZONING BOARD OF APPEALS

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

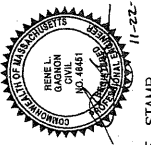
ENDORSED: \_\_\_\_\_

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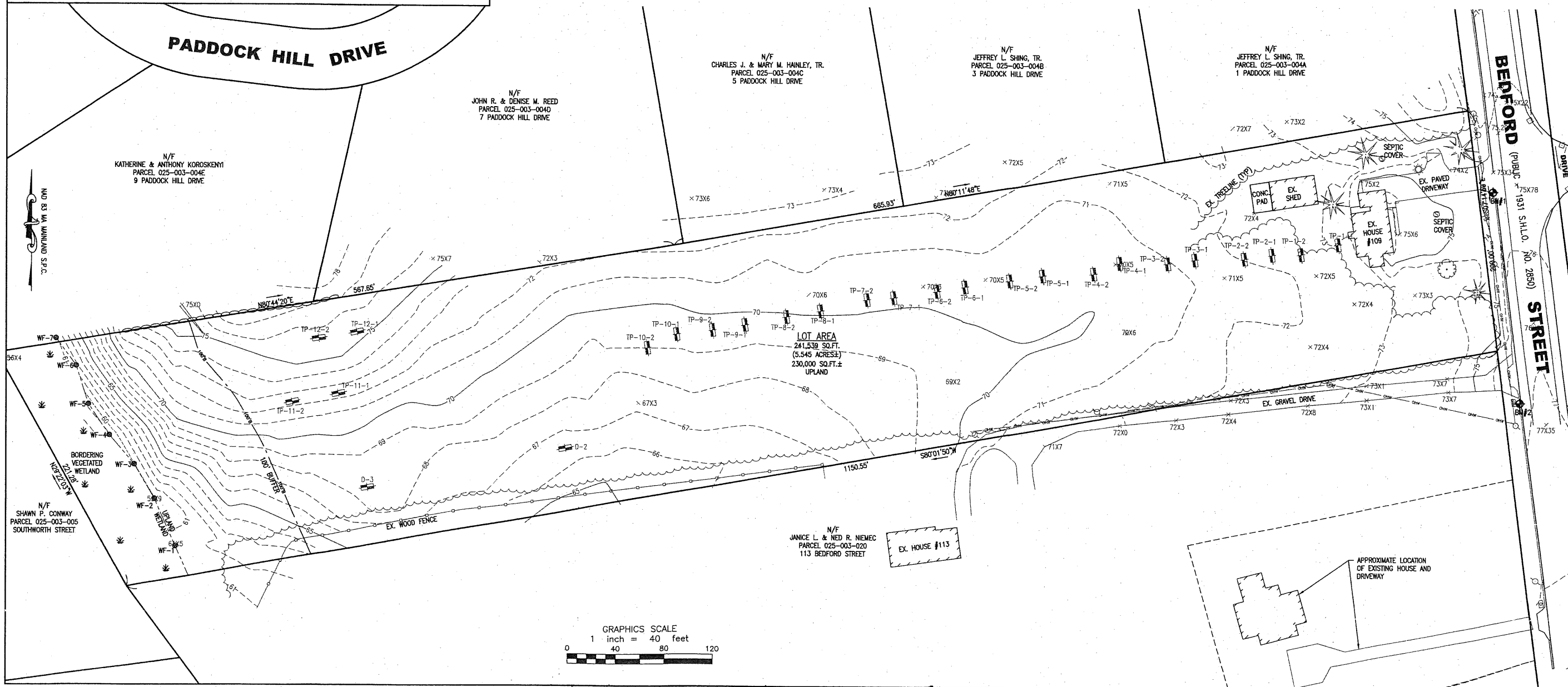
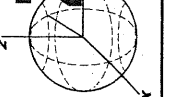
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11-22-22  
 P.E. STAMP

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



DATE	REV.	DATE	DESCRIPTION	BY	APP.
11/22/2022					
01/13/2021					

DATE:	11/22/2022
PROJECT NUMBER:	0143-13-01
SCALE:	1"=40'
SHEET ID:	X

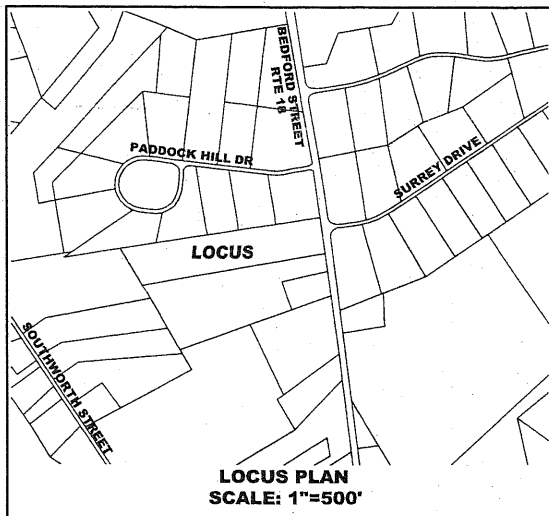
  

DRAWN BY:	RLG
DESIGNED BY:	RLG
CHECKED BY:	RWF
APPROVED BY:	JLB

<b>EXISTING CONDITIONS PLAN</b>
<b>109 BEDFORD STREET</b> LAKEVILLE, MASSACHUSETTS
<b>NORTH BEDFORD CROSSING LLC.</b> 1 LAKEVILLE BUSINESS PARK DRIVE LAKEVILLE, MASSACHUSETTS



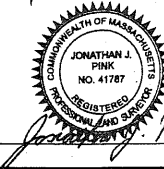


- SITE NOTES:**
1. THE SITE IS LISTED ON THE TOWN OF LAKEVILLE ASSESSORS PROPERTY RECORD CARDS AS PARCEL ID 025-003-021.
  2. PROPERTY LINE AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A FIELD SURVEY BY ZENITH LAND SURVEYORS, LLC.
  3. PLYMOUTH COUNTY REGISTRY OF DEEDS:  
DEED REFERENCE: BOOK 55084 PAGE 286
  4. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF PLYMOUTH COUNTY, MASSACHUSETTS, MAP NUMBER 25023003141, MAP REVISED JULY 17, 2012.
  5. WETLANDS SHOWN WERE DELINEATED BY BOB GRAY OF SABATA, INC. IN JUNE 2021.

SURVEY COMPANY OF RECORD:



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



11-22-22

FOR REGISTRY USE ONLY

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TOWN CLERK, LAKEVILLE, MA DATE

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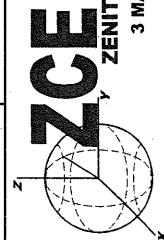
DATE

**LAKEVILLE ZONING BOARD OF APPEALS**

APPROVED AND ENDORSED UNDER M.G.L. C. 40B BY THE LAKEVILLE ZONING BOARD OF APPEALS

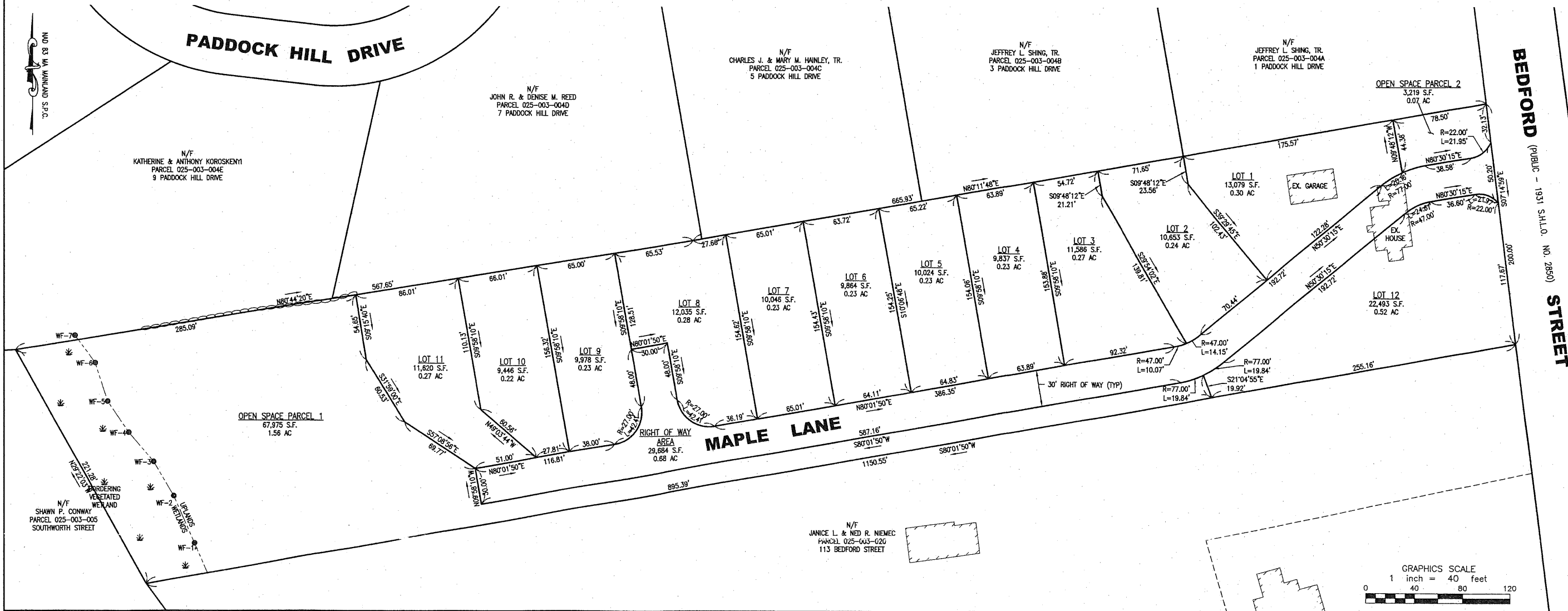
APPROVED: \_\_\_\_\_

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



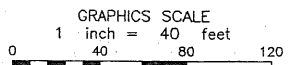
ZENITH CONSULTING ENGINEERS, LLC  
3 MAIN STREET LAKEVILLE, MA 02347  
PHONE: (508) 947-4208

P.E. STAMP



REV.	DATE	DESCRIPTION	BY	APP.

<b>LOTTER SHEET</b>	<b>DATE:</b> 11/22/2022
<b>109 BEDFORD STREET</b>	<b>PROJECT NUMBER:</b> 0143-13-01
<b>LAKEVILLE, MASSACHUSETTS</b>	<b>SCALE:</b> 1"=40'
<b>NORTH BEDFORD CROSSING LLC.</b>	<b>APPROVED BY:</b> _____
<b>1 LAKEVILLE BUSINESS PARK DRIVE</b>	<b>SHEET ID:</b> R
<b>LAKEVILLE, MASSACHUSETTS</b>	<b>JOB:</b> _____



**LOT COVERAGE CALCULATION:**  
 TOTAL AREA: 241,539 SF  
 WETLAND AREA: 11,645 SF  
 DRAINAGE AREA: 11,645 SF  
 ADJUSTED AREA: 218,591 SF (AS SHOWN)  
 COVERAGE AREA (ROOFS, DRIVEWAYS, ROAD, WALKWAYS, PORCHES, DECKS, PATIOS): 58,067 SF (AS SHOWN)  
 58,067 / 218,591 = 26.6% LOT COVERAGE

**AREA SUMMARY**  
 TOTAL AREA: 241,539 SF  
 WETLAND AREA: 11,303 SF  
 USABLE OPEN SPACE: 174,911 SF (AS SHOWN)  
 ROOF AREA: 17,434 SF (AS SHOWN)  
 PAVED AREAS (DRIVEWAYS, ROAD, WALKWAYS): 37,891 SF (AS SHOWN)

SURVEY COMPANY OF RECORD:  
**ZLS**  
 ZENITH LAND SURVEYORS, LLC  
 1162 ROCKDALE AVENUE  
 NEW BEDFORD, MA 02740  
 (508) 995-0100

SEAL OF JONATHAN J. PINK, REG. PROFESSIONAL SURVEYOR, NO. 41787, dated 11-22-22.

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LAKEVILLE ZONING BOARD OF APPEALS WAS RECEIVED AND RECORDED ON \_\_\_\_\_ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, LAKEVILLE, MA DATE

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

DATE

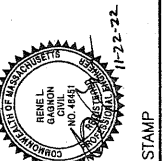
FOR REGISTRY USE ONLY

**LAKEVILLE ZONING BOARD OF APPEALS**

APPROVED AND ENDORSED UNDER M.G.L. C. 40B BY THE LAKEVILLE ZONING BOARD OF APPEALS

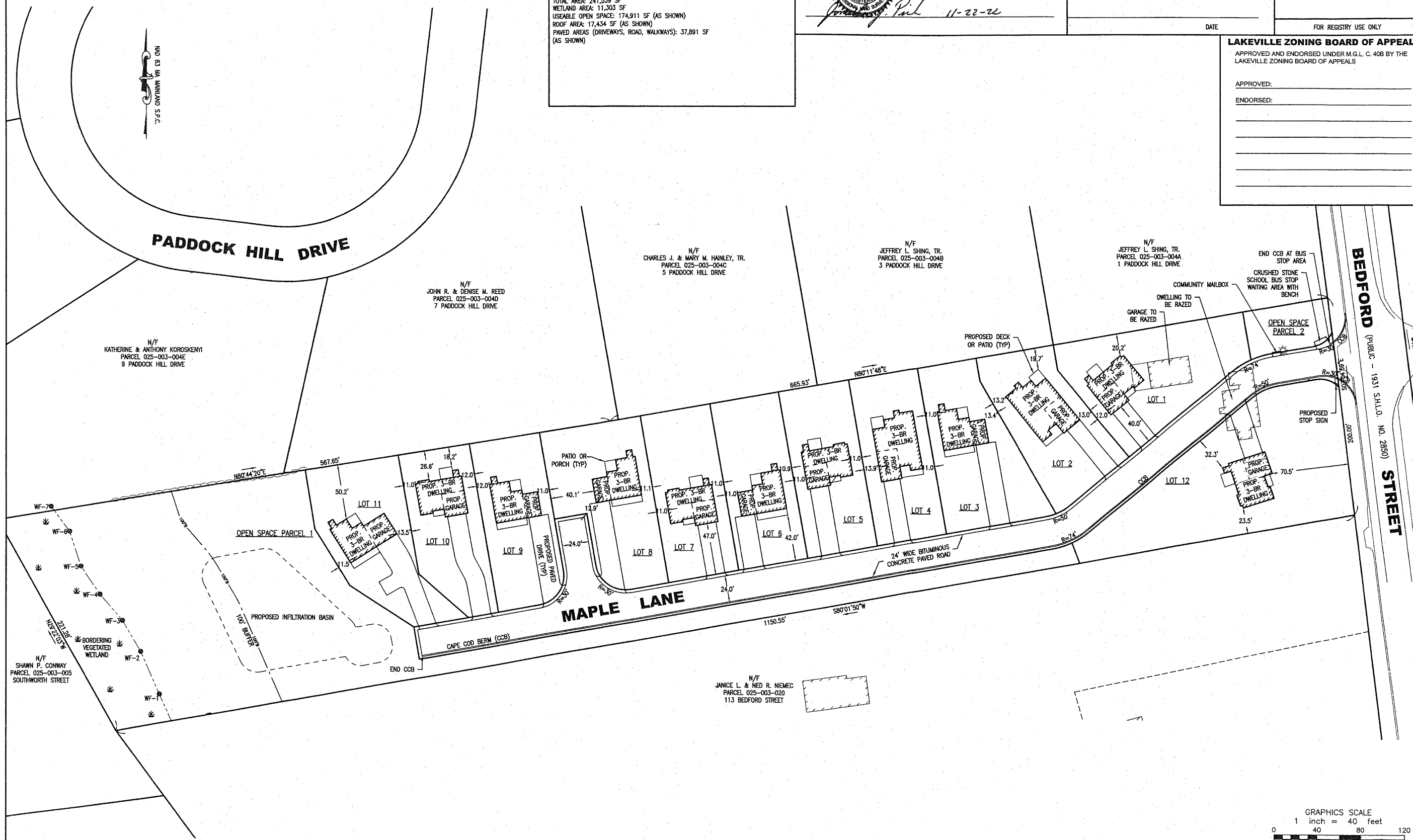
APPROVED: \_\_\_\_\_

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



P.E. STAMP

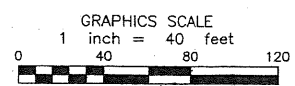
**ZCE**  
 ZENITH CONSULTING ENGINEERS, LLC  
 3 MAIN STREET LAKEVILLE, MA 02347  
 PHONE: (508) 947-4208

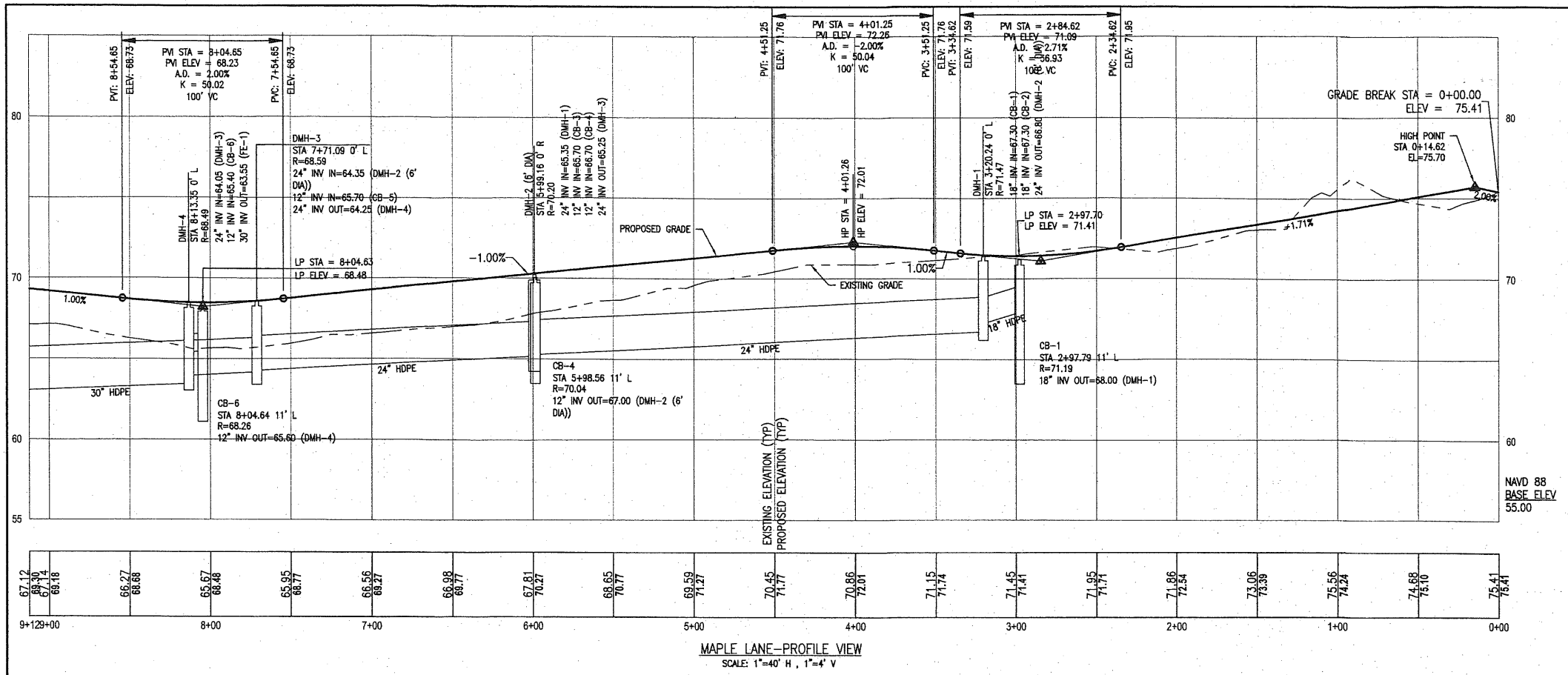


REV.	DATE	DESCRIPTION	BY	APP.

DATE:	11/22/2022
PROJECT NUMBER:	0143-13-01
SCALE:	1"=40'
SHEET ID:	L
DOWN BY:	RLG
DESIGNED BY:	RLG
CHECKED BY:	RMF
APPROVED BY:	JLB

**LAYOUT PLAN**  
 109 BEDFORD STREET  
 LAKEVILLE, MASSACHUSETTS  
 NORTH BEDFORD CROSSING LLC,  
 1 LAKEVILLE BUSINESS PARK DRIVE  
 LAKEVILLE, MASSACHUSETTS





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

DATE

**BENCHMARK NOTE:**  
1. THE CONTRACTOR SHALL CHECK BETWEEN THE BENCHMARKS PROVIDED AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES FOUND PRIOR TO THE START OF CONSTRUCTION.  
BM #1: MAG NAIL IN PAVEMENT, EL.=75.67 (NAV-D-88)  
BM #2: MAG NAIL IN PAVEMENT, EL.=76.93 (NAV-D-88)

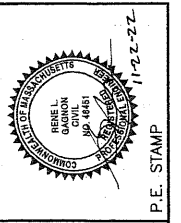
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**LAKEVILLE ZONING BOARD OF APPEALS**  
APPROVED AND ENDORSED UNDER M.G.L. C. 40B BY THE LAKEVILLE ZONING BOARD OF APPEALS

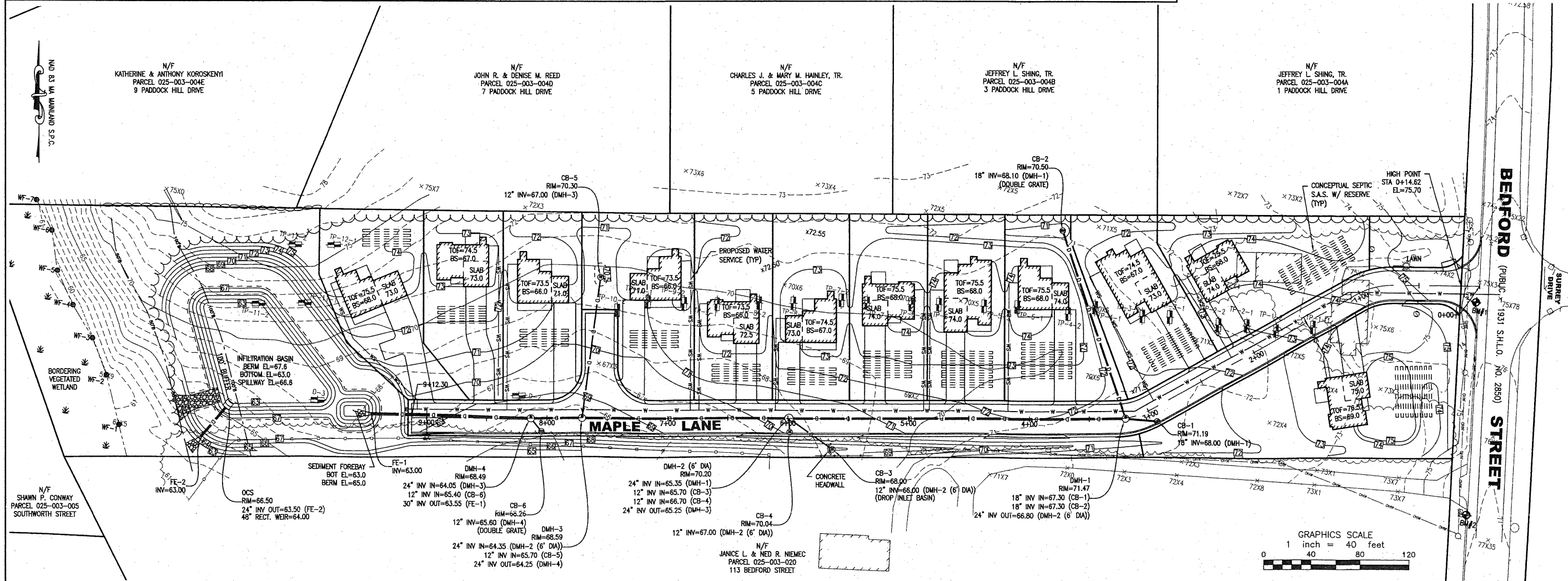
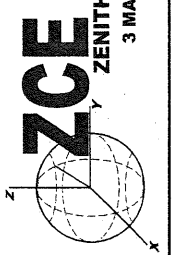
APPROVED: \_\_\_\_\_  
ENDORSED: \_\_\_\_\_

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LAKEVILLE ZONING BOARD OF APPEALS WAS RECEIVED AND RECORDED ON \_\_\_\_\_ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, LAKEVILLE, MA DATE



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



REV.	DATE	DESCRIPTION

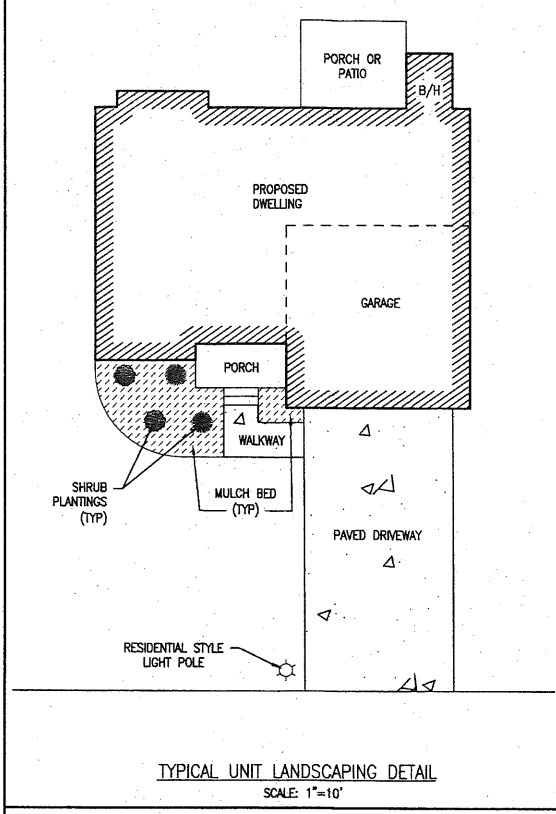
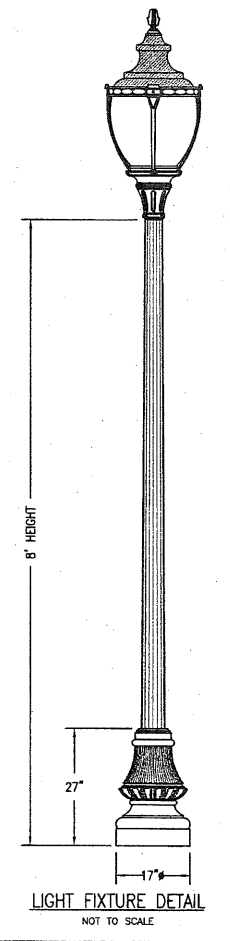
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PROJECT NUMBER:	0143-13-01
SCALE:	1"=40'
SHEET ID:	G

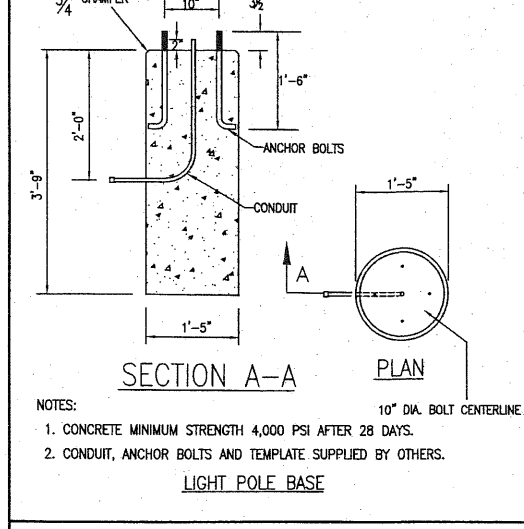
DESIGNED BY:	RLG
CHECKED BY:	RFM
APPROVED BY:	JLB

SHEET NAME:	GRADING & DRAINAGE PLAN
PROJECT SITE:	109 BEDFORD STREET LAKEVILLE, MASSACHUSETTS
CLIENT INFO:	NORTH BEDFORD CROSSING LLC, 1 LAKEVILLE BUSINESS PARK DRIVE LAKEVILLE, MASSACHUSETTS



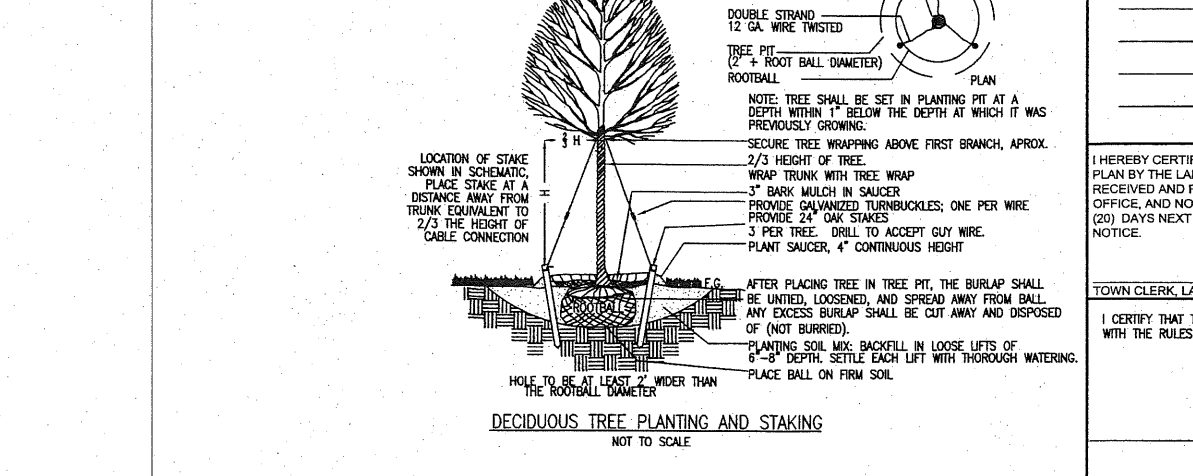
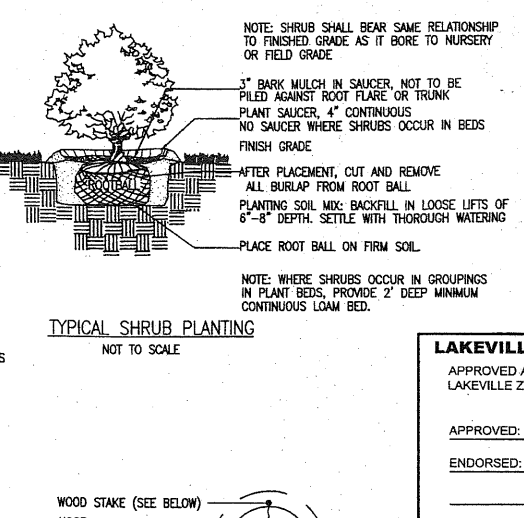
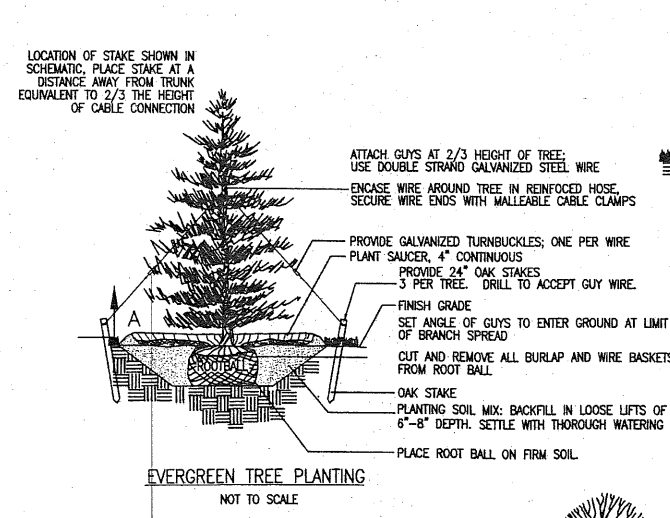
**\*NOTE:**  
LIGHTING SHALL CONFORM WITH THE TOWN OF LAKEVILLE GENERAL BY-LAW FOR OUTDOOR LIGHTING.



**PLANTING SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
●	CORNUS KOUSA	KOUSA DOGWOOD	5' HEIGHT (MIN.)
●	ACER SACCHARUM	SUGAR MAPLE	2.5" CALIPER (MIN.)
●	QUERCUS RUBRA	RED OAK	2.5" CALIPER (MIN.)
●	QUERCUS ALBA	WHITE OAK	2.5" CALIPER (MIN.)
●	AZALEA "DELAWARE VALLEY"	DELAWARE VALLEY WHITE AZALEA	2' HEIGHT (MIN.)
●	JUNIPERUS PFTIZERIANA	PFTIZER JUNIPER	18" - 24" HEIGHT (MIN.)

**NOTE:**  
1. THE FOLLOWING TREES MAY BE SUBSTITUTED FOR THE SPECIES LISTED IN THIS SCHEDULE: GREEN ASH, RED SUNSET MAPLE, LINDEN, LONDON PLAN TREE, NORTHERN RED OAK, AND LOCUST.  
2. ALTERNATE SHRUB SPECIES MAY ALSO BE CONSIDERED AS LONG AS THEY ARE A MINIMUM OF 2 FEET IN HEIGHT AND DO NOT OBSTRUCT VEHICLE SITE LINES.



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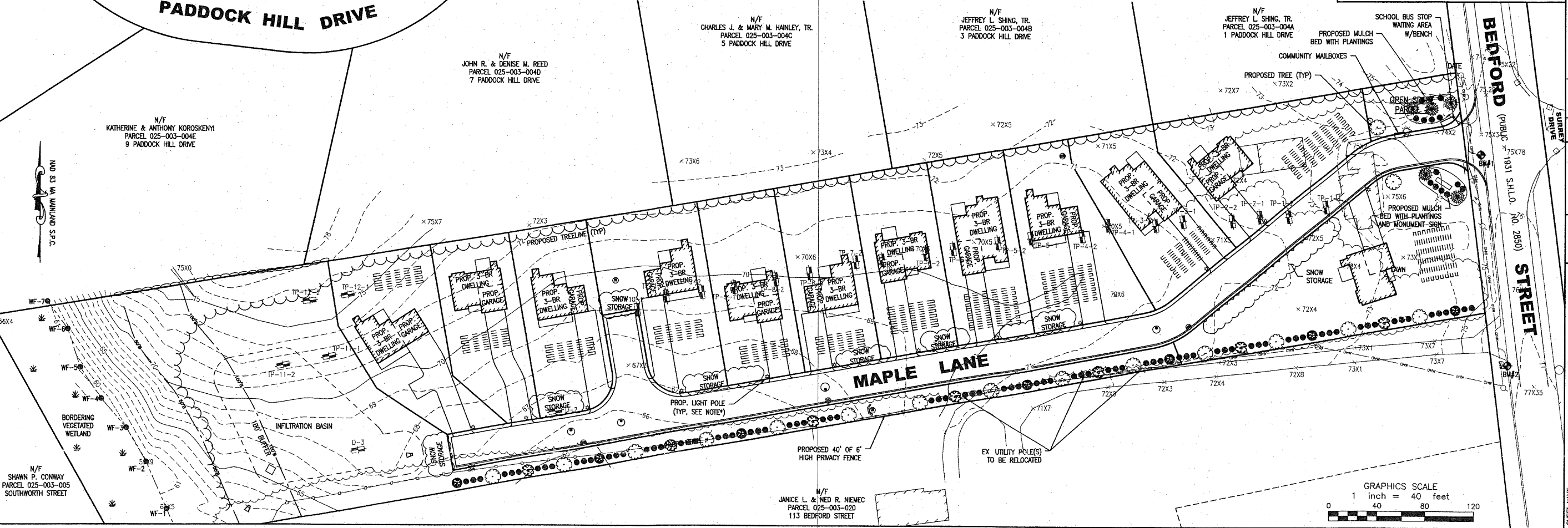
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TOWN CLERK, LAKEVILLE, MA DATE \_\_\_\_\_

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

DATE \_\_\_\_\_



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

LANDSCAPING PLAN  
PROJECT SITE: 109 BEDFORD STREET LAKEVILLE, MASSACHUSETTS  
CLIENT INFO: NORTH BEDFORD CROSSING LLC, 1 LAKEVILLE BUSINESS PARK DRIVE LAKEVILLE, MASSACHUSETTS

DATE	DESCRIPTION	BY	APP.
11/22/2022	PROJECT NUMBER 0143-13-01	RLG	
	SCALE: 1"=40'	RFM	
	SHEET ID V	JLB	

11-22-22  
P.E. STAMP

**EROSION AND SEDIMENTATION CONTROL NOTES**

THE FOLLOWING MEASURES SHALL BE MAINTAINED THROUGHOUT THE SITE CONSTRUCTION PHASE OF THE PROJECT.

**CATCH BASIN PROTECTION**

PROPOSED CATCH BASINS SHALL BE PROTECTED WITH SILT SACKS PRIOR TO THE COMPLETION OF PAVING. IF EXCESSIVE SILTATION IS DISCOVERED TO BE ENTERING THE CATCH BASIN INLETS, THEN HAY BALES SHALL ALSO BE PLACED AROUND GRATES AND CATCH BASINS WITHIN THE CONSTRUCTION/DEMOLITION AREAS TO ENSURE THAT RUNOFF ENTERING THE CATCH BASIN HAS BEEN FILTERED THROUGH THE BALES PRIOR TO DISCHARGE.

**STABILIZED CONSTRUCTION ENTRANCE**

A TEMPORARY STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. THE PURPOSE OF THE CONSTRUCTION ENTRANCE IS TO REMOVE SEDIMENT ATTACHED TO VEHICLE TIRES AND MINIMIZE ITS TRANSPORT AND DEPOSITION ONTO PUBLIC ROAD SURFACES. THE CONSTRUCTION ENTRANCE SHALL BE COMPOSED OF A 6-INCH THICK (MINIMUM) BED OF 2-INCH DIAMETER CRUSHED STONE THAT EXTENDS A MINIMUM OF 50 FEET. THE CONSTRUCTION ENTRANCE SHALL BE A MINIMUM OF 25 FEET WIDE, AND SHALL FLARE TO A MINIMUM WIDTH OF 45 FEET WIDE AT THE JUNCTION WITH THE ROADWAY. THE CRUSHED STONE BED SHALL BE REMOVED AND REPLISHED AS NECESSARY TO MAINTAIN THE PROPER FUNCTION.

**EROSION AND SEDIMENT CONTROL - MAINTENANCE**

THE PROJECT GENERAL CONTRACTOR SHALL HAVE PRIMARY RESPONSIBILITY FOR IMPLEMENTING TEMPORARY AND PERMANENT CONTROLS DESCRIBED IN THE PLAN AND SHALL BE RESPONSIBLE FOR ASSURING CONTRACTOR COMPLIANCE WITH CONTRACT DOCUMENTS INCLUDING ALL EROSION AND SEDIMENT CONTROL MEASURES.

- DAMAGED OR DETERIORATED ITEMS SHALL BE REPAIRED OR REPLACED IMMEDIATELY AFTER IDENTIFICATION.
- THE UNDERSIDE OF HAYBALES SHOULD BE KEPT IN CLOSE CONTACT WITH THE EARTH AND RESET AS NECESSARY.
- SILT SOCKS SHALL BE INSPECTED AFTER EVERY MAJOR RAINFALL RUNOFF EVENT (OVER 1/2" DEPTH OF PRECIPITATION) OR EVERY 14 DAYS, WHICHEVER OCCURS FIRST. ALL DAMAGED OR MISALIGNED FENCES SHALL BE IMMEDIATELY REPAIRED. SILT SHALL BE IMMEDIATELY REMOVED FROM ALL AREAS OF THE SILT FENCE WHEN DEPTH OF ACCUMULATION EXCEEDS 9 INCHES. EACH REPORT SHALL BE DOCUMENTED ON THE FORM ENCLOSED IN APPENDIX E.
- SUMPS SHALL BE INSPECTED AFTER EVERY MAJOR RAINFALL RUNOFF EVENT (OVER 1/2" DEPTH OF PRECIPITATION) OR EVERY 14 DAYS, WHICHEVER OCCURS FIRST. SILT SHALL BE IMMEDIATELY REMOVED FROM ALL SUMPS WHERE THE DEPTH OF ACCUMULATION EXCEEDS 9 INCHES.
- ALL EXPOSED CONSTRUCTION AREAS SHALL BE STABILIZED UPON COMPLETION IN ORDER TO MINIMIZE THE TIME THAT THESE ARE UNSTABILIZED.

**MATERIALS MANAGEMENT PRACTICES**

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORMWATER RUNOFF. THE CONTRACTOR'S SUPERINTENDENT SHALL BE RESPONSIBLE FOR ENSURING THAT THESE PROCEDURES ARE FOLLOWED:

- GOOD HOUSEKEEPING**

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES SHALL BE FOLLOWED ON-SITE DURING CONSTRUCTION:

  - AN EFFORT SHALL BE MADE TO STORE ONLY ENOUGH PRODUCTS REQUIRED TO DO THE JOB.
  - ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER AND, IF POSSIBLE, UNDER A ROOF OR IN A CONTAINMENT AREA. AT A MINIMUM, ALL CONTAINERS SHALL BE STORED WITH THEIR LIDS ON WHEN NOT IN USE. DRIP PANS SHALL BE PROVIDED UNDER ALL DISPENSERS.
  - PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL IN LEGIBLE CONDITION.
  - SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
  - WHENEVER POSSIBLE, ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING THE CONTAINER.
  - MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
  - THE CONTRACTOR'S SUPERINTENDENT SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS.
- HAZARDOUS SUBSTANCES**

THESE PRACTICES SHALL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS SUBSTANCES. MATERIAL SAFETY DATA SHEETS (MSDS'S) FOR EACH PRODUCT WITH HAZARDOUS PROPERTIES THAT IS USED AT THE PROJECT SHALL BE OBTAINED AND USED FOR THE PROPER MANAGEMENT OF POTENTIAL WASTES THAT MAY RESULT FROM THESE PRODUCTS. AN MSDS

SHALL BE POSTED IN THE IMMEDIATE AREA WHERE SUCH PRODUCT IS STORED AND/OR USED AND ANOTHER COPY OF EACH MSDS SHALL BE MAINTAINED IN THE JOB TRAILER AT THE PROJECT. EACH EMPLOYEE WHO MUST HANDLE A HAZARDOUS SUBSTANCE SHALL BE INSTRUCTED ON THE USE OF MSDS SHEETS AND THE SPECIFIC INFORMATION IN THE APPLICABLE MSDS FOR THE PRODUCT HE/SHE IS USING, PARTICULARLY REGARDING SPILL CONTROL TECHNIQUES.

- PRODUCTS SHALL BE KEPT IN ORIGINAL CONTAINERS WITH THE ORIGINAL LABELS IN LEGIBLE CONDITION.
- ORIGINAL LABELS AND MSDS'S SHALL BE PROCURED AND USED FOR EACH PRODUCT.
- IF SURPLUS PRODUCT MUST BE DISPOSED, MANUFACTURER'S AND LOCAL/STATE/FEDERAL REQUIRED METHODS FOR PROPER DISPOSAL MUST BE FOLLOWED.

**HAZARDOUS WASTE**

IT IS IMPERATIVE THAT ALL HAZARDOUS WASTE BE PROPERLY IDENTIFIED AND HANDLED IN ACCORDANCE WITH ALL APPLICABLE HAZARDOUS WASTE STANDARDS, INCLUDING THE STORAGE, TRANSPORT AND DISPOSAL OF THE HAZARDOUS WASTES. THERE ARE SIGNIFICANT PENALTIES FOR THE IMPROPER HANDLING OF HAZARDOUS WASTES. IT IS IMPORTANT THAT THE SITE SUPERINTENDENT SEEKS APPROPRIATE ASSISTANCE IN MAKING THE DETERMINATION OF WHETHER A SUBSTANCE OR MATERIAL IS A HAZARDOUS WASTE. FOR EXAMPLE, HAZARDOUS WASTE MAY INCLUDE CERTAIN HAZARDOUS SUBSTANCES, AS WELL AS PESTICIDES, PAINTS, PAINT SOLVENTS, CLEANING SOLVENTS, PESTICIDES, CONTAMINATED SOILS, AND OTHER MATERIALS, SUBSTANCES OR CHEMICALS THAT HAVE BEEN DISCARDED (OR ARE TO BE DISCARDED) AS BEING OUT-OF-DATE, CONTAMINATED, OR OTHERWISE UNUSABLE, AND CAN INCLUDE THE CONTAINERS FOR THOSE SUBSTANCES; OTHER MATERIALS AND SUBSTANCES CAN ALSO BE OR BECOME HAZARDOUS WASTES, HOWEVER. THE CONTRACTOR'S SUPERINTENDENT IS ALSO RESPONSIBLE FOR ENSURING THAT ALL SITE PERSONNEL ARE INSTRUCTED AS TO THESE HAZARDOUS WASTE REQUIREMENTS AND ALSO THAT THE REQUIREMENTS ARE BEING FOLLOWED.

**PRODUCT SPECIFIC PRACTICES**

THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL BE FOLLOWED ON THE JOB SITE:

**PETROLEUM PRODUCTS**

ALL ON-SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. PETROLEUM STORAGE TANKS SHALL BE LOCATED AT MINIMUM 100 LINEAR FEET FROM DRAINAGE WAYS, INLETS AND SURFACE WATERS. ANY PETROLEUM STORAGE TANKS STORED ON-SITE SHALL BE LOCATED WITHIN A CONTAINMENT AREA THAT IS DESIGNED WITH AN IMPERVIOUS SURFACE BETWEEN THE TANK AND THE GROUND. THE SECONDARY CONTAINMENT MUST BE DESIGNED TO PROVIDE A CONTAINMENT VOLUME THAT IS EQUAL TO 110% OF THE VOLUME OF THE LARGEST TANK. ANY MOBILE PETROLEUM TANK SHALL BE PARKED IN A VEHICULAR SERVICE AREA SURROUNDED BY A BERM THAT PROVIDES A CONTAINMENT VOLUME THAT IS EQUAL TO 110% OF THE VOLUME OF THE LARGEST TANK. CONTAINMENT MUST PROVIDE SUFFICIENT VOLUME TO CONTAIN EXPECTED PRECIPITATION AND 110% VOLUME OF THE LARGEST TANK. ACCUMULATED RAINWATER OR SPILLS FROM CONTAINMENT AREAS ARE TO BE PROMPTLY PUMPED INTO A CONTAINMENT DEVICE AND DISPOSED PROPERLY BY A LICENSED HAZARDOUS WASTE TRANSPORTER. DRIP PANS SHALL BE PROVIDED FOR ALL DISPENSERS. ANY ASPHALT SUBSTANCES USED ON-SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. THE LOCATION OF ANY FUEL TANKS AND/OR EQUIPMENT STORAGE AREAS MUST BE IDENTIFIED ON THE EROSION CONTROL PLAN BY THE CONTRACTOR ONCE THE LOCATIONS HAVE BEEN DETERMINED.

**FERTILIZERS**

FERTILIZERS SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER SHALL BE WORKED IN THE SOIL TO LIMIT EXPOSURE TO STORMWATER. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

**CLEANING SOLVENTS**

ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT IN USE. EXCESS SOLVENTS SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM, BUT SHALL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND FEDERAL REGULATIONS.

**CONCRETE WASTES**

CONCRETE TRUCKS SHALL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE PROJECT SITE, BUT ONLY IN SPECIALLY DESIGNATED DIKED AND IMPERVIOUS WASHOUTS WHICH HAVE BEEN PREPARED TO PREVENT CONTACT BETWEEN THE CONCRETE WASH AND STORMWATER. WASTE GENERATED FROM CONCRETE WASH WATER SHALL NOT BE ALLOWED TO FLOW INTO DRAINAGE WAYS, INLETS, RECEIVING WATERS OR ANY LOCATION OTHER THAN THE DESIGNATED CONCRETE WASHOUT. WASTE CONCRETE MAY BE POURED INTO FORMS TO MAKE RIP-RAP OR OTHER USEFUL CONCRETE PRODUCTS. CONCRETE WASHOUTS SHALL BE LOCATED AT MINIMUM 100 LINEAR FEET FROM DRAINAGE WAYS, INLETS, SURFACE WATERS AND WETLAND RESOURCE AREAS.

THE HARDENED RESIDUE FROM THE CONCRETE WASHOUT DIKED AREAS SHALL BE DISPOSED IN THE SAME MANNER AS OTHER NON-HAZARDOUS CONSTRUCTION WASTE MATERIALS OR MAY BE BROKEN UP AND USED ON SITE AS DEEMED APPROPRIATE BY THE CONTRACTOR. MAINTENANCE OF THE WASHOUT IS TO INCLUDE REMOVAL OF HARDENED CONCRETE. FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY AND SHALL BE CLEANED OUT ONCE 75% FULL UNLESS A NEW FACILITY IS CONSTRUCTED. THE CONTRACTOR'S SUPERINTENDENT SHALL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED. SAW-CUT PORTLAND CEMENT CONCRETE (PCC) SLURRY SHALL NOT BE ALLOWED TO ENTER STORM DRAINS OR WATERCOURSES. SAW-CUT

RESIDUE SHOULD NOT BE LEFT ON THE SURFACE OF PAVEMENT OR BE ALLOWED TO FLOW OVER AND OFF PAVEMENT. RESIDUE FROM SAW-CUTTING AND GRINDING SHALL BE COLLECTED BY VACUUM AND DISPOSED OF IN THE CONCRETE WASHOUT FACILITY.

**SOLID AND CONSTRUCTION WASTES**

ALL WASTE MATERIALS SHALL BE COLLECTED AND DISPOSED OF AT AN APPROPRIATE SOLID WASTE DISPOSAL AREA.

**SANITARY WASTES**

A MINIMUM OF ONE PORTABLE SANITARY UNIT SHALL BE PROVIDED FOR EVERY TEN (10) WORKERS ON THE SITE. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONE TIME PER WEEK BY A LICENSED PORTABLE FACILITY PROVIDER IN COMPLETE COMPLIANCE WITH LOCAL AND STATE REGULATIONS.

ALL SANITARY WASTE UNITS SHALL BE LOCATED IN AN AREA WHERE THE LIKELIHOOD OF THE UNIT CONTRIBUTING TO STORMWATER DISCHARGES IS NEGLIGIBLE. ADDITIONAL CONTAINMENT BMPs MUST BE IMPLEMENTED, SUCH AS GRAVEL BAGS OR SPECIALLY DESIGNED PLASTIC SKID CONTAINERS AROUND THE BASE, TO PREVENT WASTES FROM CONTRIBUTING TO STORMWATER DISCHARGES.

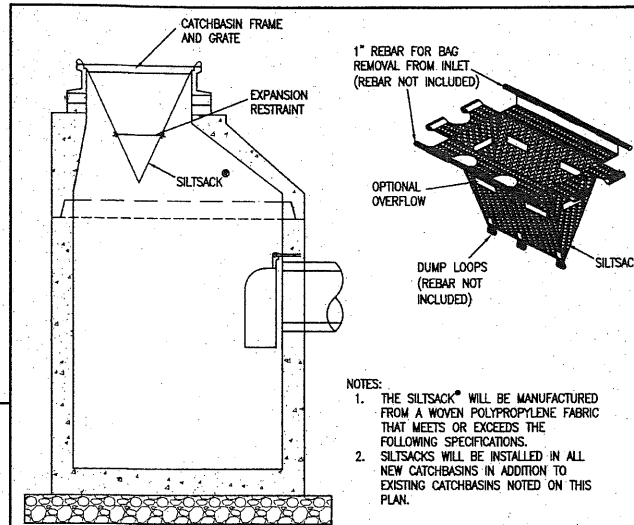
**CONTAMINATED SOILS**

ANY CONTAMINATED SOILS (RESULTING FROM SPILLS OF HAZARDOUS SUBSTANCES OR OIL OR DISCOVERED DURING THE COURSE OF CONSTRUCTION) WHICH MAY RESULT FROM CONSTRUCTION ACTIVITIES SHALL BE CONTAINED AND CLEANED UP IMMEDIATELY IN ACCORDANCE WITH THE PROCEDURES GIVEN IN THE MATERIAL MANAGEMENT PLAN AND IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL REGULATIONS. CONTAMINATED SOILS NOT RESULTING FROM CONSTRUCTION ACTIVITIES, OR WHICH PRE-EXISTED CONSTRUCTION ACTIVITIES, BUT WHICH ARE DISCOVERED BY VIRTUE OF CONSTRUCTION ACTIVITIES, SHOULD BE REPORTED IN THE SAME MANNER AS SPILLS, BUT WITH SUFFICIENT INFORMATION TO INDICATE THAT THE DISCOVERY OF AN EXISTING CONDITION IS BEING REPORTED. IF THERE IS A RELEASE THAT OCCURS BY VIRTUE OF THE DISCOVERY OF EXISTING CONTAMINATION, THIS SHOULD BE REPORTED AS A SPILL, IF IT OTHERWISE MEETS THE REQUIREMENTS FOR A REPORTABLE SPILL.

**CONSTRUCTION OPERATION AND MAINTENANCE SCHEDULE**

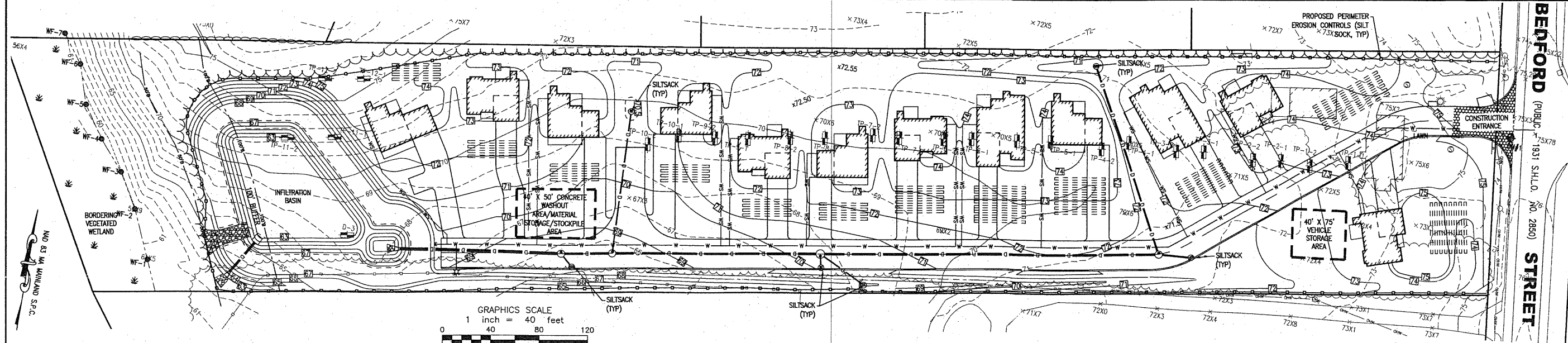
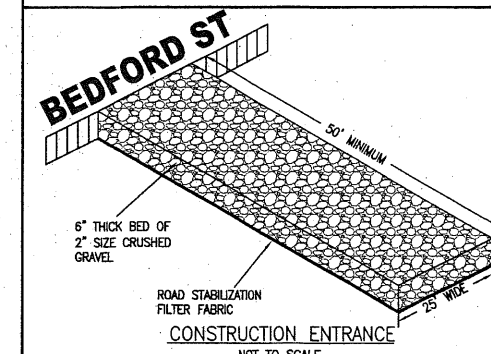
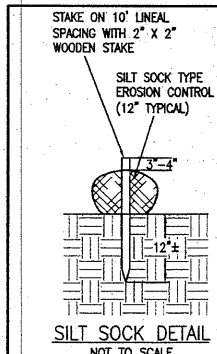
THE OPERATION AND MAINTENANCE (O&M) SCHEDULE DURING THE CONSTRUCTION PHASE IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR. THE OUTLINE BELOW SHALL BE ADHERED TO AS CLOSELY AS POSSIBLE TO ENSURE THE PROPER CONSTRUCTION AND FUNCTION OF THE DRAINAGE SYSTEM.

- PRIOR TO CONSTRUCTION, SILT SOCK SHALL BE INSTALLED PER THE APPROVED PLAN. 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 STORMTRAP SYSTEM, 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, AND SEDIMENT FOREBAY 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.



**SILT SACK REGULAR FLOW**

PROPERTIES	TEST METHOD	UNITS	TEST RESULTS
GRAB TENSILE	ASTM D-4632	LBS	167.5X300
GRAB ELONGATION	ASTM D-4632	%	10X15
PUNCTURE STRENGTH	ASTM D-4533	LBS.	900
TRAPEZOID TEAR	ASTM D-4533	LBS.	65X90
UV RESISTANCE (9500 HRS)	ASTM D-4355	%	96
AOS	ASTM D-4751	US SIEVE	30
FLOW RATE	ASTM D-4491	GAL/MIN/FT <sup>2</sup>	66
PERMITTIVITY	ASTM D-4491	SEC-1	0.862



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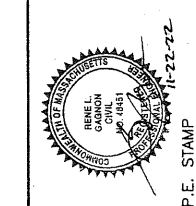
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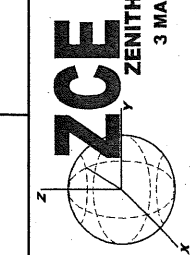
ENDORSED: \_\_\_\_\_

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\_\_\_\_\_



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



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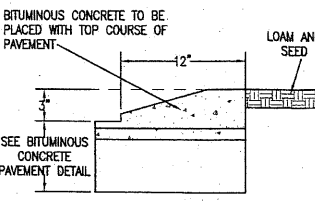
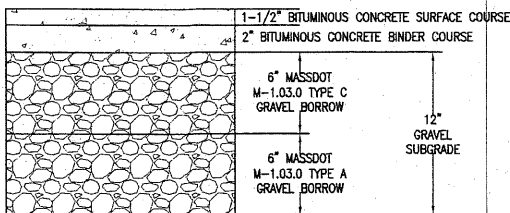
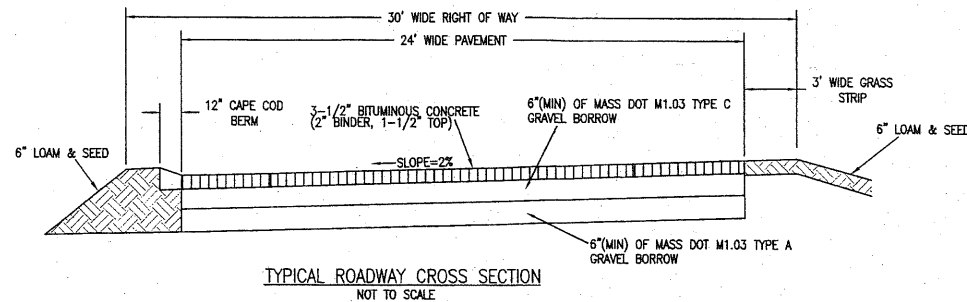
DATE	PROJECT NUMBER	SCALE	SHEET ID
11/22/2022	0143-13-01	1"=40'	E

DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY

**EROSION CONTROL PLAN**

**109 BEDFORD STREET**  
LAKEVILLE, MASSACHUSETTS

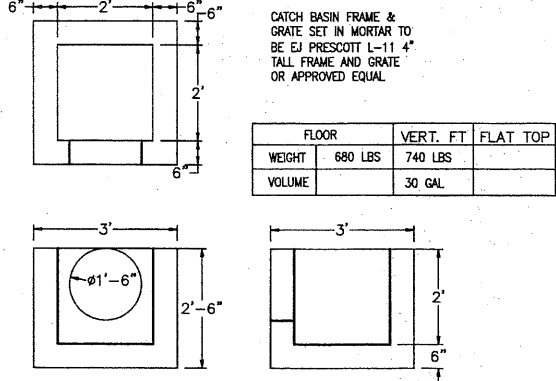
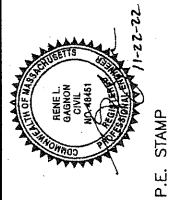
**NORTH BEDFORD CROSSING LLC,**  
1 LAKEVILLE BUSINESS PARK DRIVE  
LAKEVILLE, MASSACHUSETTS



I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LAKEVILLE ZONING BOARD OF APPEALS WAS RECEIVED AND RECORDED ON \_\_\_\_\_ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

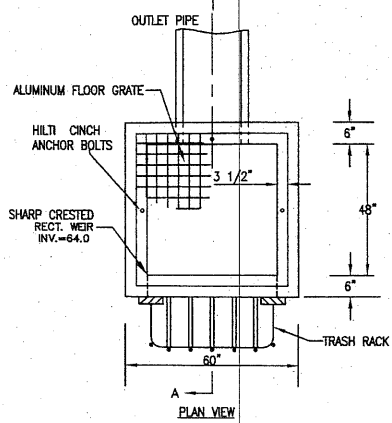
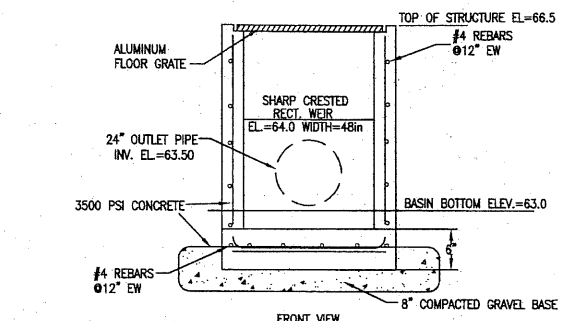
TOWN CLERK, LAKEVILLE, MA DATE \_\_\_\_\_

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



- NOTES:
- USE SCITUATE RAY PRECAST MODEL SRP-D122 OR APPROVED EQUAL CONCRETE 4,000 PSI @ 28 DAYS
  - REINFORCEMENT ASTM A-615 GRADE 60, 1" MIN. COVER
  - DESIGNED FOR H-20 LOADING
  - PRODUCT WEIGHT = 2,720 lbs.

PRECAST CONCRETE DROP INLET BASIN NOT TO SCALE

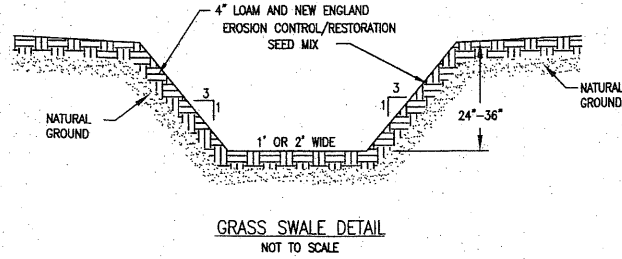


- NOTES:
- COVER GRATE SHALL BE SET FLUSH WITH THE TOP OF STRUCTURE AND SHALL HAVE A HINGED, CLEAR ACCESS OPENING OF 24" X 24" WITH A HASP AND LOCK.
  - THE GRATE SHALL BE DESIGNED FOR A UNIFORM LOAD OF 100 #/FT<sup>2</sup>. SHALL BE SUPPORTED ON ANGLE FRAME WITH FASTENERS, AND SHALL BE ALUMINUM OR LIGHT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

GRATING ANGLE FRAMES

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

OUTLET CONTROL STRUCTURE NOT TO SCALE



SWALE TO BE STABILIZED WITH EROSION CONTROL BLANKETS UNTIL STABILIZED

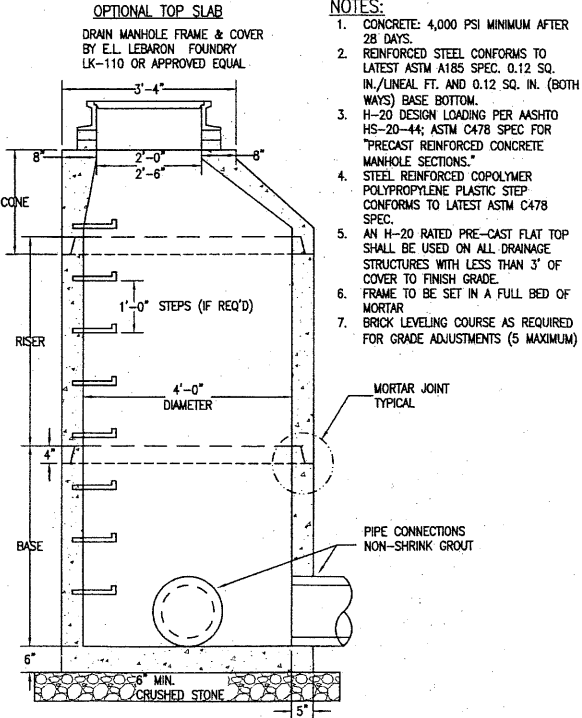
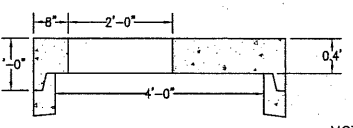
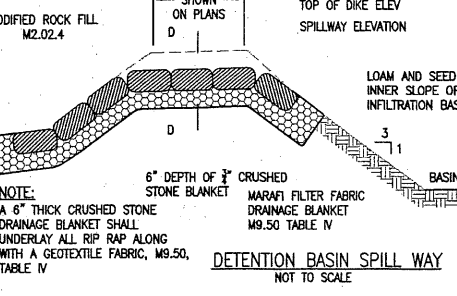
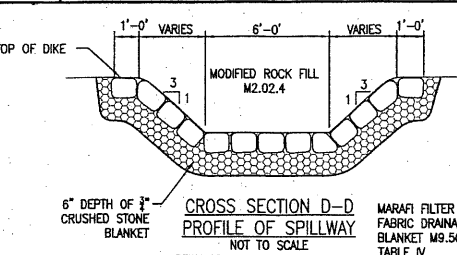
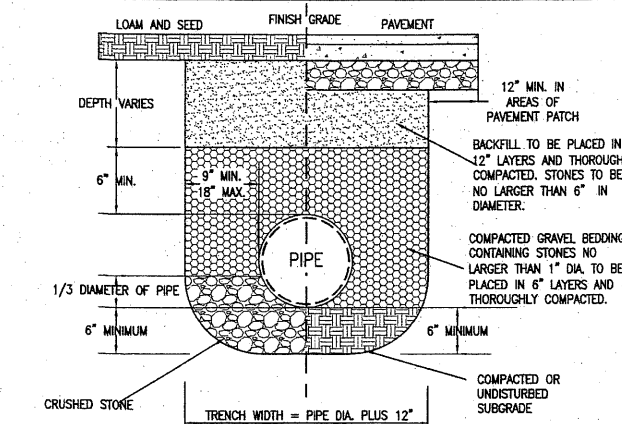
EXISTING TOP AND SUBSOIL BENEATH SWALE TO BE REMOVED TO A DEPTH OF NATURALLY OCCURRING PERVIOUS SOIL AND REPLACED WITH CLEAN WASHED SAND TO THE DEPTH REQUIRED.

LAKEVILLE ZONING BOARD OF APPEALS

APPROVED AND ENDORSED UNDER M.G.L.C. 40B BY THE LAKEVILLE ZONING BOARD OF APPEALS

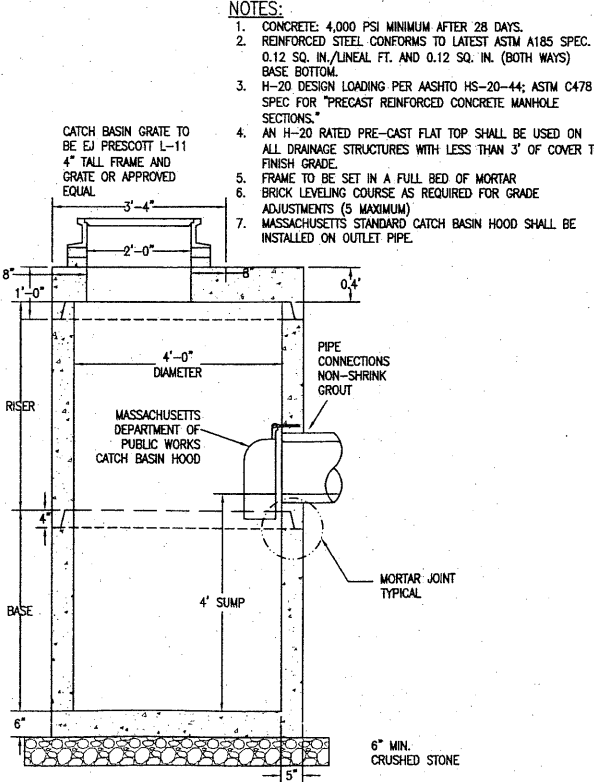
APPROVED: \_\_\_\_\_

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

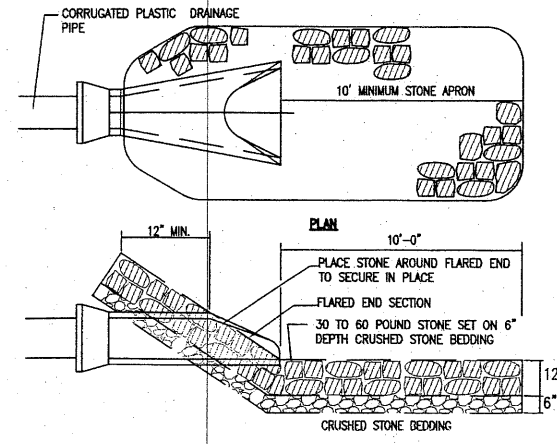


- NOTES:
- CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
  - REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
  - H-20 DESIGN LOADING PER ASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
  - STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.
  - AN H-20 RATED PRE-CAST FLAT TOP SHALL BE USED ON ALL DRAINAGE STRUCTURES WITH LESS THAN 3' OF COVER TO FINISH GRADE.
  - FRAME TO BE SET IN A FULL BED OF MORTAR.
  - BRICK LEVELING COURSE AS REQUIRED FOR GRADE ADJUSTMENTS (5 MAXIMUM)

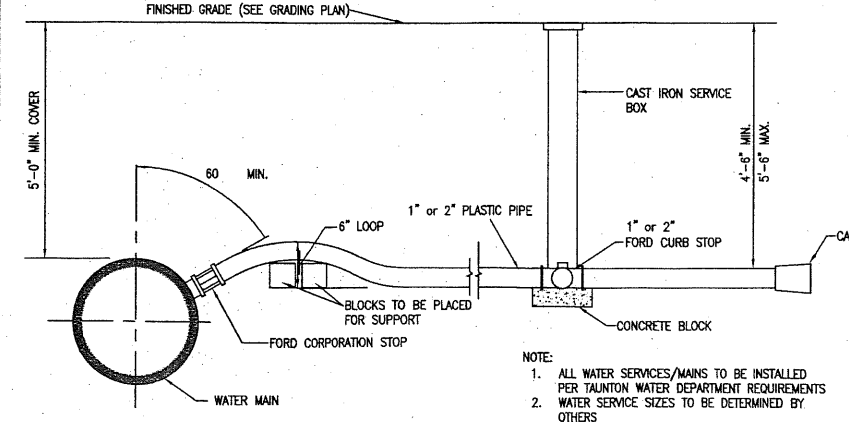
PRECAST CONCRETE DRAIN MANHOLE NOT TO SCALE



PRECAST CONCRETE CATCH BASIN NOT TO SCALE

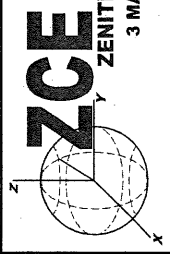


STONE APRON AT PIPE END NOT TO SCALE



WATER SERVICE CONNECTION DETAIL NOT TO SCALE

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



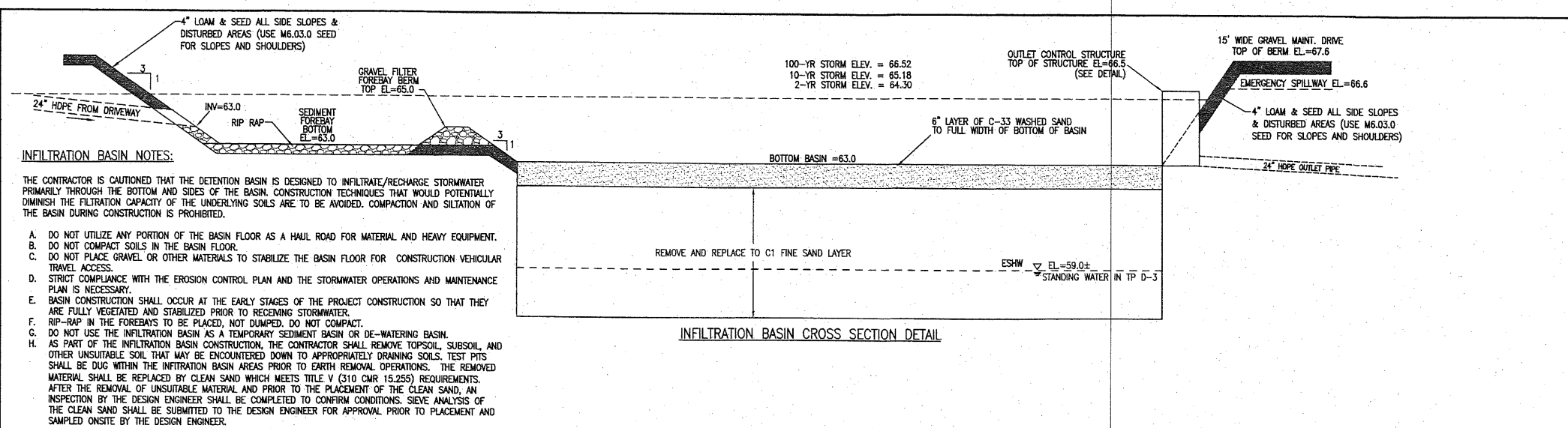
REV.	DATE	DESCRIPTION

DRAWN BY:	RLG	DATE:	11/22/2022
DESIGNED BY:	RLG	PROJECT NUMBER:	0143-13-01
CHECKED BY:	RMF	SCALE:	NOT TO SCALE
APPROVED BY:	JLB	SHEET ID:	D1

SHEET NAME:	DETAIL SHEET
PROJECT SITE:	109 BEDFORD STREET LAKEVILLE, MASSACHUSETTS
CLIENT INFO:	NORTH BEDFORD CROSSING LLC, 1 LAKEVILLE BUSINESS PARK DRIVE LAKEVILLE, MASSACHUSETTS



I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LAKEVILLE ZONING BOARD OF APPEALS WAS RECEIVED AND RECORDED ON \_\_\_\_\_ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

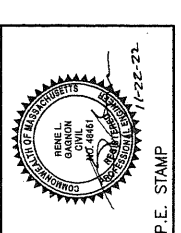
TOWN CLERK, LAKEVILLE, MA DATE \_\_\_\_\_

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

DATE \_\_\_\_\_ FOR REGISTRY USE ONLY

**LAKEVILLE ZONING BOARD OF APPEALS**  
 APPROVED AND ENDORSED UNDER M.G.L.C. 40B BY THE LAKEVILLE ZONING BOARD OF APPEALS

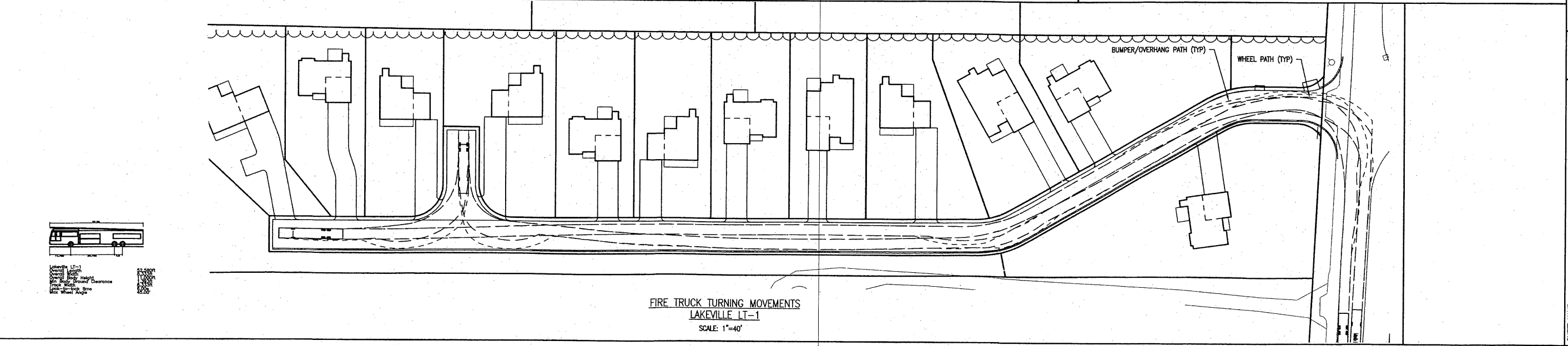
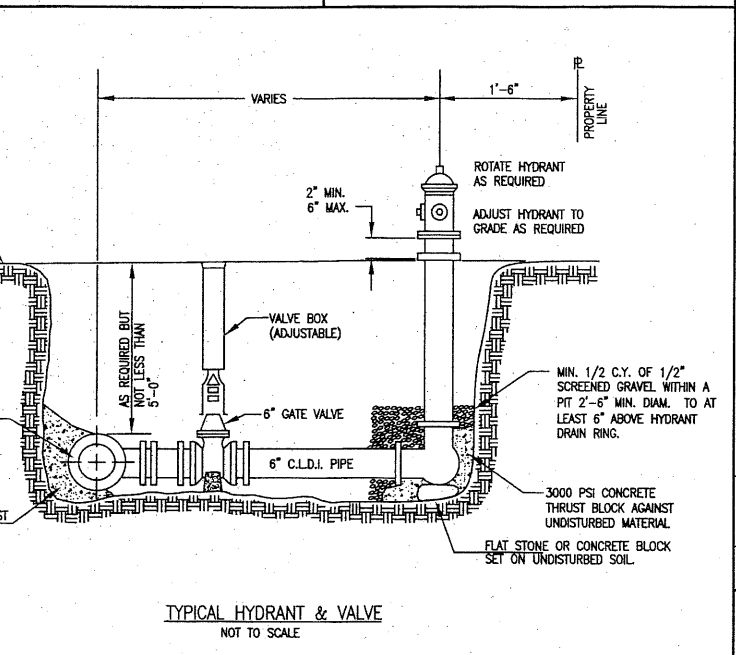
APPROVED: \_\_\_\_\_  
 ENDORSED: \_\_\_\_\_



P.E. STAMP

**SOIL LOGS:**  
 DATE: 7/15/2021 & 7/16/2021  
 PERFORMED BY: TOM MORRIS, ZENITH CONSULTING ENG, LLC.  
 PERFORMED BY: JIM ROMANO, LAKEVILLE BOARD OF HEALTH

DEPTH (INCHES)	TP-1-1	TP-1-2	TP-2-1	TP-2-2	TP-3-1	TP-3-2	TP-4-1	TP-4-2	TP-5-1	TP-5-2	TP-6-1	TP-6-2				
0	0/A SANDY LOAM 10YR 3/2	0/A SANDY LOAM 10YR 3/2	0/A SANDY LOAM 10YR 3/2	0/A SANDY LOAM 10YR 3/2	0/A SANDY LOAM 10YR 3/2	0/A SANDY LOAM 10YR 3/2	0/A SANDY LOAM 10YR 3/2	0/A SANDY LOAM 10YR 3/2	0/A SANDY LOAM 10YR 3/2	0/A SANDY LOAM 10YR 3/2	0/A SANDY LOAM 10YR 3/2	0/A SANDY LOAM 10YR 3/2				
6	72.5	71.7	71.5	71.3	70.7	70.0	69.8	69.8	69.7	69.7	69.8	69.8				
24	71.0	70.2	69.1	70.3	69.3	68.8	68.2	68.3	68.0	68.3	68.0	68.3				
70	67.2	63.5	138	60.5	154	58.2	96	62.5	80	63.8	61.3	56				
156	60.0	61.2	60.2	58.7	59.0	168	57.0	132	59.5	140	59.3	128				
	MOTTLING: NONE	MOTTLING: NONE	MOTTLING: NONE	MOTTLING: NONE	MOTTLING: NONE	MOTTLING: NONE	MOTTLING: NONE	MOTTLING: NONE	MOTTLING: NONE	MOTTLING: NONE	MOTTLING: NONE	MOTTLING: NONE				
	WEEPING: NONE	WEEPING: NONE	WEEPING: NONE	WEEPING: NONE	WEEPING: NONE	WEEPING: NONE	WEEPING: NONE	WEEPING: NONE	WEEPING: NONE	WEEPING: NONE	WEEPING: NONE	WEEPING: NONE				
	STANDING: NONE	STANDING: NONE	STANDING: NONE	STANDING: NONE	STANDING: NONE	STANDING: NONE	STANDING: NONE	STANDING: NONE	STANDING: NONE	STANDING: NONE	STANDING: NONE	STANDING: NONE				
	ESHW EL.: NONE	ESHW EL.: NONE	ESHW EL.: NONE	ESHW EL.: 150"	ESHW EL.: 144"	ESHW EL.: 154"	ESHW EL.: 128"	ESHW EL.: 128"	ESHW EL.: 124"	ESHW EL.: 128"	ESHW EL.: NONE	ESHW EL.: NONE				
0	TP-7-1	TP-7-2	TP-8-1	TP-8-2	TP-9-1	TP-9-2	TP-10-1	TP-10-2	TP-11-1	TP-11-2	TP-12-1	TP-12-2	TP-D-1	TP-D-2	TP-D-3	
0	0/A SANDY LOAM 10YR 3/2	0/A SANDY LOAM 10YR 3/2	0/A SANDY LOAM 10YR 3/2	0/A SANDY LOAM 10YR 3/2	0/A SANDY LOAM 10YR 3/2	0/A SANDY LOAM 10YR 3/2	0/A SANDY LOAM 10YR 3/2	0/A SANDY LOAM 10YR 3/2	0/A SANDY LOAM 10YR 3/2	0/A SANDY LOAM 10YR 3/2	0/A SANDY LOAM 10YR 3/2	0/A SANDY LOAM 10YR 3/2	0/A SANDY LOAM 10YR 3/2	0/A SANDY LOAM 10YR 3/2	0/A SANDY LOAM 10YR 3/2	
8	69.5	69.5	69.4	69.2	68.5	68.5	6	69.0	36.3	10	71.5	12	74.3	10	65.8	
26	68.0	68.0	67.6	67.3	67.2	67.3	28	67.3	32	67.3	22	70.5	22	73.8	20	64.5
50	66.0	66.2	65.8	65.8	65.3	154	60	64.5	54	64.5	40	68.3	40	72.3	120	61.5
128	59.5	60.2	59.3	120	58.2	168	148	57.2	140	59.3	140	60.4	140	63.6	120	55.6
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	ESHW EL.: NONE	ESHW EL.: NONE	ESHW EL.: NONE	ESHW EL.: NONE	ESHW EL.: 134"	ESHW EL.: 140"	ESHW EL.: 140"	ESHW EL.: 132"	ESHW EL.: NONE	ESHW EL.: NONE	ESHW EL.: 120"	ESHW EL.: 120"	ESHW EL.: 120"	ESHW EL.: 126"	ESHW EL.: 112"	ESHW EL.: 112"



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

REV.	DATE	DESCRIPTION	BY	APP.

DATE: 11/22/2022  
 PROJECT NUMBER: 0143-13-01  
 SCALE: NOT TO SCALE  
 SHEET ID: D2

DRAWN BY: RLJ  
 DESIGNED BY: RLJ  
 CHECKED BY: RLF  
 APPROVED BY: JLB

**DETAIL SHEET**  
**109 BEDFORD STREET**  
**LAKEVILLE, MASSACHUSETTS**  
**NORTH BEDFORD CROSSING LLC.**  
**1 LAKEVILLE BUSINESS PARK DRIVE**  
**LAKEVILLE, MASSACHUSETTS**

**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. Rheume said there were no differences. Mr. Sheedy asked how much additional height was needed to get out of the Floodplain. Mr. Rheume 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.



**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  
2023**

Meetings of the Zoning Board will be conducted on the following dates. They are usually held at the Lakeville Public Library beginning at 7:00 p.m.

Meeting date	Deadline for submittals
1/19/23	12/23/23
2/16/23	1/23/23
3/16/23	2/20/23
4/20/23	3/27/23
5/18/23	4/24/23
6/15/23	5/22/23
7/20/23	6/26/23
8/17/23	7/24/23
9/21/23	8/28/23
10/19/23	9/25/23
11/16/23	10/23/23
12/21/23 *	11/27/23

\*If needed

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