

TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp
received & posted:
K. Murray
APR 15 2024 10:57 AM
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, March 21, 2024 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

Petition hearings (votes to be taken)

1. **Benatti hearing, continued** – Appeal from Decision of the Building Inspector/Zoning Enforcement Officer relative to business activity in the residential district at **434 Bedford Street**
2. **Dixon hearing – 36 Main Street** – request for a **Special Permit** under §270-6.1 C and §270-7.4 A (1) to construct a 133 square foot addition to extend the reception area on a pre-existing, non-conforming lot.
3. **Joyce hearing – 51 Shore Ave** – request for a **Special Permit** under §270-6.3 B and §270-7.4 B (5) to construct a 200 square foot shed within the front setback on a pre-existing, non-conforming lot.
4. **Simmonds Hills LLC** – request for a **Comprehensive Permit** under M.G.L., Chapter 40B to construct two-hundred (200) units with forty-four (44) units to consist of single family homes, forty-six (46) duplex cottages catering to an older demographic, and eleven (11) ten (10) unit condominium buildings, of which not less than fifty (50) of such units shall be restricted as affordable for low-or moderate-income persons or families as required under the terms of the applicable state regulations and guidelines. The project is located off of **Freetown Street** and composed of six (6) separate Lakeville Assessor's parcels; Map 034, Block 002, Lots 001, 002, 011, 012 and Map 035, Block 001, Lots 002A and 004.
5. **Meet with Eric Anderson regarding application for an opening on the ZBA**
6. **Approve Meeting Minutes for February 15, 2024.**
7. **Next meeting . . . Thursday, April 25, 2024 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*

Cathy Murray, Planning Department Clerk

From: John Benatti <jpsd1105@msn.com>
Sent: Monday, March 11, 2024 8:32 PM
To: Cathy Murray, Planning Department Clerk
Subject: Re: ZBA March meeting

Yes.

April 25, 2024 - next meeting

[Get Outlook for Android](#)

From: Cathy Murray, Planning Department Clerk <cmurray@lakevillema.org>
Sent: Monday, March 11, 2024 4:05:40 PM
To: John Benatti <jpsd1105@msn.com>
Subject: RE: ZBA March meeting

John,

Are you requesting another continuance?

Cathy

From: John Benatti <jpsd1105@msn.com>
Sent: Monday, March 11, 2024 8:29 AM
To: Cathy Murray, Planning Department Clerk <cmurray@lakevillema.org>
Subject: Re: ZBA March meeting

Hi Cathy , I won't be attending. Thank you. John

[Get Outlook for Android](#)

From: Cathy Murray, Planning Department Clerk <cmurray@lakevillema.org>
Sent: Thursday, March 7, 2024 12:43:53 PM
To: John Benatti <jpsd1105@msn.com>
Subject: ZBA March meeting

Hi John,

I'm attaching the meeting notice for the ZBA's march meeting. Please let me know at your convenience if you will be attending.

Cathy

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, March 21, 2024, at 7:00 P.M. in the LAKEVILLE PUBLIC LIBRARY, 4 PRECINCT STREET, upon the petition of **Julia Dixon**. A **Special Permit** is requested under **Section 270-6.1 C and Section 270-7.4 A (1)** to construct a proposed addition of 133 square feet to extend the current reception area on a pre-existing, non-conforming lot, as provided by the Lakeville By-Laws. The property site is **36 Main Street**.

The application and assorted documents can be viewed in the Planning Department by appointment.

John Olivieri, Jr., Chairman

March 7, 2024 & March 14, 2024



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
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February 28, 2024

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

Re: 36 Main St and 51 Shore Ave
Dear Chairman Olivieri:

The Board of Health has received the Petition for Hearing for 36 Main Street. The proposed extension of the reception area would not result in an increased flow to the septic system, and the footprint of the addition does not affect the existing septic system. Therefore, the Board of Health has no objections to the proposed addition.

The Board of Health has received the Petition for Hearing for 51 Shore Ave, and has no objections to the proposed shed, since the shed will have no connections to water or septic, and the footprint will not interfere with the existing septic system.

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

Sincerely for the Board of Health

Edward Cullen Health Agent



Town of Lakeville


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

Mark Knox, Chairman
Michele MacEachem, Vice Chairman
John Cabral
Jack Lynch

MEMORANDUM

TO: Board of Appeals
FROM: Planning Board
DATE: March 15, 2024
SUBJECT: Petition Review for Dixon – 36 Main Street

At their Thursday, February 22, 2024, meeting, the Planning Board reviewed the above referenced Petition for Hearing from the Board of Appeals. The Board had no comments regarding this petition.

Appeal Number:	 Town of Lakeville ZONING BOARD OF APPEALS 346 Bedford Street Lakeville, MA 02347 774-776-4350	Received by Town Clerk
Hearing Date:		<div style="border: 2px solid black; padding: 10px;"> <p>RECEIVED</p> <p>FEB 2 2024</p> <p>LAKEVILLE TOWN CLERK</p> </div>
EXHIBIT "A"		

ZONING BOARD OF APPEALS APPLICATION
PETITION FOR HEARING

Property Address: 36 Main St.

Zoning District: residential X business industrial

Map 62 Block 1 Lot 10

Registry of Deeds: Book No. 45676 Page No. 49

Applicant (Petitioner)	Owner
Applicant's Name: <u>Julia Duxon</u>	Owner's Name: <u>Julia Duxon</u>
Applicant's Address: <u>36 MAIN STREET</u>	Owner's Address: <u>5 Parkwood Drive</u>
City, State, ZIP: <u>LAKEVILLE Ma 02347</u>	City, State, ZIP: <u>Wareham MA 02571</u>
Phone: <u>508 946 3647</u>	Phone: <u>508 572 2886</u>
Email: <u>petrecessing@gmail.com</u>	Email: <u>juliaduxon1955@gmail.com</u>
Engineer (If any)	
Name: <u>Zenith</u>	Phone: <u>508 946 4208</u>
Mailing Address: <u>3 Main Street Lakeville</u>	Email:
Representative (If any)	
Name:	Phone:
Mailing Address:	Email:

X Special Permit(s) under Section(s) 6.1.3 & 7.4.6 of the Zoning Bylaw.
 _____ Variance(s) from Section(s) _____ of the Zoning Bylaw.
 _____ Appeal from Decision of the Building Inspector/Zoning Enforcement Officer.
 _____ Date of Denial _____

Lot area: 53,534 SF Frontage: 144.87 FL.

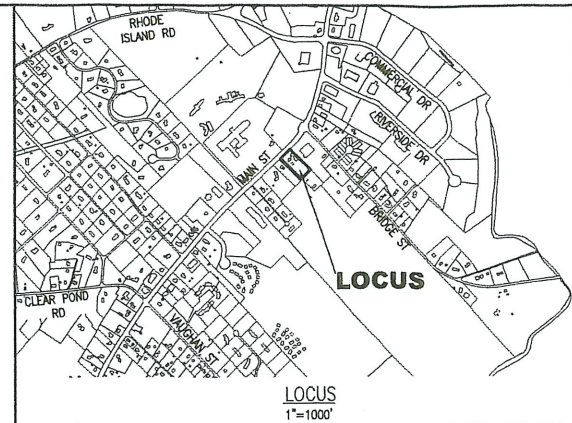
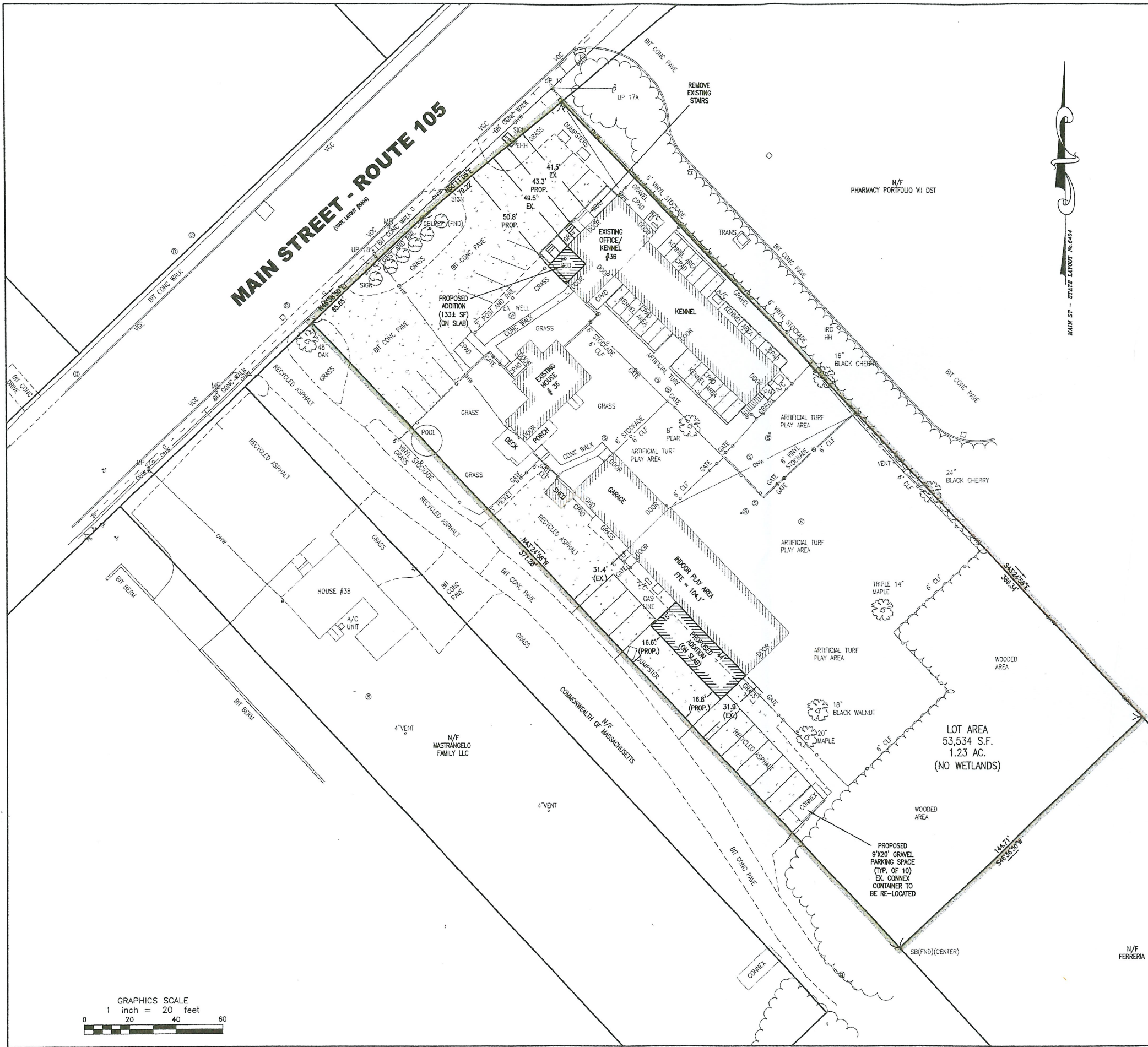
Setback	Required*	Existing	Proposed
Front Setback	40'	41.5'	43.3'
Rear Setback	40'	N/A	N/A
Right Side Setback	40'	20.9' (Deck)	91.1' (addition)
Left Side Setback	40'	9.5' (BLDG)	33.4' (addition)
Lot Coverage	Maximum allowed	Existing	Proposed
	50%	35.5%	36.1%

See Lakeville Zoning Bylaw-Section 5.1-Intensity Regulations

Description of Proposal and/or Decision Being Appealed. Please attach separate narrative if additional space is needed. Extension of Reception area

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 OF THE ZONING BOARD OF APPEALS OF THE TOWN OF LAKEVILLE.

Applicant's Signature:	*Owner's Signature:
<u>Julia M. Dixon</u>	<u>Julia M. Dixon</u> <i>*Must be signed if not the applicant</i>



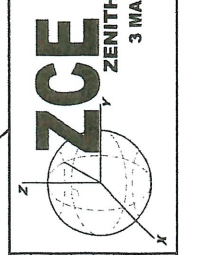
SITE INFORMATION:

1. THE SITE IS SHOWN ON THE TOWN OF LAKEVILLE ASSESSORS MAP AS MAP 62 BLOCK 1 LOT 10.
2. PROPERTY LINE INFORMATION WAS TAKEN FROM:
 - 2.1. PROPERTY LINE AND TOPOGRAPHY WAS COMPLETED BY MADDIGAN LAND SURVEYING, LLC.
 - 2.2. DEED REFERENCE BOOK 45676 PAGE 49
3. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SCALED FROM THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF PLYMOUTH COUNTY, MAP NUMBER 250230431K, EFFECTIVE DATE JULY 16, 2015.
4. THE SITE IS NOT LOCATED IN A PRIORITY HABITAT OR ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 15TH EDITION EFFECTIVE DATE AUGUST 2021.
5. THE PURPOSE OF THIS PLAN IS TO ADD AN ADDITION TO THE EXISTING BUILDING TO BE USED FOR A NAPPING AREA. IT SHOULD BE NOTED THAT THERE IS NO INCREASE IN DOG OCCUPANCY.

MAIN ST - STATE LAYOUT No. 6404



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



REV.	DATE	DESCRIPTION	BY	APP.
1	9-8-22	ADD PARKING SPACES	NCZ	DM
2	1-11-24	NEW ADDITION	NCZ	DM



PROPOSED LOT COVERAGE:

BUILDINGS (TOTAL)	7,576 SF
PAVED/GRAVEL AREAS	11,762 SF
TOTAL	19,338 SF
PERCENT	36.1%

EXISTING LOT COVERAGE:

BUILDINGS (TOTAL)	6,783 SF
PAVED/GRAVEL AREAS	12,215 SF
TOTAL	18,998 SF
PERCENT	35.5%

DATE	BY	APP.
8-15-22	NCZ	DM
1-11-24	NCZ	DM

PROJECT NUMBER: D985-01-01
DRAWING SCALE: 1"=20'
SHEET ID: S1

LEGEND

60	EXISTING CONTOURS
x 98.5	EXISTING SPOT ELEVATION
TP #1	EXISTING TESTPIT
60	PROPOSED CONTOURS
100x2	PROPOSED SPOT ELEVATION
---	EXISTING TREELINE
---	EXISTING OVERHEAD WIRES

GRAPHICS SCALE
 1 inch = 20 feet
 0 20 40 60

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, March 21, 2024, at 7:00 P.M. in the LAKEVILLE PUBLIC LIBRARY, 4 PRECINCT STREET, upon the petition of **Scott Joyce**. A **Special Permit** is requested under **270-6.3 B and 270-7.4 B (5)** to construct a 200 square foot shed within the front setback on a pre-existing, non-conforming lot, as provided by the Lakeville By-Laws. The property site is **51 Shore Avenue**.

The application and assorted documents can be viewed in the Planning Department by appointment.

John Olivieri, Jr., Chairman

March 7, 2024 & March 14, 2024



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

February 28, 2024

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

Re: 36 Main St and 51 Shore Ave
Dear Chairman Olivieri:

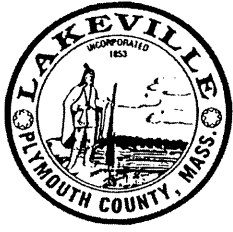
The Board of Health has received the Petition for Hearing for 36 Main Street. The proposed extension of the reception area would not result in an increased flow to the septic system, and the footprint of the addition does not affect the existing septic system. Therefore, the Board of Health has no objections to the proposed addition.

The Board of Health has received the Petition for Hearing for 51 Shore Ave, and has no objections to the proposed shed, since the shed will have no connections to water or septic, and the footprint will not interfere with the existing septic system.

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

Sincerely for the Board of Health

Edward Cullen Health Agent



Town of Lakeville

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

Mark Knox, Chairman
Michele MacEachem, Vice Chairman
John Cabral
Jack Lynch

MEMORANDUM


TO: Board of Appeals

FROM: Planning Board

DATE: March 15, 2024

SUBJECT: Petition Review for Joyce – 51 Shore Avenue

At their Thursday, March 15, 2024, meeting, the Planning Board reviewed the above referenced Petition for Hearing from the Board of Appeals. The Board had no comments regarding this petition.

Appeal Number:	 Town of Lakeville ZONING BOARD OF APPEALS 346 Bedford Street Lakeville, MA 02347 774-776-4350	Received by Town Clerk
Hearing Date:		RECEIVED FEB 20 2023 BOARD OF APPEALS
EXHIBIT "A"		

ZONING BOARD OF APPEALS APPLICATION
PETITION FOR HEARING

Property Address: 51 Shore Ave
Zoning District: residential business _____ industrial _____
Map 41 Block 9 Lot 20
Registry of Deeds: Book No. 5782 Page No. 270

Applicant (Petitioner)		Owner	
Applicant's Name:	<u>Scott Joyce</u>	Owner's Name:	<u>Scott Joyce</u>
Applicant's Address:	<u>3 Angela Drive</u>	Owner's Address:	<u>3 Angela Drive</u>
City, State, ZIP:	<u>Foxboro, MA, 02035</u>	City, State, ZIP:	<u>Foxboro, MA, 02035</u>
Phone:	<u>774-571-7511</u>	Phone:	<u>774-571-7511</u>
Email:	<u>scottejoyce@gmail.com</u>	Email:	<u>scottejoyce@gmail.com</u>
Engineer (If any)			
Name:		Phone:	
Mailing Address:		Email:	
Representative (If any)			
Name:		Phone:	
Mailing Address:		Email:	

Nature of Relief Sought:

X Special Permit(s) under Section(s) 270.6.3 of the Zoning Bylaw.
 _____ Variance(s) from Section(s) _____ of the Zoning Bylaw.
 _____ Appeal from Decision of the Building Inspector/Zoning Enforcement Officer.
 _____ Date of Denial _____

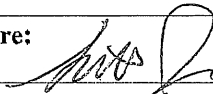
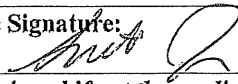
Lot area: 15,682 Frontage: 200 ft

Setback	Required*	Existing	Proposed
Front Setback	40	15	20
Rear Setback	20	50	60
Right Side Setback	20	100	70
Left Side Setback	20	15	70
Lot Coverage	Maximum allowed	Existing	Proposed
			200 sq ft

*See Lakeville Zoning Bylaw-Section 5.1-Intensity Regulations

Description of Proposal and/or Decision Being Appealed. Please attach separate narrative if additional space is needed. Attached

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 OF THE ZONING BOARD OF APPEALS OF THE TOWN OF LAKEVILLE.

Applicant's Signature: 	*Owner's Signature: 
	*Must be signed if not the applicant

Scott Joyce
51 Shore Ave
Lakeville, MA 02347
2/14/2024

To Whom It May Concern (Lakeville ZBA),

I'm looking for a special permit to build a 200 sq foot utility Shed on blocks (no excavation work). Given the unique setup of the lot, I'm looking to build the structure with a 20-foot front setback opposed to the standard 40-foot setback. Once complete the utility shed will align with the setback of the existing main residence and look as one would expect.

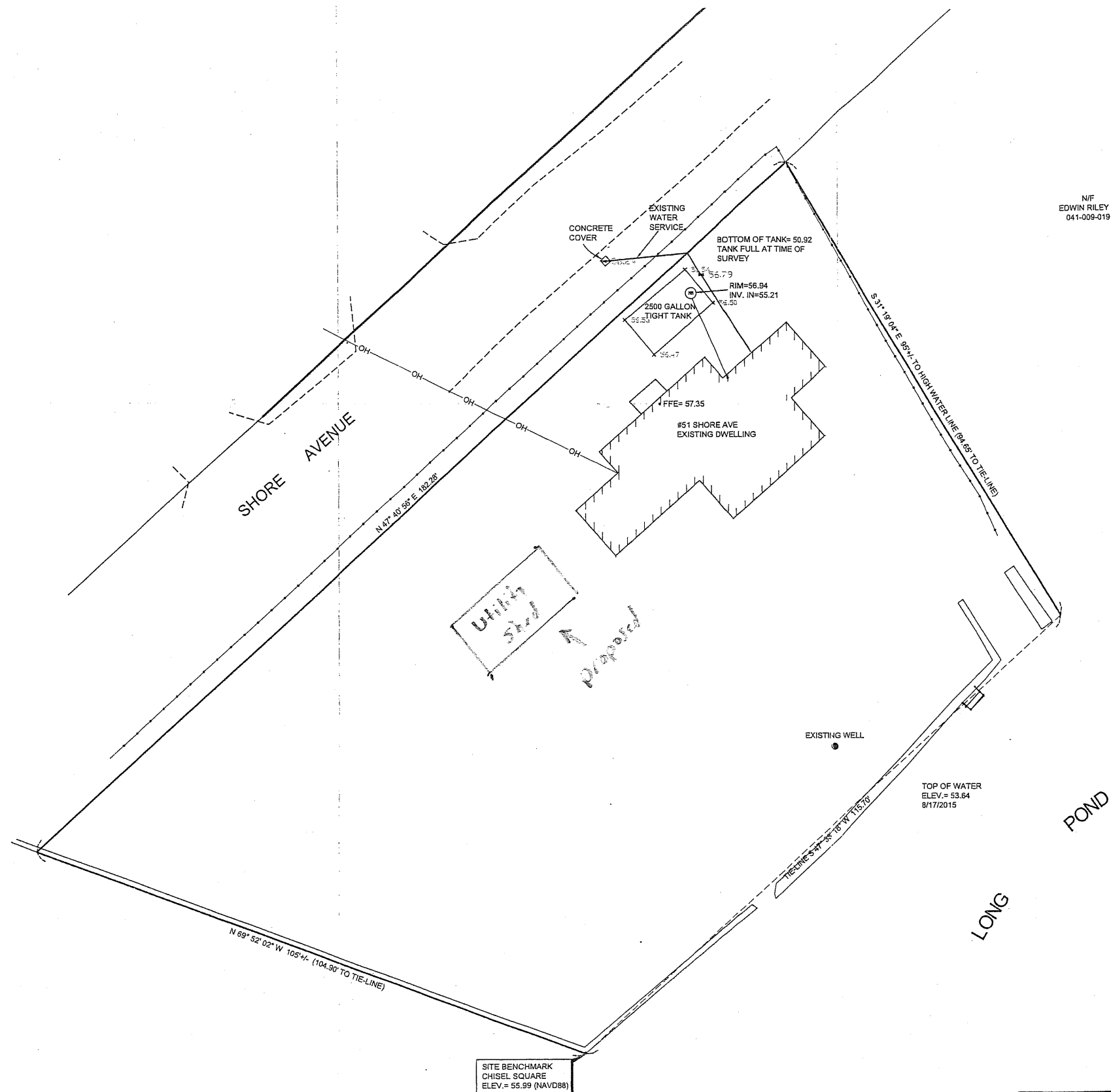
The property is the last house on a dead-end dirt road and will meet all other required setbacks without concern.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Joyce', written in a cursive style.

Scott Joyce

TING WELL



N/F
EDWIN RILEY III
041-009-019

PROPERTY ADDRESS
51 SHORE AVENUE

CURRENT OWNER
SHIRLEY CHICONE

ASSESSORS' REFERENCE
041 - 009 - 020

DEED REFERENCE
BK. 4176 - PG. 192 & BK. 4386 - PG. 214

PLAN REFERENCE
PLAN #810 - 1955

FEMA FLOOD ZONE
ZONE AE (EL57)

VERTICAL DATUM SHOWN
NAVD88

SHORE AVENUE

#51 SHORE AVE
EXISTING DWELLING

LONG POND

Utility
shut
Disposed

THIS IS TO CERTIFY THAT THE TIGHT TANK IS FULLY FUNCTIONAL WITH PROPER PIPING, GASKETED TEE AND FUNCTIONING FLOAT AND ALARM. THE REQUIRED IMPROVEMENT THAT HAS NOT YET BEEN COMPLETED IS THE WATER SERVICE MUST BE RELOCATED TO BE 10' FROM THE TANK OR BE ENCASED.



Richard J. Rhealme
RICHARD J. RHEALME, P.E. DATE August 17, 2018



RECEIVED
AUG 20 2018
LAKEVILLE
BOARD OF HEALTH

N 69° 52' 02" W 105' W. (104.30' TO TIE-LINE)

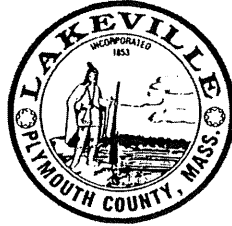
SITE BENCHMARK
CHISEL SQUARE
ELEV. = 55.99 (NAVD88)

TOP OF WATER
ELEV. = 53.64
8/17/2015

DRAWING TITLE AS-BUILT PLAN				SCALE: 1" = 10'	
PROJECT 51 SHORE AVENUE LAKEVILLE, MASSACHUSETTS				DATE: SEP. 1, 2015	
CLIENT SHIRLEY CHICONE LAKEVILLE, MASSACHUSETTS				DRAWN BY: BNP	
DESIGNED BY: RJR				CHECKED BY: RJR	
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT PRIME ENGINEERING P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02474 TEL: 508.947.0050 FAX: 508.947.2004				SHEET NO. 1 OF 1	
REV.	DATE	DESCRIPTION	BY	APP.	PROJECT NO. 1463-01-01

D:\Survey\PROJECTS\LAKEVILLE\SHORE AVENUE\SHORE AVENUE\DWG\1463-SURV-BASE-2018.dwg

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

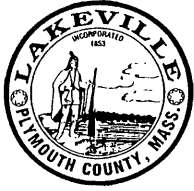


The LAKEVILLE ZONING BOARD OF APPEALS, acting in accordance with MASS GENERAL LAWS CHAPTER 40B, as amended, will conduct a public hearing on Thursday, March 21, 2024, at 7:00 P.M. in the LAKEVILLE PUBLIC LIBRARY, 4 PRECINCT STREET, upon the petition of **Simonds Hills LLC**, for a **Comprehensive Permit** pursuant to **M.G.L., Chapter 40B** to construct two-hundred (200) units with forty-four (44) units to consist of single family homes, forty-six (46) duplex cottages catering to an older demographic, and eleven (11) ten (10) unit condominium buildings, of which not less than fifty (50) of such units shall be restricted as affordable for low-or moderate-income persons or families as required under the terms of the applicable state regulations and guidelines. The project is located off of **Freetown Street** and composed of six (6) separate Lakeville Assessor's parcels; Map 034, Block 002, Lots 001, 002, 011, 012 and Map 035, Block 001, Lots 002A and 004.

The application and assorted documents can be viewed in the Planning Department by appointment.

John Olivieri, Jr., Chairman

March 7, 2024 & March 14, 2024



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

March 14, 2024

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

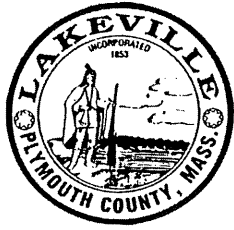
Re: Rocky Woods
Dear Chairman Olivieri:

The Board of Health has received the Petition for Hearing for Rocky Woods. The Conceptual Comprehensive Permit Plan "Rocky Woods" Subdivision in Lakeville MA revised 9/25/23, shows a proposed leaching field for 52,000 gal/day within 220 ft of a private well. The Board of Health would like to know if there were other locations to place the leaching field on the 184.6 acre property, that would be further away from the private wells of the dwellings surrounding the property.

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

Sincerely for the Board of Health

Edward Cullen Health Agent



Town of Lakeville

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

Mark Knox, Chairman
Michele MacEachem, Vice Chairman
John Cabral
Jack Lynch

MEMORANDUM

TO: Board of Appeals
FROM: Planning Board
DATE: March 15, 2024
SUBJECT: Petition Review for Rocky Woods

At their Thursday, March 15, 2024, meeting, the Planning Board reviewed the above referenced Comprehensive Petition for Hearing from the Board of Appeals. After a lengthy discussion, the Board voted to send a recommendation strongly suggesting the Zoning Board deny the Comprehensive Permit based on the following reasons:

- 40B does not create more affordability
- This is a Priority Protection parcel
- There are Native artifacts and history
- The protected species and forest
- The impacts to the schools would be too great
- The increase to traffic
- The impact to first responders
- Destruction of natural resources



Matthew J. Perkins
Police Chief

Town of Lakeville
Public Safety
Bedford Street
Lakeville, MA 02347



Michael O'Brien
Fire Chief

February 23, 2024

John Olivieri, Chair
Zoning Board of Appeals
Town of Lakeville
346 Bedford Street
Lakeville, MA 02347

Subject: Rocky Woods name conflict

Mr. Olivieri,

We would like to inform you of a public safety concern regarding the proposed "Rocky Woods" project off of Freetown Street. The name Rocky Woods may cause confusion as the location, Rocky Woods Road, already exists. This approved roadway is located off of Howland Road and any other location with the street name "Rocky Woods" would be considered a duplicate and not acceptable by Massachusetts State 911 guidelines. It may not be the developer's intention to name the street "Rocky Woods," but references to the location may still cause confusion for first responders. This confusion can result in delays or responses to the wrong location. This conflict was brought up last year, and we maintain our recommendation of referring to the site by another name.

Respectfully,

A handwritten signature in black ink, appearing to be "M. Perkins", written over a horizontal line.

Matthew J. Perkins
Police Chief
Lakeville Police Department

A handwritten signature in black ink, appearing to be "M. O'Brien", written over a horizontal line.

Michael O'Brien
Fire Chief
Lakeville Fire Department



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: Lakeville Select Board
From: Michael P. O'Brien, Fire Chief
RE: Rocky Woods proposed 40B development
Date: April 3, 2023

This document has been provided as comment from the Fire Department on the proposed 40B development adjacent to Freetown Street.

Upon review of the application, I have the following concerns in addition to the usual fire access and road dimension requirements.

1. Please be aware of the new requirements that were established with Lakeville's adoption of MGL 148 Section 26I at town meeting. An apartment is required to be protected by a code compliant sprinkler system, regardless of square footage.
 - a. An apartment is defined as 3 or more living units in the same structure.
2. Estimated call volume for 200 units is 96 responses.
 - a. This is based on an average of 48 responses annually to the comparable Riverside Drive 40B project (100 units).
3. The most concerning aspect of the proposal is the lack of fire protection water. The closest static water sources are the cistern at the school campus (1.5 miles), the pool at GRAIS (1.5 miles), and a bog pond on Highland Road (1.1 miles).
 - a. The bog pond has dried up once during drought conditions in recent years.
 - b. If possible, Town should require a cistern to be constructed on site containing adequate fire protection water.

Additional comments will be submitted as the project moves forward. Thank you for the opportunity to offer this information for the consideration of the Select Board.

1/5/2024

Tracie Craig-McGee

Executive Assistant – Select Board

& Town Administrator

Town of Lakeville

346 Bedford Street

Lakeville, MA 02347

508 946-8803

Dear Tracie and select board members,

My name is Eric Anderson, and I am a resident of Lakeville and have lived here for 4 years. I am an electrician and have been in construction for 14+ years. I have a profound interest in community development and would like to build strong community connections, I am excited to present my letter of interest for a position on the Zoning Board. My experience and network in the local community make me a unique candidate for this role. I am enthusiastic about the opportunity of working with a group of like-minded individuals dedicated to making a difference and am confident that my background in construction/building will be an asset to your board. I look forward to hearing from you and the board about this opportunity.

Eric Anderson

5 Barstow St

Lakeville, Ma

508-272-5970

Andersonelectric3@gmail.com

**Zoning Board of Appeals
Lakeville, Massachusetts
Minutes of Meeting
Thursday, February 15, 2024
Remote meeting**

On February 15, 2024, the Zoning Board held a remote meeting. The meeting was called to order by Chairman Olivieri at 7:01 p.m. LakeCam was recording, and it was streaming on Facebook Live. Mr. Olivieri read the provisions by which the Board was allowed to meet remotely into the record.

Members present:

John Olivieri, Jr., Chair; Christopher Campeau, Member; Christopher Sheedy, Member, Anthony Zucco, Associate Member

Benatti hearing, continued – an appeal related to 434 Bedford Street

Mr. Olivieri opened the continued Benatti hearing at 7:01. He advised the applicant had submitted an email requesting the hearing be continued until the Board's March meeting.

Mr. Campeau made a motion, seconded by Mr. Sheedy, to continue the Benatti hearing until March 21, 2024. The time would be at 7:00 p.m.

Roll Call Vote: Mr. Campeau-**Aye**, Mr. Sheedy-**Aye**, Mr. Zucco-**Aye**, Mr. Olivieri – **Aye**

The hearing closed at 7:02.

Meeting minutes

Mr. Campeau made a motion, seconded by Mr. Sheedy, to approve the meeting minutes from the January 18, 2024, meeting.

Roll Call Vote: Mr. Campeau-**Aye**, Mr. Sheedy-**Aye**, Mr. Olivieri – **Aye**; Mr. Zucco-**Abstain**

Discussion regarding scheduling meetings for LeBaron Residential

Mr. Olivieri said potentially there was going to be an inquiry regarding upcoming meetings for LeBaron Residential but they are not moving forward with anything at this point.

Next meeting

The next meeting is scheduled for March 21, 2024, at 7:00 p.m. at the Lakeville Public Library.

Adjourn

Mr. Sheedy made a motion, seconded by Mr. Zucco, to adjourn the meeting.

Roll Call Vote: Mr. Campeau-**Aye**, Mr. Sheedy-**Aye**, Mr. Zucco-**Aye**, Mr. Olivieri – **Aye**

Meeting adjourned at 7:04.