

# TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp  
received & posted:  
*K. DeCandia*  
LAKEVILLE TOWN CLERK  
RCUD 2023 MAR 16 PM 2:17  
  
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 30, 2023 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

- I.D. Sign Group hearing – 15 Main Street** – request for a **Special Permit** under 6.6.6.3 for an internally illuminated sign that will include non-illuminated changeable copy.
- Garbitt/Pike hearing – 29 Staples Shore Road** – request for a **Special Permit** under 7.4 and 6.1.3 to raze a portion of a pre-existing, non-conforming house located on a non-conforming lot and construct a new dwelling. The new dwelling will contain three (3) bedrooms in the new portion and one (1) bedroom in the existing portion, which will be an in-law (accessory apartment).
- North Bedford Crossing LLC hearing– 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.
- The Residences at LeBaron Hills, LLC, hearing, continued** – request to modify their **Comprehensive Permit** and add three ten-unit buildings and one five-unit building in Phase 5.
- Approve Meeting Minutes for February 16, 2023.
- Correspondence
- Next meeting . . . Thursday, April 20, 2023 at the Lakeville Public Library.
- 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*

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

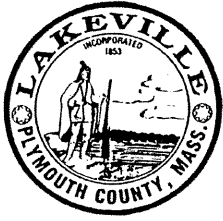


The LAKEVILLE ZONING BOARD OF APPEALS, acting in accordance with MASS GENERAL LAWS CHAPTER 40A, as amended, will conduct a public hearing on Thursday, March 30, 2023, at 7:00 P.M. in the LAKEVILLE PUBLIC LIBRARY, 4 PRECINCT STREET, upon the petition of **I.D. Sign Group**. A **Special Permit** is requested under **6.6.6.3** for an internally illuminated sign that will include non-illuminated changeable copy. The property site is **15 Main Street** and is owned by **Community Square Storage, LLC**.

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

March 16, 2023 & March 23, 2023



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

## Town of Lakeville

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

### MEMORANDUM

**TO:** Board of Appeals

**FROM:** Planning Board

**DATE:** March 24, 2023

**SUBJECT:** Petition Review for I.D. Sign Group – 15 Main Street

At their Thursday, March 9, 2023, meeting, the Planning Board reviewed the above referenced Petition for Hearing from the Board of Appeals. The Board requests that the sign bylaw as written be followed.

Petition to be filed with Town Clerk

EXHIBIT "A"

TOWN OF LAKEVILLE MASSACHUSETTS

ZONING BOARD OF APPEALS PETITION FOR HEARING

RECEIVED FEB 24 2023 BOARD OF APPEALS

Name of Petitioner: ID Sign Group

Mailing Address: PO Box 506, So. Easton, MA 02375

X Name of Property Owner: Community Square Storage, LLC

Location of Property: 15 Main Street

X Property is located in a residential X business Industrial (zone)

Registry of Deeds: Book No. Page No.

Map 060 Block 007 Lot 001B

Petitioner is: owner tenant X licensee prospective purchaser

Nature of Relief Sought:

Special Permit under Section (s) 6.6.2-2 of the Zoning Bylaws

Variance from Section (s) of the Zoning Bylaws.

Appeal from Decision of the Building Inspector/Zoning Enforcement Officer

Date of Denial

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

Requesting approval of illumination and manual changeable message board.

Sign itself already has sign permit: BSGN-22-13 (see permit in packet)

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: Timothy J. Fisher

Date: 2/20/23

Signed: [Signature]

Telephone: 508-238-8500

X Owner Signature: [Signature] (If not petitioner)

X Owner Telephone: 508-510-2318

X Email: bo@bluefinrealty.com

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

Yes No

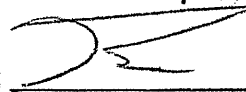
Bob Crisafulli, ID Sign Group (Name and Title)

# Owner Authorization Form

**Owner of Property**

Name: Community Square Storage, LLC  
X Address: 15 Main St. Lakeville, MA 02347  
Phone: 508-510-2318  
Email: bo@bluefinrealty.com

X I Boaz McMahon as the Owner or Owner's Representative of the property listed below hereby authorize I.D. Sign Group to act on my behalf, in all matters relative to the procurement of a legal sign permit.

X Signature:  Date: 2/15/23

**Owner of Business**

Name of Business: Boaz McMahon  
Property Address: 556 Center St Suite D Middleboro, MA 02344  
Phone: 508-510-2318  
Email: bo@bluefinrealty.com

**Sign Contractor**

I.D. Sign Group  
9 Bristol Drive  
South Easton, MA 02375  
(508) 238-8500

Permit Expeditor: Carol Ann Fahey  
Email: carolann@idsg.us

Unrestricted Contractor License #CS-101710

Exp. Date: 1/18/25

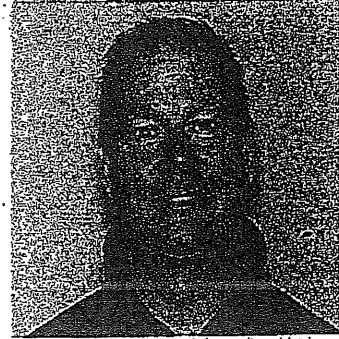


Commonwealth of Massachusetts  
Division of Occupational Licensure  
Board of Building Regulations and Standards  
Construction Supervisor

CS-101710

TIMOTHY J FISHER  
9 BRISTOL DRIVE  
SOUTH EASTON MA 02375

Expires: 01/18/2025



Commissioner *Layla R. Emilia*

**Construction Supervisor**

**Unrestricted - Buildings of any use group which contain less than 35,000 cubic feet (991 cubic meters) of enclosed space.**

**Failure to possess a current edition of the Massachusetts State Building Code is cause for revocation of this license.**

**For information about this license  
Call (617) 727-3200 or visit [www.mass.gov/dpl](http://www.mass.gov/dpl)**



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/08/22

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Randolph Insurance Agency, Inc 901 North Main Street PO Box 137 Randolph, MA 02368	CONTACT NAME: <b>Matthew I. Fleischmann</b>	
	PHONE (A/C, No, Ext): <b>781-963-3303</b> FAX (A/C, No): <b>781-961-4124</b>	
	E-MAIL ADDRESS: <b>MFleischmann@RandolphInsurance.com</b>	
INSURED  <b>ID Graphics Group Inc. 9 Bristol Drive Easton, MA 02375</b>	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: <b>Graphic Arts Mutual Ins. Co.</b>	<b>25984</b>
	INSURER B: <b>Safety Insurance Co.</b>	<b>39454</b>
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			CPP 1218792	12/11/22	12/11/23	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			1025475	02/08/22	02/08/23	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			CULP 4468485	12/11/22	12/11/23	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	1954550	12/11/22	12/11/23	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Sign Manufacturing and installation.

## CERTIFICATE HOLDER

## CANCELLATION

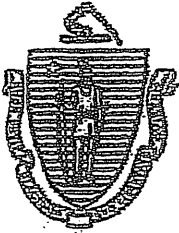
ID Graphics Group Inc.  
9 Bristol Drive  
Easton, MA 02375

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

*Matthew I. Fleischmann*

© 1988-2015 ACORD CORPORATION. All rights reserved.



The Commonwealth of Massachusetts  
 Department of Industrial Accidents  
 Office of Investigations  
 600 Washington Street  
 Boston, MA 02111  
 www.mass.gov/dia

Workers' Compensation Insurance Affidavit: Builders/Contractors/Electricians/Plumbers  
 Applicant Information Please Print Legibly

Name (Business/Organization/Individual): I.D. Graphics Group Inc.  
 Address: 9 Bristol Drive  
 City/State/Zip: S. Easton MA Phone #: 508-238-8500

Are you an employer? Check the appropriate box:		Type of project (required):
1. <input checked="" type="checkbox"/> I am an employer with <u>20</u> employees (full and/or part-time).* 2. <input type="checkbox"/> I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required.] 3. <input type="checkbox"/> I am a homeowner doing all work myself. [No workers' comp. insurance required.] †	4. <input type="checkbox"/> I am a general contractor and I have hired the sub-contractors listed on the attached sheet. ‡ These sub-contractors have workers' comp. insurance. 5. <input type="checkbox"/> We are a corporation and its officers have exercised their right of exemption per MGL c. 152, §1(4), and we have no employees. [No workers' comp. insurance required.]	6. <input type="checkbox"/> New construction 7. <input type="checkbox"/> Remodeling 8. <input type="checkbox"/> Demolition 9. <input type="checkbox"/> Building addition 10. <input type="checkbox"/> Electrical repairs or additions 11. <input type="checkbox"/> Plumbing repairs or additions 12. <input type="checkbox"/> Roof repairs 13. <input checked="" type="checkbox"/> Other <u>Sian Install</u>

\*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.  
 † Homeowners who submit this affidavit indicating they are doing all work and then hire outside contractors must submit a new affidavit indicating such.  
 ‡ Contractors that check this box must attached an additional sheet showing the name of the sub-contractors and their workers' comp. policy information.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy and job site information.

Insurance Company Name: Weka Mutual Insurance  
 Policy # or Self-ins. Lic. #: 1954550 Expiration Date: 12/11/23

Job Site Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).  
 Failure to secure coverage as required under Section 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct.

Signature: [Signature] Date: \_\_\_\_\_  
 Phone #: 508-238-8500







Official use only. Do not write in this area, to be completed by city or town official.

City or Town: \_\_\_\_\_ Permit/License #: \_\_\_\_\_

Issuing Authority (circle one):  
 1. Board of Health 2. Building Department 3. City/Town Clerk 4. Electrical Inspector 5. Plumbing Inspector  
 6. Other \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone #: \_\_\_\_\_



BLUEFIN REALTY	
WIP #	02-29774
Sales:	BOB
Design:	JACK
<b>MATERIALS</b>	
<b>COLORS / FINISHES</b>	
	3M SUITAN BLUE 3630-157 FIRST SURFACE
	3M ORANGE 3630-44 FIRST SURFACE
	3M GOLDEN YELLOW 3630-125 FIRST SURFACE
	PANTONE 286C BLUE - SATIN
	MP WHITE - SATIN FINISH
	SW6007 SMART WHITE (TEXTURE)
<b>COLORS / FINISHES</b>	
2 POSTS CONCRETE EMBEDDED	
<b>PROOF REVISIONS</b>	
Issued:	2/1/23

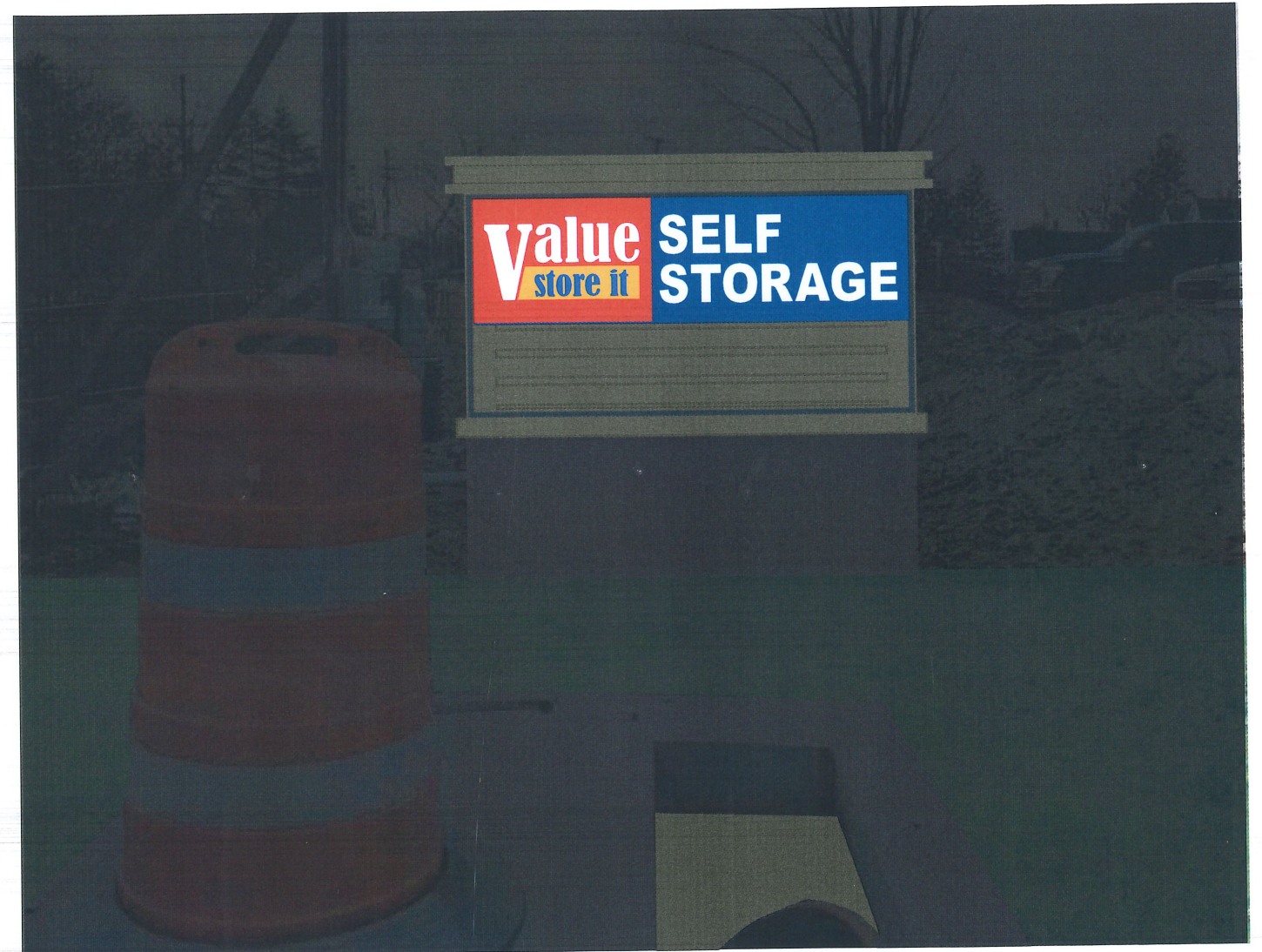


CLIENT APPROVAL	
SIGNATURE	DATE

VIRTUAL MOCK-UP (NIGHT) (APPROX SCALE)



VIRTUAL MOCK-UP (NIGHT) (APPROX SCALE)



CLIENT APPROVAL

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE



Permit Number: BSGN-22-13

**TOWN OF LAKEVILLE**  
INSPECTIONAL SERVICES DEPARTMENT



Date: February 13, 2023

# SIGN PERMIT

**BOAZ S MCMAHON**

BOAZ S MCMAHON

BOAZ S MCMAHON

has permission to perform sign work at

**15 MAIN ST**

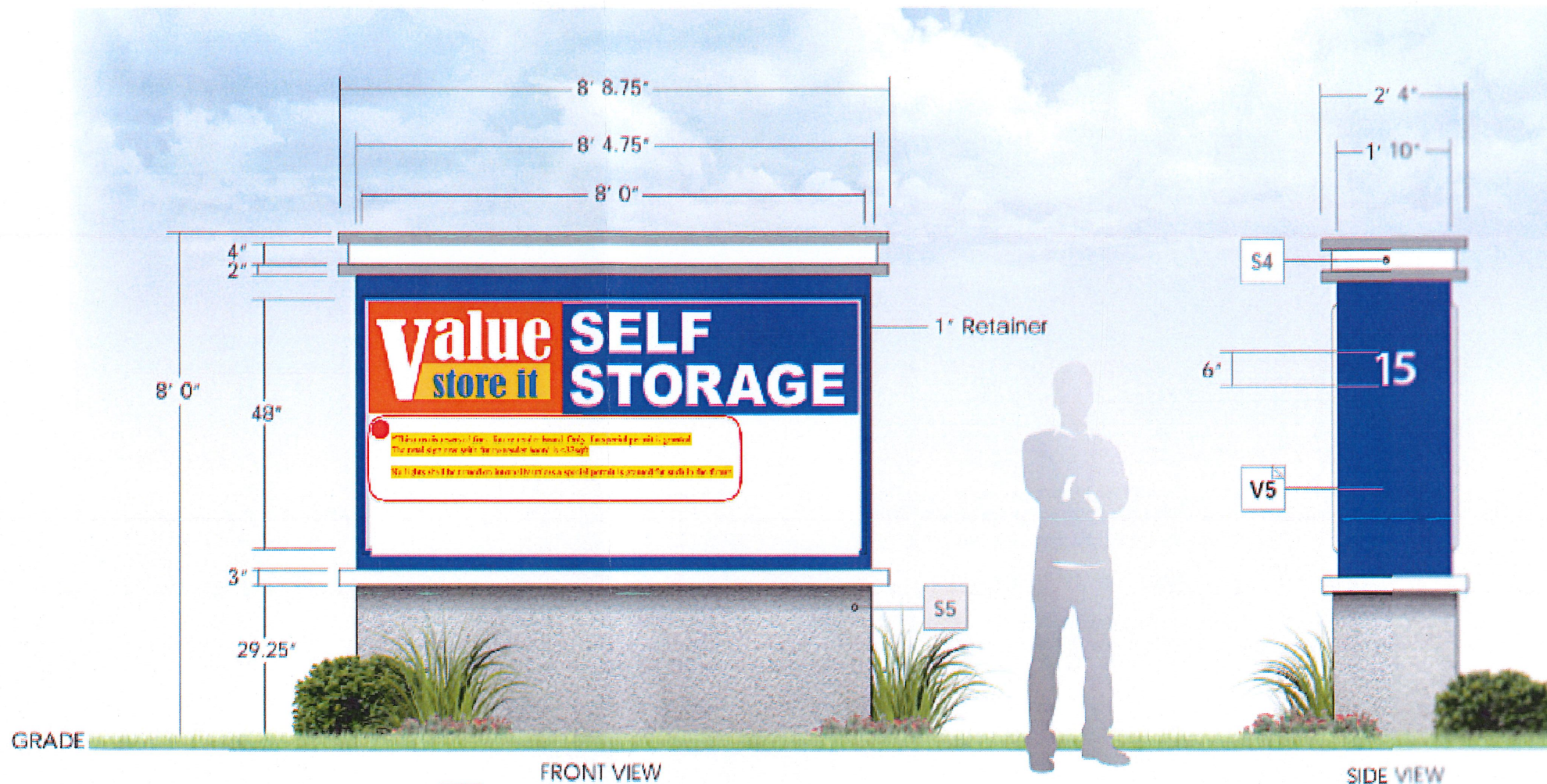
**LAKEVILLE, MA 2347**

provided that the person accepting this permit adhere to regulations governing the Inspectional Services Department. Approved plans must be retained on the job site and this permit kept posted until the final inspection has been made. Buildings shall not be occupied until a final inspection has been made and a Certificate of Use and Occupancy has been issued. Work shall not proceed until inspectors approve various stages below. Code violations are subject to Violation Penalties, 780 CMR 114.4.

Nathan P. Darling  
Building Commissioner

<b>BLUEFIN REALTY</b>	
WIP #	02-29774
Sales:	BOB
Design:	JACK
<b>MATERIALS</b>	
<p>1/2" aluminum cabinet internally illuminated w/ LEDs</p> <p>White translucent acrylic pan face w/ 3M Translucent vinyl overlay / 1" aluminum retainers painted to match PMS 284c stain finish</p> <p>Aluminum caps and all trim and caps to be aluminum fabricated and painted as shown.</p> <p>Base to be aluminum angle frame skinned w/ aluminum sheet cover stucco sprayed and roll painted SW6007 Smart White.</p> <p>Address numbers to be 3M white high performance vinyl overlay (street side only).</p>	
<b>COLORS / FINISHES</b>	
V1	3M Sultan Blue 3630-157 First Surface
V2	3M Orange 3630-44 First Surface
V3	3M Golden Yellow 3630-125 First Surface
S2	Pantone 284c Blue - Satin Finish
S4	MP White - Stain Finish
S5	Sherwin Williams SW6007 Smart White
<b>PROOF REVISIONS</b>	
Issued:	2/1/23
<b>N.Darling 2.13.23</b>	

• The sign below will not be internally illuminated or have changeable copy sign area without a Special Permit from the Zoning Board of Appeals. (See Lakeville Zoning By-Law for requirements)



<b>CLIENT APPROVAL</b>	
SIGNATURE	DATE

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

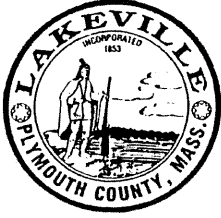


The LAKEVILLE ZONING BOARD OF APPEALS, acting in accordance with MASS GENERAL LAWS CHAPTER 40A, as amended, will conduct a public hearing on Thursday, March 30, 2023, at 7:00 P.M. in the LAKEVILLE PUBLIC LIBRARY, 4 PRECINCT STREET, upon the petition of **Renee M. Garbitt and Leo L. Pike, Jr.** A **Special Permit** is requested under **7.4 and 6.1.3** to raze a portion of a pre-existing, non-conforming house located on a non-conforming lot and construct a new dwelling. The new dwelling will contain three (3) bedrooms in the new portion and one (1) bedroom in the existing portion, which will be an in-law (accessory apartment) The property site is **29 Staples Shore 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

March 16, 2023 & March 23, 2023



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:** March 24, 2023

**SUBJECT:** Petition Review for Garbitt/Pike – 29 Staples Shore Road

At their Thursday, March 9, 2023, meeting, the Planning Board reviewed the above referenced Petition for Hearing from the Board of Appeals. The Board had no comments regarding this petition.



3 Main Street Lakeville, MA 02347  
(508) 947-4208 - [www.zcellc.com](http://www.zcellc.com)

- Civil Engineering
- Septic Design (Title 5)
- Septic Inspections (Title 5)
- Commercial and Industrial Site Plans
- Chapter 91 Permitting

NARRATIVE IN SUPPORT  
OF A SPECIAL PERMIT  
FOR 29 STAPLE SHORE ROAD  
LAKEVILLE, MA 02347

PREPARED FOR:

RENEE M. GARBITT AND LEO L. PIKE, JR.  
29 STAPLE SHORE ROAD  
LAKEVILLE, MA 02347

PREPARED BY:

ZENITH CONSULTING ENGINEERS, LLC.  
3 MAIN STREET  
LAKEVILLE, MA 02347

MARCH 1, 2023

## **EXISTING SITE CONDITIONS**

The locus site, 29 Staple Shore Road, is located on the northeasterly side of Staple Shore Road. The site is comprised of approximately 1.523+/- acres of land that includes a residential dwelling and accessory buildings. Along with the dwelling is an existing cesspool with approved plans to upgrade, existing private water supply well and utilities. A plan entitled "Plan to Accompany a ZBA Petition" is part of this packet.

## **PROPOSED SITE IMPROVEMENTS**

The applicant is proposing to raze a portion of the existing dwelling and construct a new residential dwelling. The new dwelling will contain 3 bedrooms in the new portion of the house and 1 bedroom in the existing portion that will be an in-law unit. Per Section 6.1.3, pre-existing non-conforming structures or uses may be changes, extended, or altered by special permit from the board of appeals.

## **SPECIAL PERMIT CONDITIONS**

The client has designed and permitted improvements onsite including the installation of a well and title 5 compliant septic system. The applicant is proposing to raze a portion of the existing structure and construct a new dwelling as shown on plan. The improvements, as proposed, will not negatively impact the neighborhood and will, in fact, enhance the aesthetics.



**Locus: 29 Staple Shore Road in Lakeville, MA**  
**Assessors Map 058 Block 008 Lot 004**

**Zoning Board of Appeals Petition for Hearing Attachments**

- 1 Zoning Board of Appeals Petition for Hearing "Exhibit A"**
- 2 Notice to Tax Collector**
- 3 Copy of Current Deed**
- 4 USGS Map**
- 5 Firm Map**
- 6 Copies of Checks**
- 7 Plan to Accompany a ZBA Petition (11 x 17)**

Petition to be  
filed with Town Clerk

EXHIBIT "A"

TOWN OF LAKEVILLE  
MASSACHUSETTS

ZONING BOARD OF APPEALS  
PETITION FOR HEARING

Name of Petitioner: Renee M. Garbitt and Leo L. Pike, Jr.

Mailing Address: 29 Staple Shore Road Lakeville, MA 02347

Name of Property Owner: Renee M. Garbitt and Leo L. Pike, Jr.

Location of Property: 29 Staple Shore Road Lakeville, MA 02347

Property is located in a XX residential \_\_\_\_\_ business \_\_\_\_\_ industrial (zone)

Registry of Deeds: Book No. 57546 Page No. 307 (4 pages)

Map 058 Block 008 Lot 004

Petitioner is: XX owner \_\_\_\_\_ tenant \_\_\_\_\_ licensee \_\_\_\_\_ prospective purchaser

Nature of Relief Sought:

XX Special Permit under Section (s) 7.4 & 6.1.3 of the Zoning Bylaws

\_\_\_\_\_ Variance from Section (s) \_\_\_\_\_ of the Zoning Bylaws.

\_\_\_\_\_ Appeal from Decision of the Building Inspector/Zoning Enforcement Officer

\_\_\_\_\_ Date of Denial

**Brief to the Board: (See instructions on reverse side – use additional paper if necessary.)**  
Demolish a portion of the existing house and construct a new dwelling on a new  
foundation. The new house will have 2 stories and a porch in the front.

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: LEO PIKE JR, RENEE GARBITT Date: 2/27/23

Signed: [Signature] Telephone: (508) 509-2309

Owner Signature: \_\_\_\_\_  
(If not petitioner)

Owner Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

XX Yes \_\_\_\_\_ No

Jamie Bissonnette, Engineer from Zenith Consulting Engineers, LLC.  
(Name and Title)

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Plymouth District ROD #11 001  
Date: 12/27/2022 11:00 AM  
Ctrl#  
Fee: \$.00 Cons: \$1.00  
\*\*\*\*\*

### Quitclaim Deed

Property Address: 29 Staples Shore Road, Lakeville, MA 02347

We, **Mary Anne Sena (formerly known as Mary Anne Sena Garbitt)**, being unmarried, AND **Andrew J. Garbitt**, being married to **Heather Garbitt**, AND **Renee M. Garbitt**, being married to **Leo L. Pike, Jr.**, of Lakeville, Massachusetts, in full consideration paid in the amount of **One Hundred and 00/100 Dollars (\$100.00)**, grant to, **Renee M. Garbitt & Leo L. Pike, Jr.**, Husband and Wife as Tenants by the Entirety, of 29 Staples Shore Road, Lakeville, MA, Massachusetts, with **Quitclaim Covenants**,

The land in Lakeville, Plymouth County, Commonwealth of Massachusetts, with the buildings thereon, on the Northeasterly side of Staples Shore Road, bounded and described as follows:

Beginning at a point in the Northeasterly line of said road 100 feet Northwesterly, as measured in the Northeasterly line of said road, from the corner of land formerly of Mildred L. Stafford in the Northwesterly line of said road which last mentioned corner is 40 feet North 55 degrees 13' 40" East from an iron pipe in the Southwesterly line of said road; thence North 34 degrees 46' 20" West 212.50 feet to a corner; thence South 55 degrees 13' 40" West 200 feet to Staples Shore Road; thence by said Road South 34 degrees 46' 20" East 212.50 feet to the bound first mentioned.

Being the same premises conveyed in deed of Donald T. Sena et al, dated June 26, 1984, recorded with the Plymouth County Registry of Deeds in Book 6009, Page 51.

ALSO

A certain parcel of land with a portion of a barn thereon situated off the Northeasterly side of Staples Shore Road in Lakeville, Plymouth County, Massachusetts, and more particularly shown as Lot C-1 on a plan entitled, "Plan of Lots Staples Shore Road Lakeville, Massachusetts, October 30, 1984, 40 feet to an inch, William L. Phinney, Registered Land Surveyor, Middleboro, Massachusetts" and more particularly bounded and described according to said plan as follows:

Beginning at a point marking the Northwesterly corner of the herein conveyed premises, said point being in line of land of Donald T. Sena, et al, as shown on said plan:

Thence South 85 degrees 31' 00" East, a distance of 105.74 feet along land of the Lakeville Lions Club, being more properly known as Lions Club of Lakeville, Inc., to a point;

Thence North 55 degrees 14' 00" East, a distance of 343.48 feet continuing along said land shown as of said Lakeville Lions Club to a point in line of land now or formerly of Jean H. and William P. Shing, as shown on said plan;

Thence South 31 degrees 20' 00" East, a distance of 66.66 feet along said land now or formerly of Shing to a point;

Thence South 59 degrees 46' 20" West, a distance of 422.71 feet along Lot C-2, as shown on said plan to a point and common corner of land of Dale R. Lawrence and said Donald T. Sena, et al'

Thence North 34 degrees 46' 00" West, a distance of 100.00 feet along said land of Donald T. Sena, et al, to the point of beginning.

Subject to an Easement to the Thirty-One SSR Realty Trust recorded on 01/05/2010 in Book 38106, Page 115.

Subject to an Easement to the Lions Club of Lakeville, Inc. recorded on 12/18/2012 in Book 42413, Page 109.

Subject to all matters of record (easements, restrictions, covenants, reservations, etc.) insofar as in force and applicable.

The Grantors hereby release any and all rights of Homestead in the parcel being conveyed and certify under oath that there are no other persons entitled to any rights of Homestead under M.G.L. c. 188 in the premises conveyed herein, apart from those joined in this deed.

Being all of the Grantor's title and interest in premises by deed from **Mary Anne Sena Garbitt**, dated 11/07/2000 and recorded in **Book 19048, Page 98**, on 11/07/2000, at the Plymouth County Registry of Deeds.

Return: Coutinho Law Group, P.C., 511 West Grove Street, Suite 302, Middleboro, MA 02346

WITNESS our hands and seals this 27<sup>th</sup> day of December, 2022.

Mary Anne Sena  
Mary Anne Sena (f/k/a Mary Anne Sena Garbitt)

Renee M. Garbitt  
Renee M. Garbitt

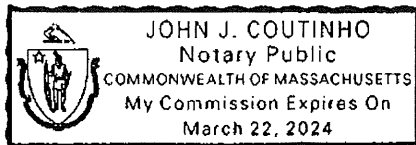
I, Leo L. Pike, Jr. hereby release any and all rights to the property herein conveyed that I may have in courtesy, dower and Homestead.

Leo L. Pike, Jr.  
Leo L. Pike, Jr.

COMMONWEALTH OF MASSACHUSETTS

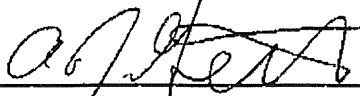
Plymouth, SS.

On this 27<sup>th</sup> day of December, 2022 before me, the undersigned notary public, personally appeared **Mary Anne Sena Garbit & Renee M. Garbitt & Leo L. Pike, Jr.**, and proved to me through satisfactory evidence of identification, which was Commonwealth of Massachusetts driver's license, to be the people whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

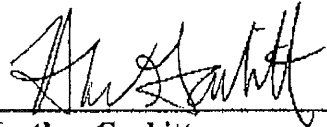


John J. Coutinho  
Notary Public: John J. Coutinho  
My commission expires: March 22, 2024

WITNESS our hands and seals this 18<sup>th</sup> day of December, 2022.


  
\_\_\_\_\_  
Andrew J. Garbitt

I, Heather Garbitt hereby release any and all rights to the property herein conveyed that I may have in courtesy, dower and Homestead.


  
\_\_\_\_\_  
Heather Garbitt

STATE OF FLORIDA  
COUNTY OF MONTGOMERY

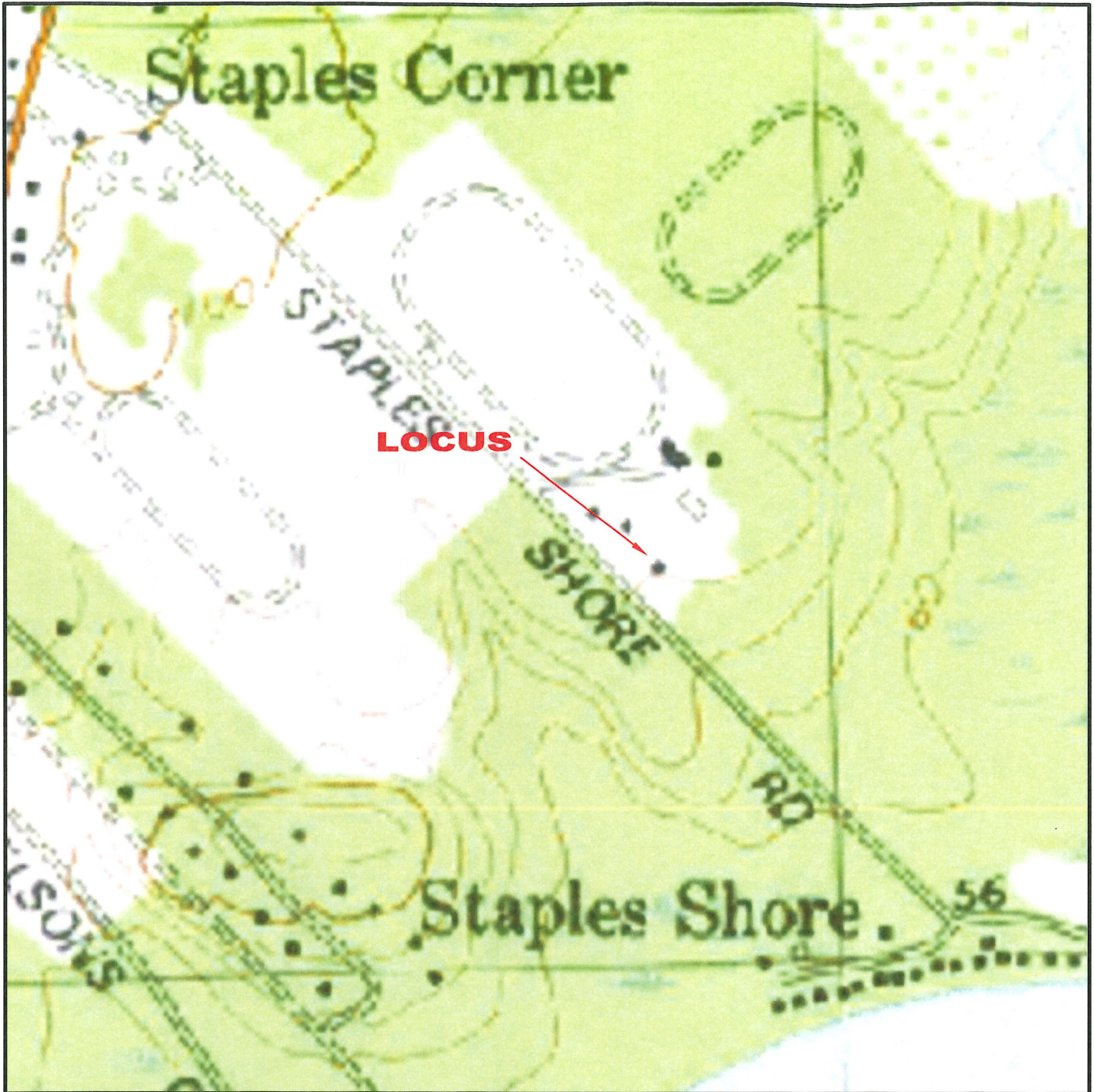
Sworn to and subscribed before me, by means of physical presence, this date of December 18, 2022, by Andrew J. Garbitt & Heather Garbitt.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

(SEAL)

 KEVIN COOPER  
MY COMMISSION # HH 076872  
EXPIRES: May 2, 2025  
Bonded Through Notary Public Underwriting

Personally Known \_\_\_\_\_ OR Produced Identification X  
Type of Identification Produced FLDL Andrew Garbitt 6 613 01 076 1700  
FLDL Heather Garbitt 6 613 324 8578 90



SHEET NAME:

**USGS MAP**

PROJECT SITE:

**29 STAPLES SHORE ROAD  
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:

**LEO PIKE  
LAKEVILLE, MASSACHUSETTS**



**ZENITH CONSULTING ENGINEERS, LLC**

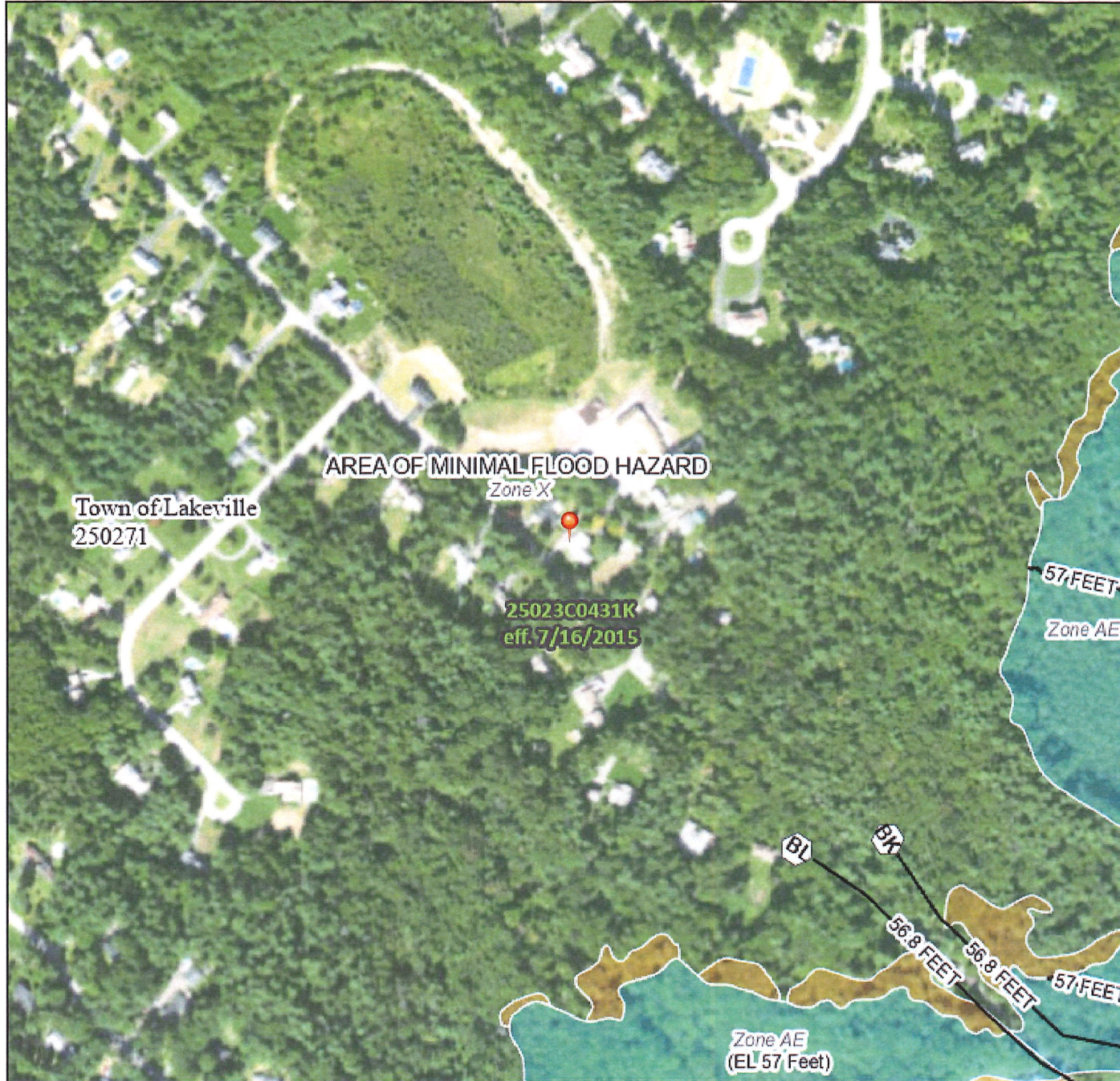
3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208

# National Flood Hazard Layer FIRMette



70°56'5"W 41°51'38"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

70°55'28"W 41°51'11"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- |                                    |  |  |
|------------------------------------|--|--|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99   |
|                                    |  | With BFE or Depth Zone AE, AO, AH, VE, AR  |
|                                    |  | Regulatory Floodway  |
| <b>OTHER AREAS OF FLOOD HAZARD</b> |  | 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone Y |
|                                    |  | Future Conditions 1% Annual Chance Flood Hazard Zone X   |
|                                    |  | Area with Reduced Flood Risk due to Levee. See Notes, Zone X   |
|                                    |  | Area with Flood Risk due to Levee Zone D   |
| <b>OTHER AREAS</b>                 |  | NO SCREEN Area of Minimal Flood Hazard Zone X  |
|                                    |  | Effective LOMRs  |
| <b>GENERAL STRUCTURES</b>          |  | Area of Undetermined Flood Hazard Zone   |
|                                    |  | Channel, Culvert, or Storm Sewer   |
| <b>OTHER FEATURES</b>              |  | Levee, Dike, or Floodwall  |
|                                    |  | Cross Sections with 1% Annual Chance Water Surface Elevation   |
| <b>MAP PANELS</b>                  |  | Coastal Transect   |
|                                    |  | Base Flood Elevation Line (BFE)  |
|                                    |  | Limit of Study   |
|                                    |  | Jurisdiction Boundary  |
|                                    |  | Coastal Transect Baseline  |
|                                    |  | Profile Baseline   |
| <b>MAP PANELS</b>                  |  | Digital Data Available   |
|                                    |  | No Digital Data Available  |
|                                    |  | Unmapped   |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

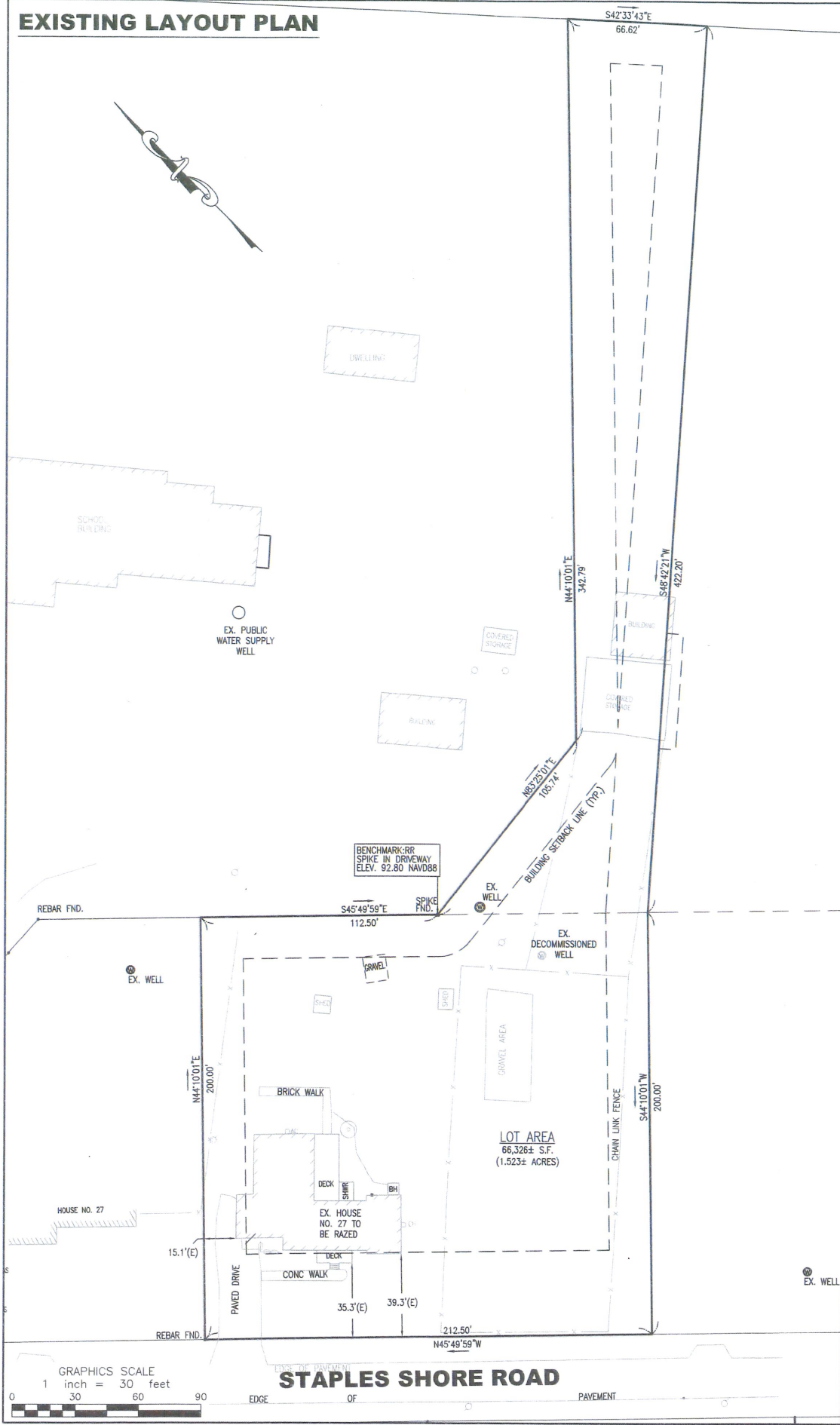
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/13/2022 at 2:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

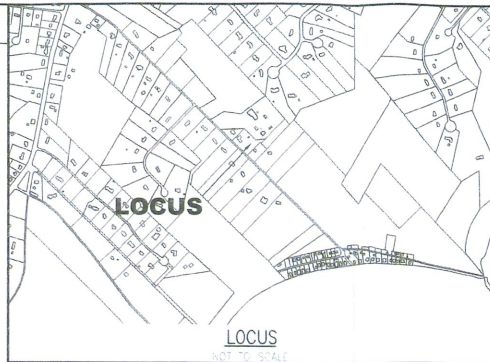
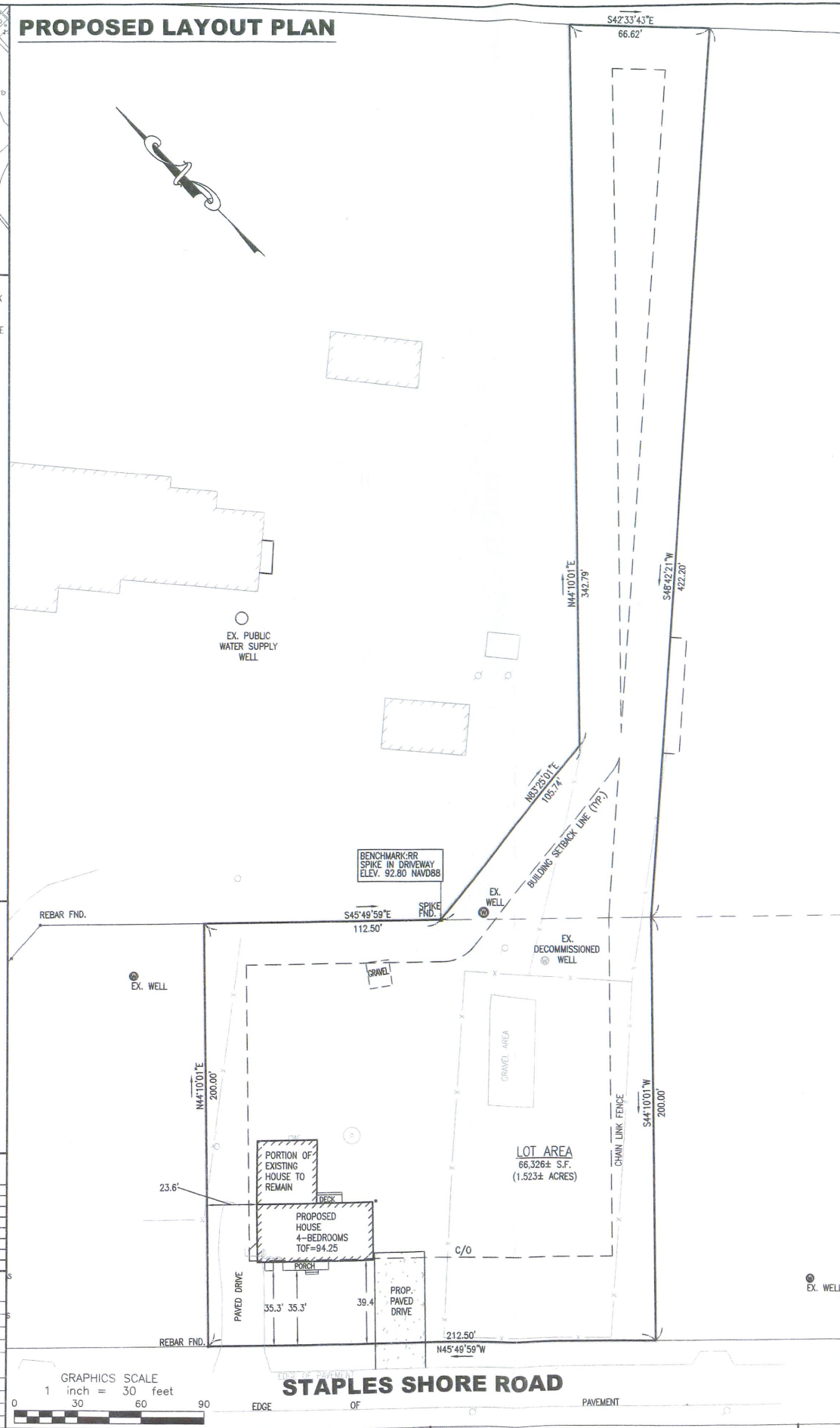
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



**EXISTING LAYOUT PLAN**



**PROPOSED LAYOUT PLAN**



**SITE INFORMATION:**

- THE SITE IS SHOWN ON THE TOWN OF LAKEVILLE ASSESSORS MAP AS MAP 58 BLOCK 8 LOT 4.
- PROPERTY LINE INFORMATION WAS TAKEN FROM
- FOR TITLE REFERENCE TO THE SUBJECT PROPERTY REFER TO BOOK 19048, PAGE 98 IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
- PROPERTY LINE AND EXISTING CONDITIONS INFORMATION TAKEN FROM FIELD SURVEY BY ZENITH LAND SURVEYORS, LLC, IN NOVEMBER 2022.
- 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 2502300431K, EFFECTIVE DATE JULY 16, 2015.
- THE SUBJECT PROPERTY IS NOT LOCATED IN A ZONE II.
- THE SYSTEM IS LOCATED IN AN IWPA (WELL HEAD PROTECTION AREA).
- THE SYSTEM IS NOT LOCATED WITHIN A ZONE A OF A SURFACE WATER SUPPLY PROTECTION AREA.
- THE PROPERTY IS NOT LOCATED IN A PRIORITY HABITAT OR ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 15TH EDITION EFFECTIVE DATE AUGUST 2021.
- THERE ARE NO KNOWN WETLANDS WITHIN 100' OF THE PROPOSED WORK AND NO KNOWN RIVERS, BROOKS OR STREAMS WITHIN 200' OF THE PROPOSED WORK.

**SURVEY COMPANY OF RECORD:**

**ZLS**  
**ZENITH LAND SURVEYORS, LLC**  
 1162 ROCKDALE AVE, NEW BEDFORD, MA 02740  
 PHONE: (508) 995-0100

Professional Seal: WILLIAM JOSEPH MCGOVERN, 39692, PROFESSIONAL LAND SURVEYOR, STATE OF MASSACHUSETTS

*William McGovern* March 1, 2023  
 PROFESSIONAL LAND SURVEYOR, PLS DATE

**ZONING - RESIDENTIAL**

	REQUIRED	EXISTING	PROPOSED
LOT AREA	70,000 S.F.	66,326 S.F.	66,326 S.F.
LOT FRONTAGE	175 FEET	212.5 FEET	212.5 FEET
FRONT YARD SETBACK	40 FEET	35.3 FEET	35.3 FEET
REAR YARD SETBACK	20 FEET	20+ FEET	20+ FEET
SIDE YARD SETBACK	20 FEET	15.1 FEET	23.6 FEET
UPLAND AREA	52,500 S.F.	66,326 S.F.	66,326 S.F.

**LEGEND**

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

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

Professional Seal: STATE OF MASSACHUSETTS, PROFESSIONAL ENGINEER, CIVIL, No. 1705

P.E. STAMP

DATE	REV.	DESCRIPTION	BY	APP.
3-1-23				

**PLAN TO ACCOMPANY A ZBA PETITION**

**PROJECT SITE:** 29 STAPLES SHORE ROAD LAKEVILLE, MASSACHUSETTS

**CLIENT INFO:** LEO PIKE 29 STAPLES SHORE ROAD LAKEVILLE, MASSACHUSETTS 02347

Drawn By: WBC  
 Designed By: WBC  
 Checked By: JLB  
 Approved By: JLB

DATE: 3-1-23  
 PROJECT NUMBER: 1018-01-01  
 SCALE: 1"=30'  
 SHEET ID: ZBA

S:\Civil Engineering Projects\Lakeville\Staples Shore Rd\DWG\Zoning Board of Appeals.dwg

STATE/TPA APPROVAL STAMP

RA OR P.E. STAMP

246 SAND HILL ROAD  
SELINGROVE, PA 17870  
PHONE: (570) 374-3280  
FAX: (570) 374-1122  
WWW.ICONLEGACY.COM



FRONT ELEVATION  
INDEPENDENT BUILDER'S SITE CONTRACTOR TO PROVIDE ACCESS TO GRADE  
INDEPENDENT BUILDER'S SITE CONTRACTOR IS RESPONSIBLE  
FOR DESIGN AND INSTALLATION OF FOUNDATION  
SIDING NOT PROVIDED BY ICON

DATE	REVISION	BY
11/30/22	PRELIMINARY	DRP
12/16/22	FINAL	MLS
12/28/22	REV. FINAL	MLS
1/23/22	REV. FINAL	DRP

INDEPENDENT BUILDER PRO-MOD HOMES, LLC	STATE MA	ZIP 02347
ADDRESS 29 STAPLES SHORE ROAD	SNOW LOAD (LBS) 40	WIND SPEED (MPH) 136 (Vult)
CITY LAKEVILLE	TYPE TWO STORY	
COUNTY PLYMOUTH		
ORDER NO 11189	SERIAL NO	
FILE NAME O#11189		

NOT PROVIDED BY  
ICON LEGACY CUSTOM  
MODULAR HOMES, LLC ("ICON")  
FOUNDATION (WALLS, FOOTINGS, LULLY COLUMNS,  
ANCHOR BOLTS, SILL PLATE)  
FLOOR INSULATION  
HEATING SYSTEM & WATER HEATER  
STACKED WASHER/DRYER  
BASEMENT STAIRS & RAILING AND/OR HANDRAIL  
CMT FLOOR COVERING AREAS  
REFRIGERATOR, RANGE, & DISHWASHER  
PORCH POSTS, RAILING, FLOOR & SLAB  
TUBING IN BATH & SHOWER  
EXTERIOR SIDING

THIS BUILDING HAS BEEN  
EXTRACTED FROM AN APPROVED  
SYSTEMS OF PER MODEL APPROVA.  
**JLA**

SERIAL #/ ORDER #  
**O#11189**

PAGE #  
**EV1**

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



**REAR ELEVATION**

INDEPENDENT BUILDER'S SITE CONTRACTOR TO PROVIDE ACCESS TO GRADE  
 INDEPENDENT BUILDER'S SITE CONTRACTOR IS RESPONSIBLE  
 FOR DESIGN AND INSTALLATION OF FOUNDATION

SIDING NOT PROVIDED BY ICON  
 BUILDER TO VERIFY ROOF PITCH AND HEIGHT  
 OF EXISTING STRUCTURE TO CONFIRM WINDOWS  
 IN 2ND FLOOR WILL WORK.

8'-0"  
CEILING HEIGHT

5'-0"  
CEILING HEIGHT

STATE/IRIA APPROVAL STAMP

R.A. OR P.E. STAMP

246 SAND HILL ROAD  
 SELINGSGROVE, PA 17870  
 PHONE: (570) 374-3280  
 FAX: (570) 374-1122  
 WWW.ICONLEGACY.COM



DATE	REVISION	BY
11/30/22	PRELIMINARY	DRP
12/16/22	FINAL	MLS
12/28/22	REV FINAL	MLS
1/23/22	REV FINAL	DRP

INDEPENDENT BUILDER PRO-MOD HOMES, LLC		STATE	MA	ZIP	02347
ADDRESS 29 STAPLES SHORE ROAD		CITY	LAKEVILLE	COUNTY	PLYMOUTH
		SNOW LOAD (LBS)	40	WIND SPEED (MPH)	136 (Vuit)
		TYPE	TWO STORY	ORDER NO	11189
		SERIAL NO		FILE NAME	O#11189

**NOT PROVIDED BY  
 ICON LEGACY CUSTOM  
 MODULAR HOMES, LLC ("ICON")**

FOUNDATION (WALLS, FOOTINGS, LULLY COLUMNS,  
 ANCHOR BOLTS, SILL PLATE)  
 FLOOR INSULATION  
 HEATING SYSTEM & WATER HEATER  
 STACKED WASHER DRYER  
 BASEMENT STAIRS & RAILING AND/OR HANDRAIL  
 OMIT FLOOR COVERING AREAS  
 REFRIGERATOR, RANGE, & DISHWASHER  
 PORCH POSTS, RAILING, FLOOR & SLAB  
 FLOOR IN BATH #2 SHOWER  
 EXTERIOR SIDING

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

THIS BUILDING HAS BEEN  
 EXTRACTED FROM AN APPROVED  
 SYSTEMS OR PER MODEL APPROVA.



SERIAL # / ORDER #  
**O#11189**

REAR ELEVATION

**EV2**

STATE/TPIA APPROVAL STAMP

P.A. OR P.E. STAMP



**LEFT ELEVATION**  
 INDEPENDENT BUILDER'S SITE CONTRACTOR TO PROVIDE ACCESS TO GRADE  
 INDEPENDENT BUILDER'S SITE CONTRACTOR IS RESPONSIBLE  
 FOR DESIGN AND INSTALLATION OF FOUNDATION  
 SIDING NOT PROVIDED BY ICON

PORCH ROOF BY ICON  
 POST, RAILING AND SLAB  
 NOT PROVIDED BY ICON

**NOT PROVIDED BY  
 ICON LEGACY CUSTOM  
 MODULAR HOMES, LLC ("ICON")**

FOUNDATION (BALLS, FOOTINGS, LOCAL COLUMNS,  
 ANCHOR BOLTS, SILL PLATE)  
 FLOOR INSULATION  
 HEATING SYSTEM & WATER HEATER  
 STACKED WASHER/DRYER  
 BASEMENT STAIRS & RAILING AND/OR HANDRAIL  
 CEILING FLOOR COVERING AREAS  
 REFRIGERATOR, RANGE, & DISHWASHER  
 PORCH POSTS, RAILING, FLOOR & SLAB  
 TILING IN BATH #2 SHOWER  
 EXTERIOR SIDING

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

THIS ELEVATION HAS BEEN  
 EXTRACTED FROM AN APPROVED  
 SYSTEMS OR PER MODEL APPROVAL.

**JLA**

SERIAL # / ORDER #  
**O#11189**

PAGE #  
**EV3**

INDEPENDENT BUILDER  
**PRO-MOD HOMES, LLC**  
 ADDRESS 29 STAPLES SHORE ROAD  
 CITY LAKEVILLE  
 STATE MA  
 ZIP 02347  
 COUNTY PLYMOUTH  
 SNOW LOAD (LBS) 40  
 WIND SPEED (MPH) 136 (Vult)  
 ORDER NO 11189  
 SERIAL NO  
 TYPE TWO STORY  
 FILE NAME  
**O#11189**

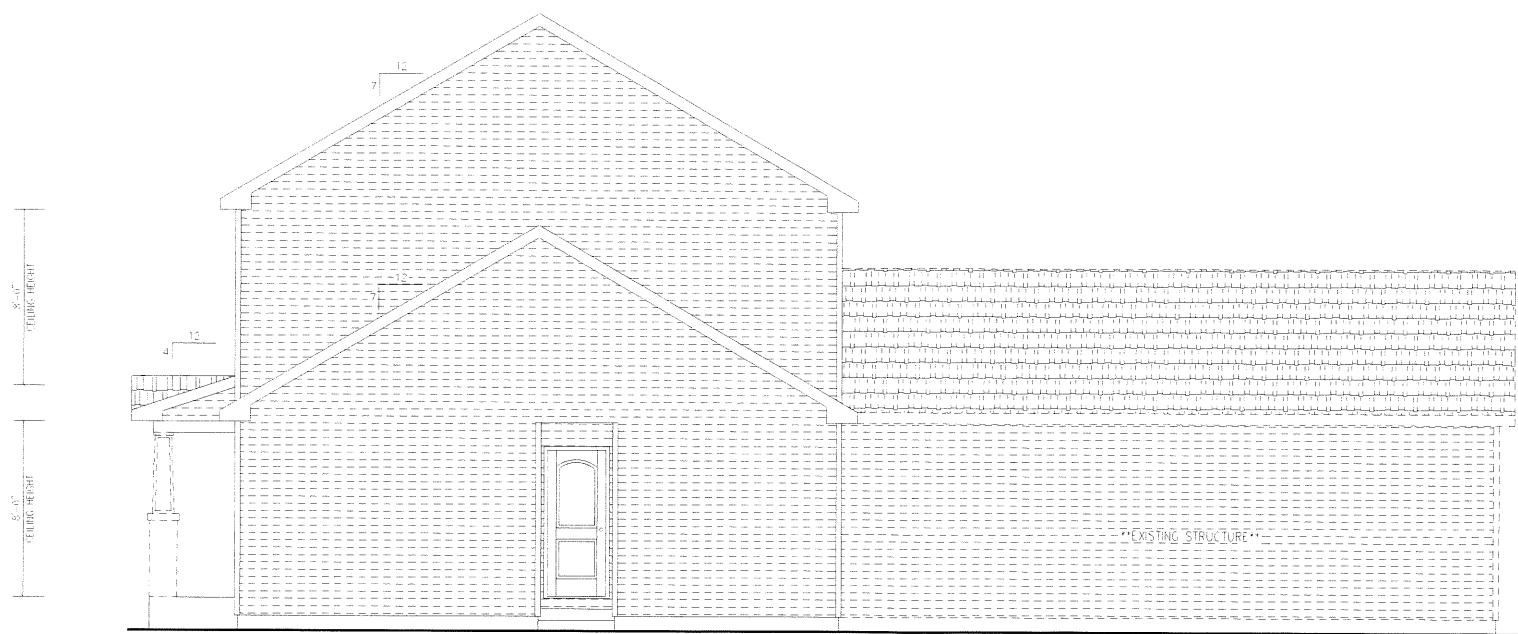
DATE	REVISION	BY
11/30/22	PRELIMINARY	DRP
12/16/22	FINAL	MLS
12/28/22	REV FINAL	MLS
1/23/22	REV FINAL	DRP



246 SAND HILL ROAD  
 SELINGROVE, PA 17870  
 PHONE: (570) 374-3280  
 FAX: (570) 374-1122  
 WWW.ICONLEGACY.COM

STATE/PPA APPROVAL STAMP  
R.A. OR F.E. STAMP

246 SAND HILL ROAD  
SELINGSGROVE, PA 17870  
PHONE: (570) 374-3280  
FAX: (570) 374-1122  
WWW.ICONLEGACY.COM



PORCH ROOF BY ICON  
POST, RAILING AND SLAB  
NOT PROVIDED BY ICON

**RIGHT ELEVATION**  
INDEPENDENT BUILDER'S SITE CONTRACTOR TO PROVIDE ACCESS TO GRADE  
INDEPENDENT BUILDER'S SITE CONTRACTOR IS RESPONSIBLE  
FOR DESIGN AND INSTALLATION OF FOUNDATION  
SIDING NOT PROVIDED BY ICON

**NOT PROVIDED BY  
ICON LEGACY CUSTOM  
MODULAR HOMES, LLC ("ICON")**

FOUNDATION (WALLS, FOOTINGS, CULKY COLUMNS,  
ANCHOR BOLTS, SILL PLATE)  
FLOOR INSULATION  
HEATING SYSTEM & WATER HEATER  
STACKED WASHER/DRYER  
BASEMENT STAIRS & RAILING AND/OR HANDRAIL  
OMIT FLOOR COVERING AREAS  
REFRIGERATOR, RANGE, & DISHWASHER  
PORCH POSTS, RAILING, FLOOR & SLAB  
TILING IN BATH & SHOWER  
EXTERIOR SIDING

DATE	REVISION	BY
11/30/22	PRELIMINARY	DRP
12/16/22	FINAL	MLS
12/28/22	REV. FINAL	MLS
1/23/22	REV. FINAL	DRP

INDEPENDENT BUILDER PRO-MOD HOMES, LLC	STATE MA	ZIP 02347
ADDRESS 29 STAPLES SHORE ROAD	SNOW LOAD (LBS) 40	WIND SPEED (MPH) 136 (Vuit)
CITY LAKEVILLE	TYP TWO STORY	
COUNTY PLYMOUTH	SERIAL NO	
ORDER NO 11189	FILE NAME O#11189	

THIS BUILDING HAS BEEN  
EXTRACTED FROM AN APPROVED  
SYSTEMS OR PER MODEL APPROVAL

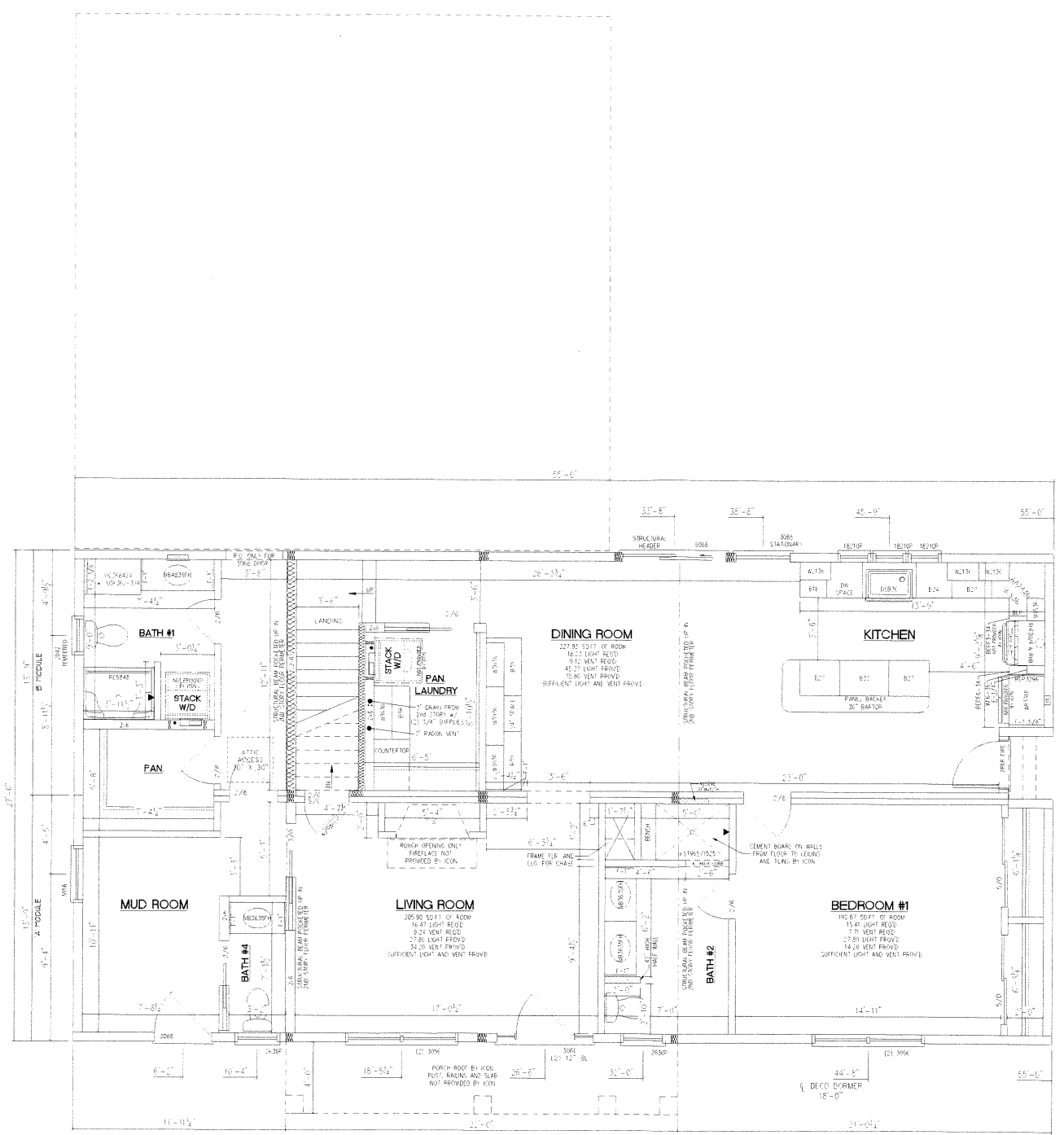
**JLA**

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

SERIAL # / ORDER #  
**O#11189**

RIGHT ELEVATION

PAGE #  
**EV4**



- NOTES:
1. 2x6 EXTERIOR WALLS @ 16" O.C.
  2. 2x4 MARRIAGE WALLS @ 16" O.C.
  3. 8'-0" CEILING HEIGHT - BOTH FLOORS
  4. 70 7700 SERIES DOUBLE HUNG WINDOWS
  5. HEATING SYSTEM NOT PROVIDED BY ICON
  6. 7/12 NON-STORAGE RAFTER @ 16" O.C.
  7. 8 1/4" x 9" STAIR GEOMETRY

**NOT PROVIDED BY  
ICON LEGACY CUSTOM  
MODULAR HOMES, LLC ("ICON")**

FOUNDATION (WALLS, FOOTINGS, LULLY COLUMNS,  
ANCHOR BOLTS, SILL PLATE)  
FLOOR INSULATION  
HEATING SYSTEM & WATER HEATER  
STACKED WASHER/DRYER  
BASEMENT STAIRS & RAILING AND/OR HANDRAIL  
OMI FLOOR COVERING AREAS  
REFRIGERATOR, RANGE, & DISHWASHER  
PORCH POSTS, RAILING, FLOOR & SLAB  
TILING IN BATH #2 SHOWER  
EXTERIOR SIDING

THIS BUILDING HAS BEEN  
EXTRACTED FROM AN APPROVED  
SYSTEMS OR PER MODEL APPROVAL.

**JLA**

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

SERIAL # / ORDER #  
**O#11189**

1ST STORY FLOOR PLAN

PAID #  
**FP1**

INDEPENDENT BUILDER  
**PRO-MOD HOMES, LLC**

ADDRESS  
**29 STAPLES SHORE ROAD**

CITY  
**LAKEVILLE**

STATE  
**MA**

ZIP  
**02347**

COUNTY  
**PLYMOUTH**

SNOW LOAD (LBS)  
**40**

WIND SPEED (MPH)  
**136 (Vult)**

ORDER NO  
**11189**

SERIAL NO  
**TWO STORY**

FILE NAME  
**O#11189**

DATE	REVISION	BY
11/30/22	PRELIMINARY	DRP
12/16/22	FINAL	MLS
12/28/22	REV. FINAL	MLS
1/23/22	REV. FINAL	DRP



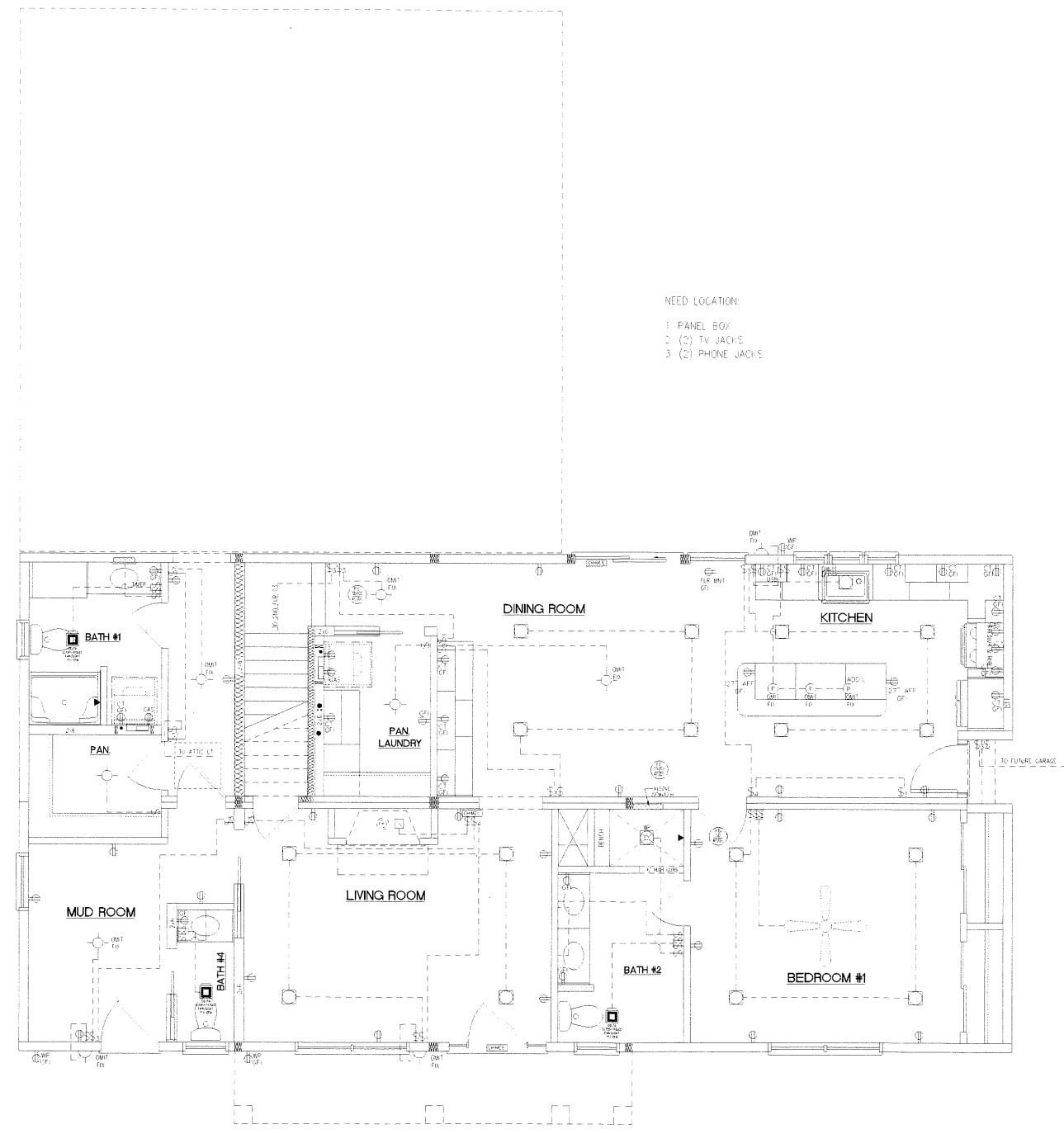
246 SAND HILL ROAD  
SELINGROVE, PA 17870  
PHONE: (570) 374-3280  
FAX: (570) 374-1122  
WWW.ICONLEGACY.COM

STATE/TPA APPROVAL STAMP

R.A. OR P.E. STAMP

STATE/TPA APPROVAL STAMP

P.A. OR P.E. STAMP



NOT PROVIDED BY  
 ICON LEGACY CUSTOM  
 MODULAR HOMES, LLC ("ICON")

FOUNDATION (WALLS, FOOTINGS, LULLY COLUMNS,  
 ANCHOR BOLTS, SILL PLATE)  
 FLOOR INSULATION  
 HEATING SYSTEM & WATER HEATER  
 STACKED WASHER/DRYER  
 BASEMENT STAIRS & RAILING AND/OR HANDRAIL  
 (MIT FLOOR COVERING AREAS  
 REFRIGERATOR, RANGE, & DISHWASHER  
 PORCH POSTS, RAILING, FLOOR & SLAB  
 TILING IN BATH #2 SHOWER  
 EXTERIOR SIDING

THIS BUILDING HAS BEEN  
 EXTRACTED FROM AN APPROVED  
 SYSTEMS OF PER MODEL APPROVAL

**JLA**

SERIAL #/ ORDER #  
**O#11189**

PAGE #  
**EL1**

INDEPENDENT BUILDER  
 PRO-MOD HOMES, LLC  
 ADDRESS 29 STAPLES SHORE ROAD  
 CITY LAKEVILLE  
 STATE MA  
 ZIP 02347  
 COUNTY PLYMOUTH  
 SNOW LOAD (LBS) 40  
 WIND SPEED (MPH) 136 (Vuit)  
 SERIAL NO  
 TYPE TWO STORY  
 FILE NAME O#11189

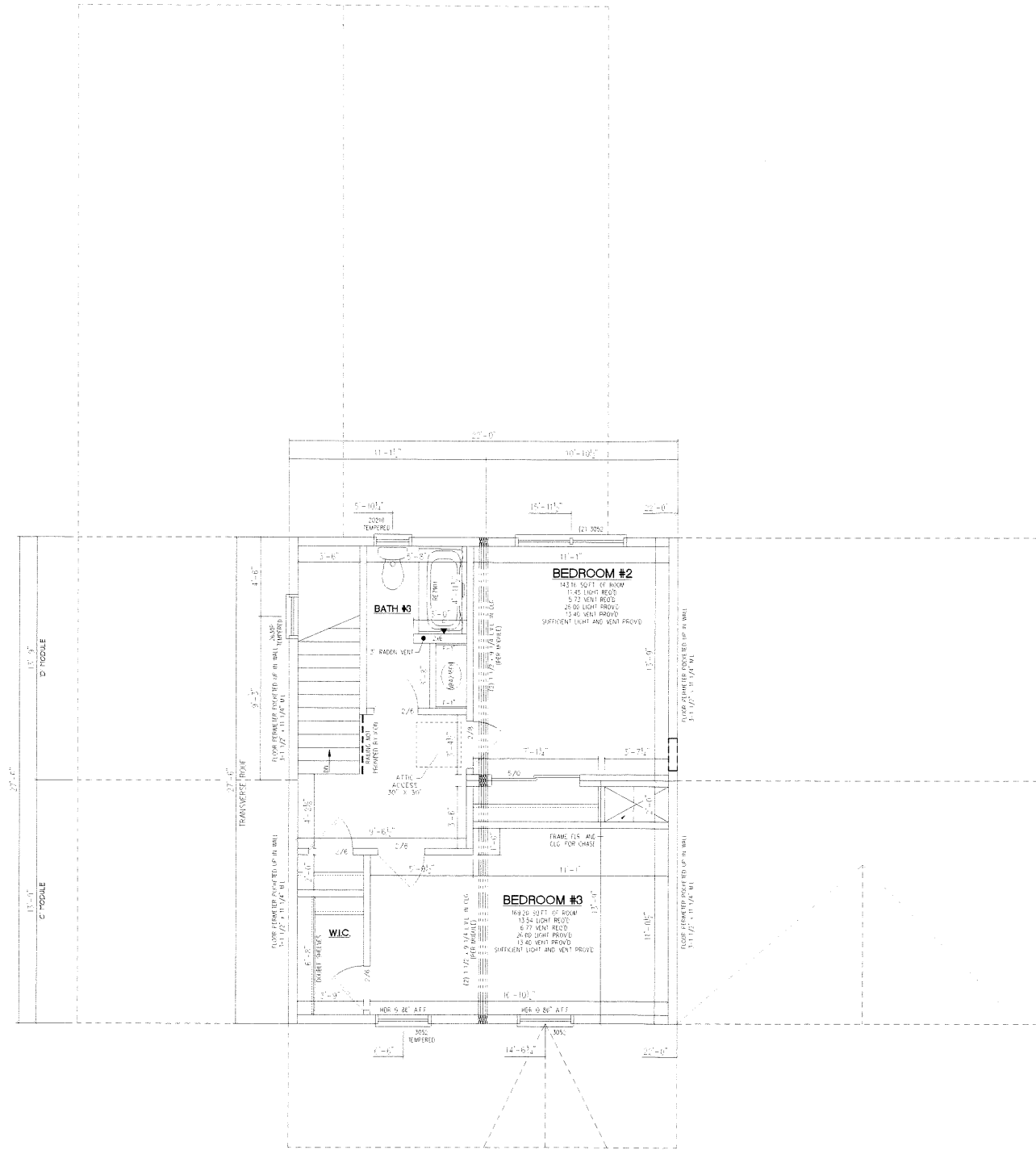
DATE	REVISION	BY
11/30/22	PRELIMINARY	DRP
12/16/22	FINAL	MLS
12/28/22	REV. FINAL	MLS
1/23/22	REV. FINAL	DRP



246 SAND HILL ROAD  
 SELINGROVE, PA 17870  
 PHONE: (570) 374-3280  
 FAX: (570) 374-1122  
 WWW.ICONLEGACY.COM

1ST STORY ELECTRICAL PLAN

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



STATE/LOCAL APPROVAL STAMP

R.A. OF P.E. STAMP

246 SAND HILL ROAD  
 SELINGROVE, PA 17870  
 PHONE: (570) 374-3280  
 FAX: (570) 374-1122  
 WWW.ICONLEGACY.COM



DATE	REVISION	BY
11/30/22	PRELIMINARY	DRP
12/16/22	FINAL	M.S
12/28/22	REV. FINAL	M.S
1/23/22	REV. FINAL	DRP

INDEPENDENT BUILDER	
PRO-MOD HOMES, LLC	
ADDRESS	29 STAPLES SHORE ROAD
CITY	LAKEVILLE
STATE	MA
ZIP	02347
COUNTY	PLYMOUTH
SERIAL NO	11189
FILE NAME	0#11189
SNOW LOAD (LBS)	40
WIND SPEED (MPH)	136 (Vuln)
TYPE	TWO STORY

**NOT PROVIDED BY  
 ICON LEGACY CUSTOM  
 MODULAR HOMES, LLC ("ICON")**

FOUNDATION (WALLS, FOOTINGS, LULLY COLUMNS,  
 ANCHOR BOLTS, SILL PLATE)  
 FLOOR INSULATION  
 HEATING SYSTEM & WATER HEATER  
 STACKED WASHER/DRYER  
 BASEMENT STAIRS & RAILING AND/OR HANDRAIL  
 OMIT FLOOR COVERING AREAS  
 REFRIGERATOR, RANGE, & DISHWASHER  
 PORCH POSTS, RAILING, FLOOR & STAIR  
 TURNS IN BATH & SHOWER  
 EXTERIOR SIDING

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

THIS BUILDING HAS BEEN  
 EXTRACTED FROM AN APPROVED  
 SYSTEMS OR PER MODEL APPROVA

**JLA**

SERIAL #/ ORDER #  
**0#11189**

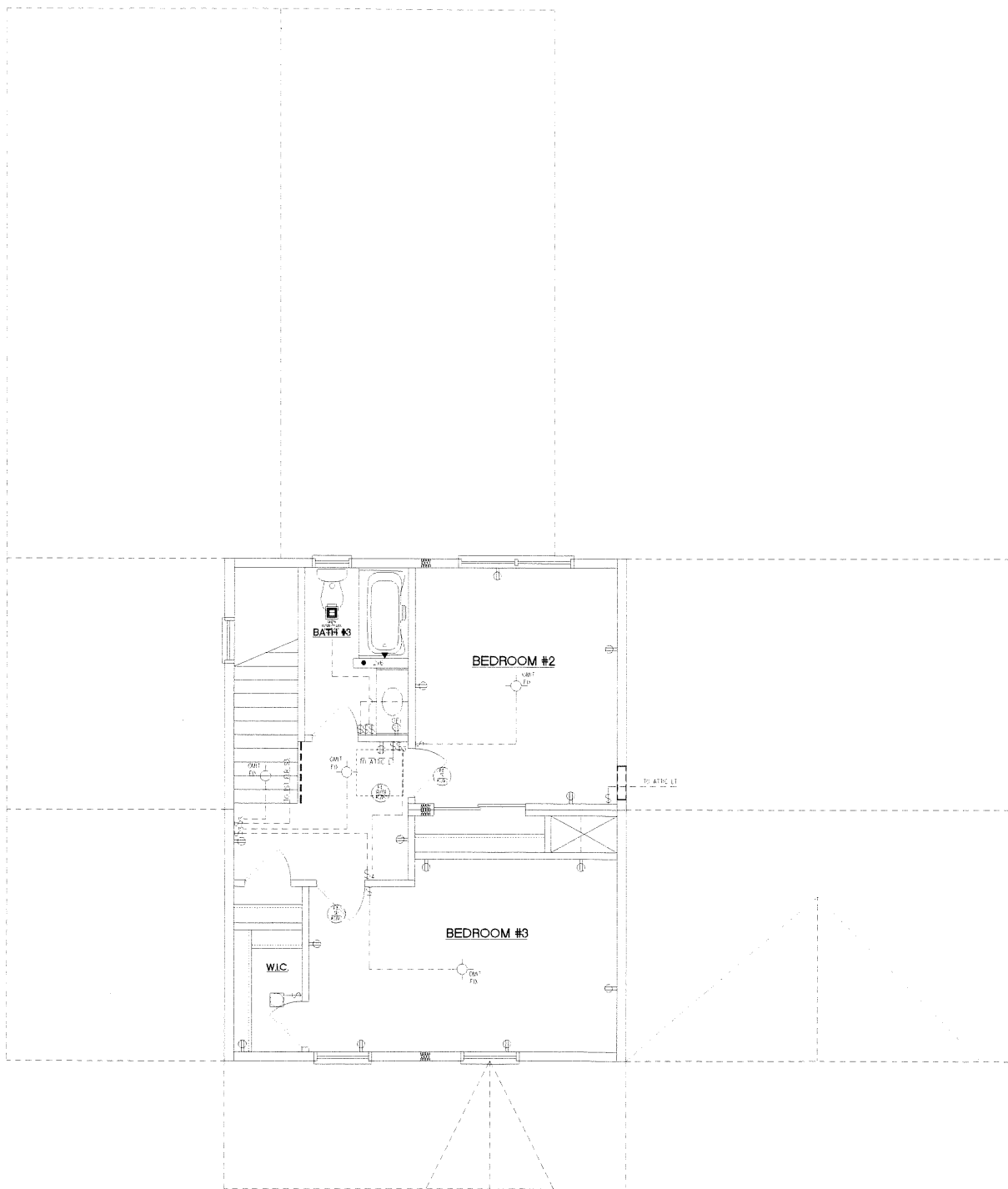
PAGE #  
**FP2**

2ND STORY FLOOR PLAN



STATE/TPA APPROVAL STAMP

P.A. OR P.E. STAMP



NOT PROVIDED BY  
 ICON LEGACY CUSTOM  
 MODULAR HOMES, LLC ("ICON")

FOUNDATION (WALLS, FOOTINGS, LULLY COLUMNS,  
 ANCHOR BOLTS, SILL PLATE)  
 FLOOR INSULATION  
 HEATING SYSTEM & WATER HEATER  
 STACKED WASHER/DRYER  
 BASEMENT STAIRS & RAILING AND/OR HANDRAIL  
 OMIT FLOOR COVERING AREAS  
 REFRIGERATOR, RANGE, & DISHWASHER  
 PORCH POSTS, RAILING, FLOOR & SLAB  
 TUBING IN BATH #2 SHOWER  
 EXTERIOR SIDING

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

THIS BUILDING HAS BEEN  
 EXTRACTED FROM AN APPROVED  
 SYSTEMS OR PER MODEL APPROVAL

**JLA**

SERIAL #/ ORDER #

O#11189

PAGE #

EL2

DATE	REVISION	BY
11/30/22	PRELIMINARY	DRP
12/16/22	FINAL	MLS
12/28/22	REV. FINAL	MLS
1/23/22	REV. FINAL	DRP

INDEPENDENT BUILDER	
PRO - MOD HOMES, LLC	
ADDRESS	29 STAPLES SHORE ROAD
CITY	LAKEVILLE
STATE	MA
ZIP	02347
COUNTY	PLYMOUTH
SERIAL NO	11189
SNOW LOAD (LBS)	40
WIND SPEED (MPH)	136 (Vult)
TYPE	TWO STORY
FILE NAME	O#11189

2ND STORY ELECTRICAL PLAN

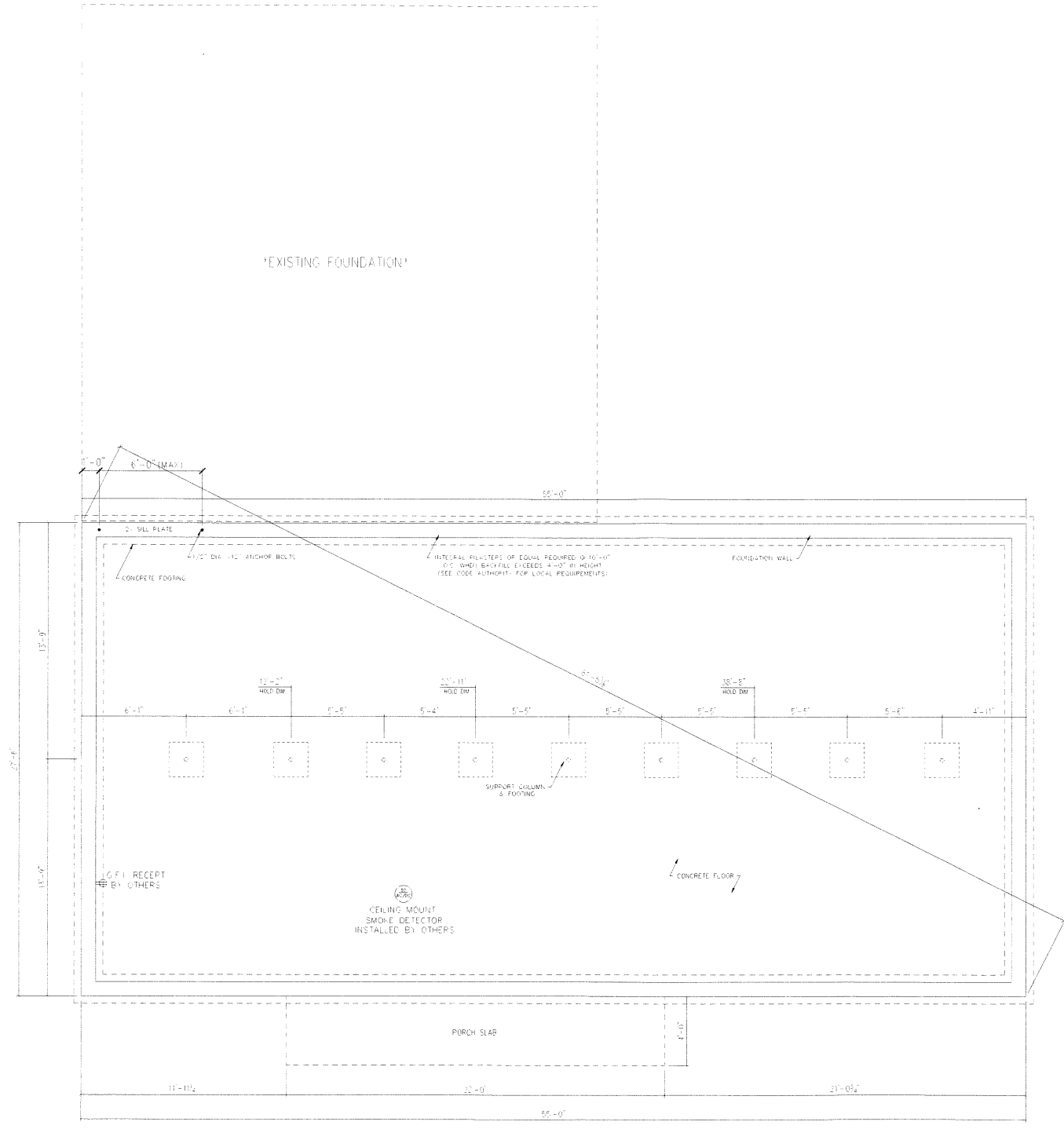
246 SAND HILL ROAD  
 SELINGROVE, PA 17870  
 PHONE: (570) 374-3280  
 FAX: (570) 374-1122  
 WWW.ICONLEGACY.COM



STATE/TBA APPROVAL STAMP

REGISTERED PROFESSIONAL ENGINEER STAMP

246 SAND HILL ROAD  
SELINGROVE, PA 17870  
PHONE: (570) 374-5280  
FAX: (570) 374-1122  
WWW.ICONLEGACY.COM



DATE	REVISION	BY
11/30/22	PRELIMINARY	DRP
12/16/22	FINAL	MLS
12/28/22	REV. FINAL	MLS
1/23/22	REV. FINAL	DRP

INDEPENDENT BUILDER		PRO-MOD HOMES, LLC	
ADDRESS	29 STAPLES SHORE ROAD	STATE	MA
CITY	LAKEVILLE	ZIP	02347
COUNTY	PLYMOUTH	SNOW LOAD (LBS)	40
ORDER NO	11189	WIND SPEED (MPH)	136 (Vult)
SERIAL NO		TYPE	TWO STORY
FILE NAME			
			0#11189

**NOT PROVIDED BY  
ICON LEGACY CUSTOM  
MODULAR HOMES, LLC ('ICON')**

FOUNDATION (WALLS, FOOTINGS, LULLY COLUMNS,  
ANCHOR BOLTS, SILL PLATE)  
FLOOR INSULATION  
HEATING SYSTEM & WATER HEATER  
STACKED WASHER/DRYER  
BASEMENT STAIRS & RAILING AND/OR HANDRAIL  
DMIT FLOOR COVERING AREAS  
REFRIGERATOR, RANGE, & DISHWASHER  
PORCH POSTS, RAILING, FLOOR & SLAB  
TILING IN BATH & SHOWER  
EXTERIOR SIDING

THIS BUILDING HAS BEEN  
EXTRACTED FROM AN APPROVED  
SYSTEMS OR PER MODEL APPROVAL  
**JLA**

SERIAL #/ ORDER #  
**0#11189**

FOUNDATION PLAN  
PAGE #  
**FND**

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

**Zoning Board of Appeals  
Lakeville, Massachusetts  
Minutes of Meeting  
February 16, 2023**

On February 16, 2023, the Zoning Board held a meeting at the Lakeville Public Library. The meeting was called to order by Chairman Olivieri at 7:02 p.m. LakeCam was making a video recording.

**Members present:**

John Olivieri, Jr., Chair; Jeff Youngquist, Vice-Chair; Christopher Campeau, Member; Christopher Sheedy, Associate; Anthony Zucco, Associate

**Others present:**

Marc Resnick, Town Planner

**K & J Doggy Palace LLC hearing – 330 Bedford Street**

Mr. Olivieri opened the K & J Doggy Palace LLC hearing at 7:02 and read the legal ad into the record. Mr. John and Ms. Kimberly Tavares were present. Ms. Tavares advised they have a doggie daycare in Raynham that they are looking to relocate to Lakeville. Mr. Olivieri said they did have sketches of what they intended to do. He then read the February 10, 2023, memo from the Planning Board into the record. The Planning Board had concerns regarding congestion during the afternoon pick up time. They also wanted to see an additional trash barrel and doggie bags available. Ms. Tavares said they have these. They have one in the back in the kennel part, and they could also place one in the front. She noted that pick up times are usually from 7:00 a.m. to 8:30 a.m. and then 4:00 p.m. to 6:00 p.m.

Mr. Olivieri then stated the comment from the Conservation Commission was that they would have to file a Request for Determination (RDA). Mr. Resnick added that the Animal Control Officer, Mr. David Frates had come into the office this afternoon. He had said that after meeting with Ms. Tavares, he was okay with the proposed plan. His main concern is with the health and the care of the dogs under their control. He would have oversight if there were any complaints.

Ms. Tavares noted that the dogs they take in are small and under 35 pounds. They also board, but it is a maximum of four dogs. During the day, they typically have no more than ten. She said they also groom dogs, usually not more than four dogs. Mr. Resnick said they would use those numbers as a condition of approval. Ms. Tavares was fine with that. Mr. Olivieri said his biggest concern would be with congestion in the parking area, but it didn't seem like that was going to be an issue. Ms. Tavares said there was also parking in the back. Dogs need to be leashed at all times.

Mr. Campeau asked if the entrance in the back could be utilized for bringing the dogs in and out. Ms. Tavares replied there is in the kennel part. If their customers are picking up at night, they text

them and they can then bring the dogs out through the back. That door is locked for the safety of the dogs. Mr. Olivieri asked if there were any additional questions. There were none.

Mr. Youngquist made a motion, seconded by Mr. Sheedy, to approve the Special Permit with the following conditions:

1. No more than a maximum of fourteen (14) dogs will be allowed on the site at any one time.
2. No more than four (4) dogs are to remain overnight on the site.

The **vote** was **unanimous for**.

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

The hearing closed at 7:13.

**Documents distributed for the hearing:**

Petition packet  
Legal ad  
Board of Health correspondence of February 13, 2023  
Conservation Commission correspondence of February 15, 2023  
Planning Board memo of February 10, 2023

**The Residences at LeBaron Hills, LLC hearing – continued**

Mr. Olivieri read the February 14, 2023, letter from Atty. Mather into the record. It was a request to continue the LeBaron hearing until March.

Mr. Zucco made a motion, seconded by Mr. Campeau, to continue The Residences at LeBaron Hills, LLC hearing until March 30, 2023, at 7:00 p.m.

Mr. Campeau, Mr. Sheedy, Mr. Zucco, Mr. Olivieri - **Aye**; Mr. Youngquist - **Abstain**

**North Bedford Crossing LLC hearing – 109 Bedford Street - continued**

Mr. Olivieri turned over the Chair position for this hearing to Mr. Youngquist. Mr. Youngquist then read the revised legal notice into the record. Mr. Resnick advised they had comments from the review engineer, Beals & Thomas dated, February 8, 2023. He believed that Atty. O'Shaughnessy would respond to that.

Atty. O'Shaughnessy replied they originally came to the Board in November with a different project, but they are now presenting a schematic plan for twelve residential units. For a quick overview, right now they have a 24-foot width driveway with a hammerhead turn around at the end. Zenith met with the Fire Department, and the Board should have that memo in their packet. They have eleven units on the north side of the proposed roadway and one out front that faces Bedford Street. They are all three-bedroom houses. There are three plus parking spaces for each

unit with two in a garage and one in the driveway. All the water will be collected and discharged down to the end in a basin.

Atty. O'Shaughnessy said they had the Beals & Thomas letter and have no issue with their comments. They will be addressed by letter in the revised plans. They do have a couple of issues. One is there are some utilities that are actually on their property. They have met with those residents and will now push the road over and grant them an easement. He noted that on the Plan, they have landscaping all the way down, but in their discussions, the residents have said they prefer a fence so they are trying to work that out with them. Another issue is a portion of their proposed basin interferes with an existing paddock. They met with the owners, and they had proposed a solution that will be looked at by the engineers.

Atty. O'Shaughnessy said one of the comments from Mr. Resnick was in regards to street lights. He wanted lights at various locations. Atty. O'Shaughnessy responded that typically they have done driveway lanterns, so he would leave that issue up to the Board. Mr. Resnick had also suggested that the roadway be crowned in the middle. They have it pitched to one side. They think that is a good design and it hasn't been an issue in other projects. Regarding the hammerhead, it is what works for this project. There was also a suggestion for a sidewalk. Atty. O'Shaughnessy said if they were to add a sidewalk to this current layout, the sidewalk would be up close to each of the front yards of these houses. They could go down to a 20-foot road and add a four-foot sidewalk. He thought those were the main issues brought up by Mr. Resnick

Mr. Zucco asked if there would be a driveway lantern for each household. Atty. O'Shaughnessy said there would be one at the end of each driveway. It would be controlled when it goes on and off, and they would comply with the lighting requirements. Mr. Zucco said his concern would be if each home did not maintain their lantern. Atty. O'Shaughnessy replied this is going to be a private roadway governed by a set of Homeowner Association docs. They could supply the Board with the form of what they have done in the past and include something in regard to the changing of the light bulbs. Mr. Sheedy asked where the location for the lanterns was. Mr. Robert Forbes, engineer from Zenith Consulting Engineers, replied they are at the intersection of the driveway and the roadway.

The easement for the abutting neighbor was then discussed. Mr. Campeau asked if abutters had indicated any desired lighting. Atty. O'Shaughnessy said they have tried to keep the lighting consistent with other subdivision in Town, but would do whatever the Board wanted. Mr. Sheedy asked regarding the abutters on Paddock Hill if the original shrubbery would be maintained or if there was going to be some type of a buffer strip. Atty. O'Shaughnessy showed on the Plan the lots that would be cleared up to the line. Some of the lots have a buffer, but they would try to preserve as many trees as was possible.

Atty. O'Shaughnessy stated to the Board that they had submitted a list of waivers that they were seeking. He would like the Board to consider if they could come back with a building blocks plan that would show setbacks, etc. As they don't know what house each buyer will want, they would like the ability to move or change it. In their set of plans, they will have that in there and they can discuss it as they move forward. Mr. Zucco asked the distance the building would be from the rear property line. Atty. O'Shaughnessy replied he thought the worst-case scenario they had was 14 feet, but that was to the edge of a deck. If they did a patio of some sort, they might be able to get to 15 or 20 feet. They still need to do the exercise. Mr. Resnick suggested that instead of showing

conceptual buildings when the plan is resubmitted, to show the building area. They can then look at each building area. Mr. Youngquist then asked for comments from the public.

Mr. Charlie Hanley of 5 Paddock Hill Drive asked if this was an accurate representation as far as distances. Atty. O'Shaughnessy replied that is what they were discussing. They will come back with a set of plans that will show a building area so they can have some flexibilities for the location of the houses. Mr. Hanley asked if he recalled saying they had no problem putting up a fence across the rear of this property line. Atty. O'Shaughnessy did not recall that. Mr. Hanley said he was also concerned regarding the water. Atty. O'Shaughnessy replied they would be using water from Taunton.

Mr. Hanley also asked what they are doing for septic. Atty. O'Shaughnessy said that each lot would have its own Title V compliant system. Mr. Hanley asked about minimum distances between wells. Mr. Youngquist said Title V requires 100 feet. Atty. O'Shaughnessy noted that one of the comments from Beals & Thomas was in regards to perc tests for all the lots. They have gotten most of them done, but they will have to re-perc a few of the lots. Mr. Hanley said he was opposed to this project, and there will be an impact when it comes time for him to sell his property.

Mr. Anthony Koroskenyi of 9 Paddock Hill Drive asked if the basin would have standing water. Atty. O'Shaughnessy said they are designed to drain down within 72 hours. Mr. Koroskenyi would be concerned if there is standing water leading to mosquitos. Who would be responsible for that? Atty. O'Shaughnessy said it would not be possible for them to do anything about that, but only for the maintenance of the basin, which would be the responsibility of the Home Owners Association. Mr. Koroskenyi asked if any of the waivers were related to Title V. Mr. Youngquist replied that Title V you cannot waive. Mr. Forbes clarified that this basin is designed both as a detention and infiltration. Small storms would all infiltrate. In larger storms, it will fill up and flow out through the device that's designed to make it flow out at a lower rate that what it currently does. There will be no standing water. In a 100-year storm, you might have standing water in that basin for approximately 48 hours.

Atty. O'Shaughnessy noted that the engineer, Zenith, has put together an Operation and Maintenance Plan as part of their storm water calculations. It specifies what needs to be done at what time of the year. Mr. Forbes added the most important thing is there is a requirement in the Operation and Maintenance Plan, which the Homeowner's Association will be responsible for, that a registered professional engineer inspect the entire site, including the basin, every two years. If it looks like there are any problems, then that engineer will make recommendations. Mr. Koroskenyi said at the original meeting there was a question about the fence. What was the plan to divide the property lines? He also noted that the trees have already been cleared and that the Board of Health was at the property. Subsequently, he found out that the developer sits on the Board.

Mr. Forbes clarified that he felt everyone on the Board was aware that Mr. Poillucci is on the Board of Health, and has been so for many years. The Board of Health policy regarding any of Mr. Poillucci's projects is they contract with the Town of Berkley. A representative then goes out to that particular site and reviews it, so there is no perceived conflict. Mr. Koroskenyi then talked about the now total lack of vegetation on that part of the site. Mr. Resnick asked if he would prefer a fence or a line of evergreen type trees? Mr. Koroskenyi replied that according to this line, he still likes the fence. He is saying that if the plan is a vegetation buffer, there isn't currently any

vegetation, with the trees already being removed. He would also like the historic wall to be preserved. Mr. Forbes said it would be. He said they are proposing a 30-foot buffer, so they will commit to taking a look at that. If those trees are mature, they'll leave them in. If they have been removed, they will discuss with the developer, if there is something they can do. Mr. Hanley added that his reason for requesting a fence was to keep any potential animals from being able to go onto his property. It did not have to be a privacy fence as long as it could keep animals out. There were no additional questions from the audience or Board.

Atty. O'Shaughnessy said they would like to continue this hearing until the Board's next available meeting. They expect to have a response to the letter of the peer engineer, Beals & Thomas, and will provide revised plans to the Board next week.

Mr. Sheedy made a motion, seconded by Mr. Zucco, to continue the North Bedford Crossing LLC hearing until March 30, 2023, at 7:00 p.m.

Mr. Campeau, Mr. Sheedy, Mr. Zucco, Mr. Youngquist - **Aye**; Mr. Olivieri - **Abstain**

#### **Meeting minutes**

Mr. Zucco made a motion, seconded by Mr. Youngquist, to approve the meeting minutes from the January 19, 2023, meeting. The **vote** was **unanimous for**.

#### **Next meeting**

The next meeting is scheduled for March 30, 2023, at 7:00 p.m. at the Lakeville Public Library.

#### **Adjourn**

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

Meeting adjourned at 7:51.