



TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp
received & posted:

LAKEVILLE TOWN CLERK
RCUD 2022 APR 7 AM 11:37

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, April 21, 2022 at 7:00 p.m.
Location of Meeting:	Lakeville Police Station 323 Bedford 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. Petition hearings (Votes to be taken)

Bache hearing – 12 Bristol Street – request for a **Special Permit** under 6.3.2 and 7.4.6 to place an accessory structure, a garage, within the setbacks on a pre-existing, non-conforming lot.

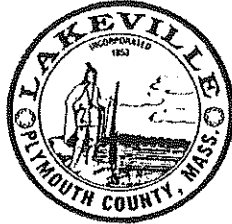
Batista hearing – 24 Pilgrim Road – request for a **Special Permit** under 6.1.3 and 7.4.6 to raze and rebuild a single-family dwelling on a pre-existing, non-conforming lot.

Steinberg hearing - 7 Carrie Street – request for a **Special Permit** under 6.1.3 and 7.4.6 to construct a front and rear deck on a pre-existing, non-conforming dwelling located on a pre-existing, non-conforming lot.

2. Approve Meeting Minutes for March 17, 2022
3. Old Business
4. New Business
5. Next meeting . . . Thursday, May 19, 2022
6. 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
774-776-4350



The LAKEVILLE ZONING BOARD OF APPEALS, acting in accordance with MASS GENERAL LAWS CHAPTER 40A, as amended, will conduct a public hearing on Thursday, April 21, 2022, at 7:00 P.M. in the LAKEVILLE POLICE STATION, 323 BEDFORD STREET, upon the petition of **William Bache**. A **Special Permit** under **6.3.2** and **7.4.6** is requested to place an accessory structure, a garage, within the required setbacks on a pre-existing, non-conforming lot, as provided by the Lakeville By-Laws. The property site is **12 Bristol 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

April 7, 2022 & April 14, 2022



Town of Lakeville

*Board of Health
346 Bedford Street
Lakeville, MA 02347*

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

March 23, 2022

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

Re: Board of Health comments.

Dear Chairman Olivieri:

We received a copy of the Petition for Hearing for 24 Pilgrim Road. The applicant does have an approved septic plan for a two-bedroom dwelling, but is not allowed to increase the number of bedrooms. The Board of Health would like to request to review the proposed building plans to confirm that it will be a 2-bedroom. Therefore, the Board of Health has no objections to the proposed 2-bedroom dwelling providing we get a copy of the building plans to confirm it will be a 2-bedroom dwelling.

We received a copy of the Petition for Hearing for 12 Bristol Street. The garage is proposed greater than the minimum 10 feet from the existing leach field, and providing the garage is not built as a habitable space, the Board of Health has no objections to the proposed garage.

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

Sincerely
For the Board of Health

Edward Cullen
Health Agent

Cathy Murray, Appeals Board Clerk

From: Bob <rjbouchard@verizon.net>
Sent: Tuesday, April 19, 2022 2:20 PM
To: Cathy Murray, Appeals Board Clerk
Subject: Re: ZBA petitions

I have reviewed the plans for three sites: 7 Carrie, 24 Pilgrim, and Bristol. There are no wetland issues on any of these sites. I can send you a note tomorrow.

Also, do you have a site plan for The Lakeville Country Club. ? The plan I have is hard to read.

Bob

-----Original Message-----

From: Cathy Murray, Appeals Board Clerk <cmurray@lakevillema.org>
To: rjbouchard@verizon.net <rjbouchard@verizon.net>
Sent: Tue, Apr 19, 2022 12:24 pm
Subject: ZBA petitions

Hi Bob,

Do you have any comments on the ZBA petitions? I know Lori hasn't been in.

Please let me know. I'm trying to get agendas together.

Thanks!

Cathy



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: April 19, 2022

SUBJECT: Petition Review for Bache – 12 Bristol Street

At their Thursday, March 24, 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.

DATOSIA Prostey @ lakeville.com

Petition to be filed with Town Clerk

TOWN OF LAKEVILLE MASSACHUSETTS

ZONING BOARD OF APPEALS PETITION FOR HEARING

William Bache

EXHIBIT "A"

RECEIVED MAR 7 2022

BOARD OF APPEALS

Name of Petitioner: William Bache

Mailing Address: 12 Bristol Street PO Box 1087

Name of Property Owner: William Bache

Location of Property: 12 Bristol St Lakeville Ma

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

Registry of Deeds: Book No. 50668 Page No. 131

Map 51 Block 2 Lot 1

Petitioner is: X owner tenant licensee prospective purchaser

Nature of Relief Sought:

X Special Permit under Section (s) 6.3.2 & 7.4.6 of the Zoning Bylaws

Variance from Section (s) of the Zoning Bylaws.

Appeal from Decision of the Building Inspector/Zoning Enforcement Officer

Date of Denial

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

We respectfully request a special permit to place an accessory structure (garage) within the required setbacks on a pre-existing non-conforming lot as allowed under sections 6.3.2. and 7.4.6. of the Lakeville Zoning By-Law.

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: William Bache

Date: 2/27/2022

Signed: [Signature]

Telephone: 774-218-4182

Owner Signature: (If not petitioner)

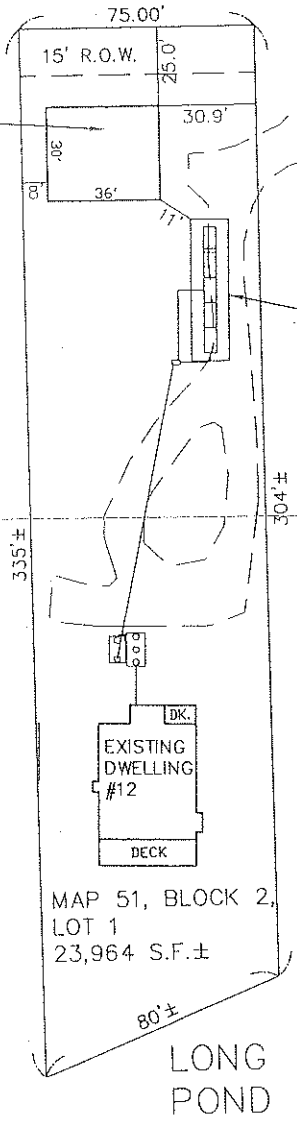
Owner Telephone:

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

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

Yes X No

(Name and Title)



MAP 51, BLOCK 2,
LOT 1
23,964 S.F.±

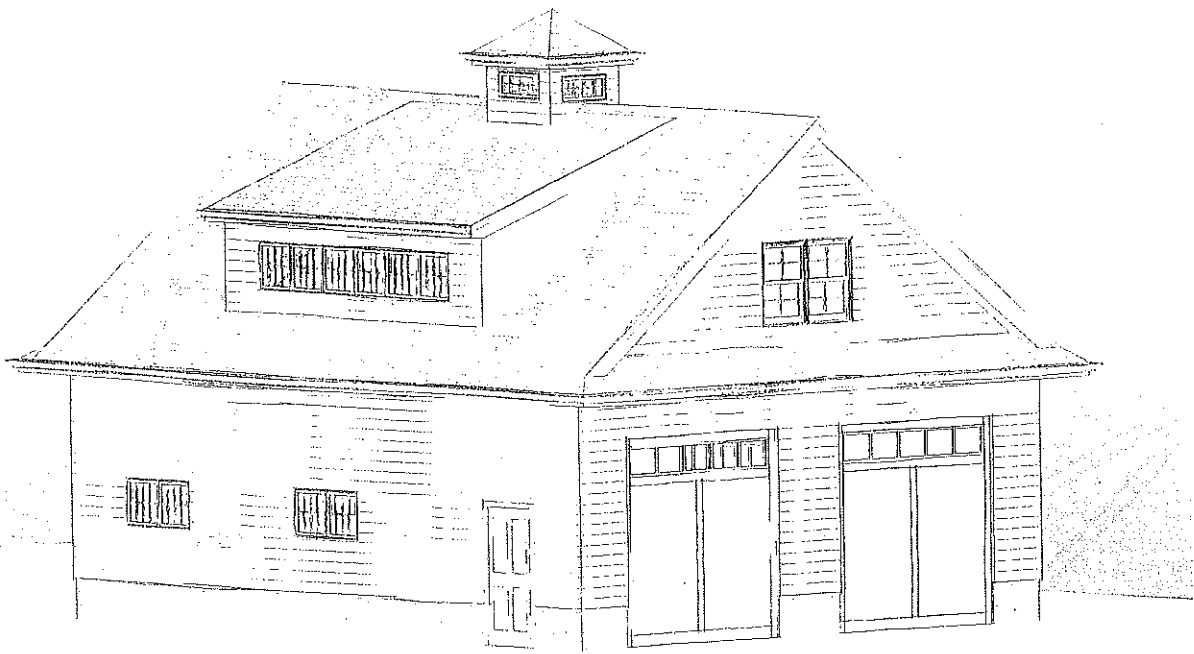
12 BRISTOL STREET, MAP 51, BLOCK 2, LOT 1

A PLAN OF LAND
IN LAKEVILLE, MA
FOR WILLIAM BACHE

SCALE: 1" = 40' DATE: NOVEMBER 13, 2020

SENNA FITZGERALD GILBERT ASSOCIATES
SFG ASSOCIATES, INC.
28 MAIN STREET LAKEVILLE, MA 02347
(508) 946-5258 (508) 947-1090

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:
 1. ZED ONE, Book Edition of 7-6-2013 2-040717
 State Building Code Book 207 and 208, Ed. of 7-1-10
 2. 2009 International Residential Code, Ed. of 7-1-10



William Bache
 12 Bristol Street
 Lakeville, Ma



508-443-4432
 info@nantucketdesigngroup.com

Permit Plan

THE PLAN IS FOR THE CONSTRUCTION OF ONE TRIPLEX UNIT AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN ENGINEER. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE TOWN ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON.

DRAWN BY: JAY OLIVER, NANTUCKET DESIGN GROUP

No.	Description	Date

William Bache

12 Bristol Street
 Lakeville, Ma

Cover Sheet

Project number: 21328
 Date: 03/28/2011
 Drawn by: Jay Oliver

Scale: A1.0

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:
 1. FLOOR LOAD, UNLESS OTHERWISE SPECIFIED, SHALL BE 40 PSF.
 2. MINIMUM ALLOWABLE BEARING CAPACITY SHALL BE 2,000 PSF.

GENERAL NOTES

- IF EXISTING CONDITIONS EXIST IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FURNISH ALL DIMENSIONS, SIZES OF EXISTING FRAMING MEMBERS AND BEAMS, EXISTING WINDOWS AND DOOR SIZES SHOULD BE VERIFIED. NEW AND EXISTING FLOOR, ROOF, GUTTER, FLASHING AND FINISHES SHOULD BE VERIFIED. ALL VERIFICATIONS MUST BE DONE BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK OR ORDERING OF MATERIALS.
- ALL WORK SHALL CONFORM WITH BOTH STATE AND LOCAL GOVERNING CODES.
- ALL WORK SHALL BE COMPLETED TO THE OWNER'S SATISFACTION.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW ALL FASTENING DEVICES OR FRAMING TECHNIQUES NOR ALL EXISTING "CONCEALED" CONDITIONS.
- ALL CONSTRUCTION RELATED DEBRIS SHOULD BE PERIODICALLY AND COMPLETELY REMOVED FROM THE SITE.
- FLASHING AND COUNTER FLASHING IS REQUIRED AT ALL ROOM INTERSECTIONS AND WALLS, DOOR, AND WINDOW OPENINGS AND ALL OTHER PENETRATIONS THROUGH THE ROOFS OR THE SIDE WALLS.
- CONTRACTOR SHOULD VISIT THE SITE PRIOR TO SUBMITTING A BID.
- CONTRACTOR SHALL PAY FOR ALL PERMITS AND RELATED FEES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING OUT THE BUILDING IN ACCORDANCE WITH THE OWNER'S SURVEY AND THE SITE PLAN. ANY CORRECTION OR PROBLEM SHOULD BE REPORTED TO THE DESIGNER PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF THE PLUMBING, ELECTRICAL AND HEATING SUBCONTRACTORS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR THE PERIOD OF ONE YEAR AFTER THE FINAL ACCEPTANCE OF THE CONSTRUCTION.
- IF EXISTING CONDITIONS EXIST ALL CASINGS AND TRIM ON THE EXTERIOR SHALL MATCH IN DESIGN THE EXISTING DETAIL. PAINTING, GUTTERS, DOWNSPUTS, CLAPBOARDS, AND SHINGLE SHEDS PRIOR TO SCHEDULED COMPLETION.
- THE CONTRACTOR SHOULD PROVIDE ADEQUATE BRACING SHORING OF ALL WORK AS REQUIRED AND PROVIDE SAFETY AND WEATHER PROTECTION TO PREVENT ANY DAMAGE TO THE EXISTING INTERIOR WORK SCHEDULED TO REMAIN.
- ALL FINAL INTERIOR FINISHES TO BE SELECTED BY THE OWNER.
- ALL INTERIOR WALLS AND CEILINGS TO BE 1/2" PLASTERBOARD WITH SEMI COAT FINISH APPLIED TO OBTAIN A SMOOTH MONOLITHIC SURFACE READY TO RECEIVE FINAL FINISHES. IF NOT SPECIFIED OTHERWISE PREPARE SURFACES WITH ONE COAT OF PRIME AND TWO COATS OF PAINT.
- HEATING, VENTILATING, PLUMBING AND ELECTRICAL SYSTEMS SHOULD BE INCLUDED IN THIS CONTRACT. ALL EXISTING SYSTEMS SHOULD BE MODIFIED AND EXTENDED TO INCLUDE THE NEW ADDITION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INCLUDE THIS PHASE OF THE PROJECT IN HIS WORK AND TO COORDINATE ALL SUBCONTRACTORS AS REQUIRED. ALL MECHANICAL AND ELECTRICAL SUBCONTRACTORS MUST SECURE PERMITS AND APPROVALS AT APPROPRIATE PHASES OF THE WORK.
- GENERAL CONTRACTOR SHALL NOTIFY INSURANCE FOR LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION. (SEE A.E. 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- ELECTRICAL CONTRACTOR TO COORDINATE WITH OWNER FOR LOCATIONS AND QUANTITIES OF ALL NEW AND RELOCATED ELECTRICAL ITEMS SUCH AS: DUPLEX OUTLETS INTERIOR AND EXTERIOR, GFI'S, TELEPHONE JACKS, COMPUTER STATIONS, T.V. CONNECTIONS, LIGHTING INTERIOR AND EXTERIOR, SWITCHING ETC.

FOUNDATION AND CONCRETE NOTES FRAMING NOTES:

- SPREAD FOOTINGS SHALL BEAR LEVEL ON UNDISTURBED SOIL HAVING AN ALLOWABLE BEARING CAPACITY OF 2 TONS PER SQUARE FOOT.
- IF BEARING MATERIALS WITH A LOWER BEARING CAPACITY THAN TWO TONS PER SQUARE FOOT ARE ENCOUNTERED AT THE SPECIFIED ELEVATIONS, THE UNDERLYING UNDESIRABLE MATERIAL IS TO BE REMOVED, EXCAVATE DOWN TO SUITABLE SOIL - CAST ACCORDINGLY.
- NO FOUNDATION SHALL BE PLACED IN WATER OR ON FROZEN GROUND.
- FOOTINGS SHALL BE PROTECTED AGAINST FROST UNTIL PROJECT IS COMPLETE.
- BACKFILL AT ANY PORTION OF THE BUILDING SHALL BE COMPACTED IN 4" LIFTS OF 95% COMPACTED GRAVEL AS APPROVED BY AN ENGINEER.
- BACKFILL NO EXTERIOR WALLS UNLESS PERMANENT STRUCTURAL SUPPORTS (FRAMED FLOORS AND SLABS) ARE IN PLACE. BRACE ALL WALLS AND GRADE BEAMS DURING BACKFILLING.
- CONCRETE WORK SHALL CONFORM TO THE LATEST AMERICAN CONCRETE INSTITUTE CODE FOR BUILDING CODE REQUIREMENTS AND REFINED CONCRETE AND SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.
- CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS WITH A SLUMP OF NO MORE THAN 4" AND AIR DIFFERENTIAL OF 4-5%. THE USE OF CALCIUM CHLORIDE IS NOT PERMITTED. PROVIDE PROPER CONCRETE PROTECTION IN HOT OR COLD WEATHER AND MAINTAIN PROPER CURING PROCEDURES IN ACCORDANCE WITH THE A.C.I.
- STEEL REINFORCEMENT SHALL CONFORM TO A.S.T.M. A 63, GRADE 60.
- ALL CONCRETE SLABS PLACED ON GROUND SHALL BE REINFORCED WITH 4# - 10110 BARS WELDED TOE FABRIC REINFORCEMENT AND SHALL CONFORM TO A.S.T.M. A 63, AND SHALL LAP 6" MINIMUM OR ONE SPACE, WHICHEVER IS LARGER, AND SHALL BE WELDED TOGETHER.
- WHERE CONTINUOUS BARS ARE CALLED FOR THEY SHALL BE RUN CONTINUOUSLY AROUND CORNERS AND LAPPED AT NECESSARY SPICES OR HOODS AT DISCONTINUOUS ENDS. LAPS SHALL BE 40 BAR DIAMETERS, UNLESS OTHERWISE SHOWN.
- INSTALLATION OF REINFORCEMENT SHALL BE COMPLETED AT LEAST 24 HOURS PRIOR TO SCHEDULED CONCRETE PLACEMENT. NOTIFY DESIGNER OF COMPLETION AT LEAST 24 HOURS PRIOR TO CONSTRUCTION START.
- PLACEMENT OF CONCRETE FORMS FOR FOUNDATION WALLS GRADE BEAMS SHOULD NOT EXCEED 60 FEET IN ANY STRAIGHT LENGTH AND SHOULD HAVE VERTICAL 2x4 KEY AND CONTINUOUS REINFORCING 1/2" DIA. DIAMETER MINIMUM THROUGH THE CONSTRUCTION JOINT.
- ALL REINFORCING BARS SHALL BE COLD BENT IN ACCORDANCE TO THE PROPER RADI ESTABLISHED BY THE AMERICAN CONCRETE INSTITUTE. UNDER NO CONDITIONS SHALL HEAT BE APPLIED TO THE BARS TO OBTAIN BENDS.
- THE USE OF CONTROL JOINTS IN THE SLABS IS RECOMMENDED TO CONTROL CRACKING. SAW CUT TO A DEPTH OF ONE-FIFTH OF THE DEPTH OF THE SLAB. MAXIMUM SQUARE FOOTAGE NOT TO EXCEED 900 SQUARE FEET.
- DAMP PROOF ALL FOUNDATION WALLS BELOW GRADE.
- GROUT TO BE NON-SHRINK AND NON-METALLIC WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. USE FINE-SIFT GROUT OR EQUAL.

FRAMING NOTES (CONT.)

- ALL FRAMING LUMBER SHALL BE HEM-FIR OR S.P.F. IS PRUNE-FINE-FIR. ISLECT STRUCTURAL GRADE NO. 2 SURFACED GREEN OR APPROVED EQUAL UNLESS OTHERWISE SPECIFIED AND SHALL MEET THE REQUIREMENTS OF THE NATIONAL FOREST PRODUCTS ASSOCIATION. THE MINIMUM ALLOWABLE DETENDING STRESS (F_Y) SHALL BE 1,130 P.S.I. THE MINIMUM ALLOWABLE COMPRESSION STRESS (F_C) SHALL BE 1,000 P.S.I. INTERIOR NON-LOAD-BEARING STUDS MAY BE SURFACED DRY NO. 2 SPRUCE, ONLY UPON APPROVAL OF ENGINEER.
- USE 3/4" TONGUE AND GROOVE STRUCTURAL GRADE FIR PLYWOOD FLOOR SHEATHING. 1/2" EXTERIOR STRUCTURAL GRADE FIR CDX PLYWOOD ROOF SHEATHING EDGES BLOCKED WITH LUMBER OR OTHER APPROVED TYPE OF EDGE SUPPORTS. 1/2" EXTERIOR STRUCTURAL GRADE FIR CDX WALL SHEATHING. FACE GRAIN PERPENDICULAR TO SUPPORTS AND CONTINUOUS OVER TWO OR MORE SPANS. ALL IN ACCORDANCE WITH TABLES D24.1 AND 1.1, A AND SECTION 524 OF THE MASSACHUSETTS BUILDING CODE.
- ALL EXTERIOR WALLS SHALL BE 2x6 AND INTERIOR WALLS TO BE 2x4 @ 16" O.C. UNLESS OTHERWISE NOTED.
- PROVIDE ADEQUATE WALL RESISTANCE TO RAGING BY CORNER WIND BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
- PROVIDE SOLID BRACING BETWEEN JOISTS APPROX. DOUBLE ALL JOISTS UNDER EACH PARTITION.
- USE FULLY WELDED METAL CONNECTORS (BUSHING, OR EQUAL JOIST OR BEAM HANGERS) WHEN JOISTS OR BEAM FRAME INTO OTHER JOISTS OR BEAMS.
- FOR ROUGH WINDOW OPENINGS UP TO 3 FEET USE 2x4x8 HEADER BEAMS. FROM 3 TO 6 FEET USE 2-2x10 HEADER BEAMS AND FROM 6 TO 8 FEET USE 2x12 HEADER BEAMS. EXCEPT AS NOTED OTHERWISE ON THE PLANS OR ELEVATIONS.
- ALL FRAMING TO BE INSTALLED IN ACCORDANCE WITH THE MASSACHUSETTS BUILDING CODE REQUIREMENTS AND GENERAL FRAMING PRACTICE AS DETAILED IN "THE ARCHITECTURAL GRAPHIC STANDARDS" BY RAINEY AND SLEEPER.
- ALL WALL STUDS TO ALIGN WITH FLOOR JOIST 1 ROOF RAFTERS.
- THE CROSS WALLS AND THE BEAMS ARE TO PROVIDE THE LATERAL RESTRAINT FOR THE BUILDING AND SHOULD BE SECURELY ATTACHED AT EACH END AND THE EXTERIOR WALLS. POSTS SUPPORTING THE STRUCTURE ABOVE THE FIRST FLOOR TO BE FULLY SECURED TO PROVIDE LATERAL RESTRAINT.

TEMPORARY SHORING:

- THE CONTRACTOR MUST PROVIDE TEMPORARY STRUCTURAL SUPPORT OR SHORING AS REQUESTED.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY FOR PROVIDING ADEQUATE TEMPORARY SHORING.
- THE CONTRACTOR MUST PROVIDE ADEQUATE LATERAL BRACING. ALL SHORES MUST BE CONTINUOUS THROUGH THE FLOOR LEVELS OF SOCALLY BLOCKED BETWEEN FLOORS. ALL SHORES MUST BE CARRIED DOWN TO FINAL BEARING MATERIAL AND THE LOAD MUST BE ADEQUATELY SPREAD OUT IF SUPPORTED ON THE EXISTING BASEMENT SLAB.

STRUCTURAL STEEL NOTES:

- ALL STEEL CONNECTIONS SHALL BE MADE UP UNTIL THE STRUCTURE HAS BEEN PROPERLY ALIGNED.
- ALL STEEL COLUMNS SHALL BE STANDARD WEIGHT SHC. 40 A501 OR A53 GRADE D.

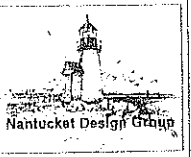
SIZE	UNBRACED HEIGHT	MAX. LOAD
3 1/2" DIA.	10 FEET	30,000 LBS.
4" DIA.	10 FEET	40,000 LBS.
5" DIA.	10 FEET	60,000 LBS.
6" DIA.	10 FEET	80,000 LBS.
- CONNECTION BOLTS TO BE 3/4" DIAMETER, HIGH STRENGTH, A.S.T.M. A 325. PROVIDE A MINIMUM OF 2 BOLTS PER CONNECTION. USE 1/2" MINIMUM GAP PLATE OR BASE PLATES FULLY WELDED ALL CORNERS AT COLUMNS WITH A 3/16" FILLET WELD, OR AS OTHERWISE SPECIFIED IN THE DRAWINGS.
- ALL STEEL SHALL HAVE THREE COATS OF RUST-INHIBITIVE PRIMER PAINT. TOUCH UP ALL WELDS, SCRATCHES OR SCRAPES IN THE PAINT AFTER THE ERECTION.
- WELD ALL STEEL CONTACT SURFACES (OTHER THAN BOLTED CONNECTIONS) WITH A CONTINUOUS 3/16" MINIMUM WELD.

DESIGN LOADS:

- THE COMM. OF MASSACHUSETTS BUILDING CODE, 9TH EDITION (RESIDENTIAL), WAS THE BASIS OF THIS DESIGN.
- GROUND SNOW LOAD = 40 PSF. (30 PSF @ FLAT ROOF)
3. SECOND WIND DESIGN SPEED = 110 MPH
- FLOOR LIVE LOAD = 40 PSF. (30 PSF OUPPER FLOOR BEDROOMS)
- ATTC LIVE LOAD = 20 PSF. (10 PSF WHEN CLEAR HEIGHT IS LESS THAN 42')

LIFE SAFETY

- (S) SMOKE DETECTOR (PHOTOVOLTAIC)
- (C) CARBON MONOXIDE DETECTOR
- (5C) SMOKE / CARBON COMBO (PHOTOVOLTAIC)
- (H) HEAT DETECTOR



508-443-4472
 info@nantucketdesigngroup.com

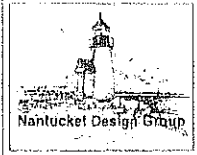
Permit Plan

THIS PLAN IS FOR THE CONSTRUCTION OF THE BUILDING SHOWN HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

NO.	Description	Date

William Bache
 12 Bristol Street
 Lakeville, MA
 General Notes
 Project number: 21328
 Date: 03/28/2021
 Drawn by: J.O.
 Checked by:
 Scale: 1/4" = 1'-0"

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:
 1. 2018 CODE BOOKS, EDITIONS AND THE SUPPLEMENTARY
 2018 BUILDING CODES, CODES AND REGULATIONS, ALL OF WHICH
 2. SPECIFIC CODES AND REGULATIONS.



508-443-4432
 info@nantucketdesigngroup.com

Permit Plan

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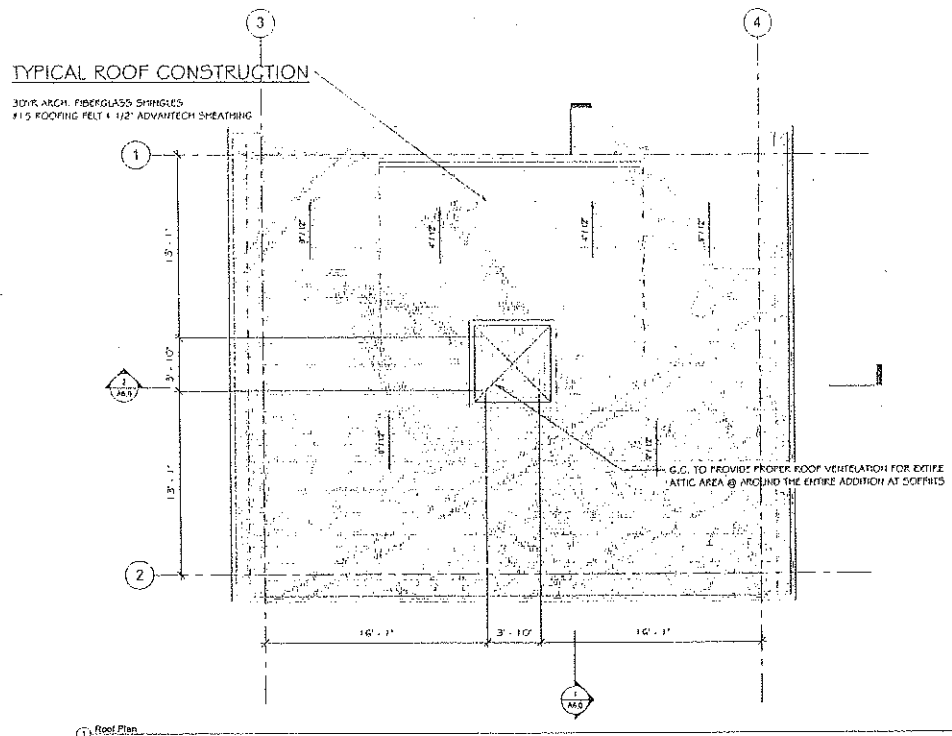
No.	Description	Date

William Bache

12 Bristol Street
 Lakeville, Ma

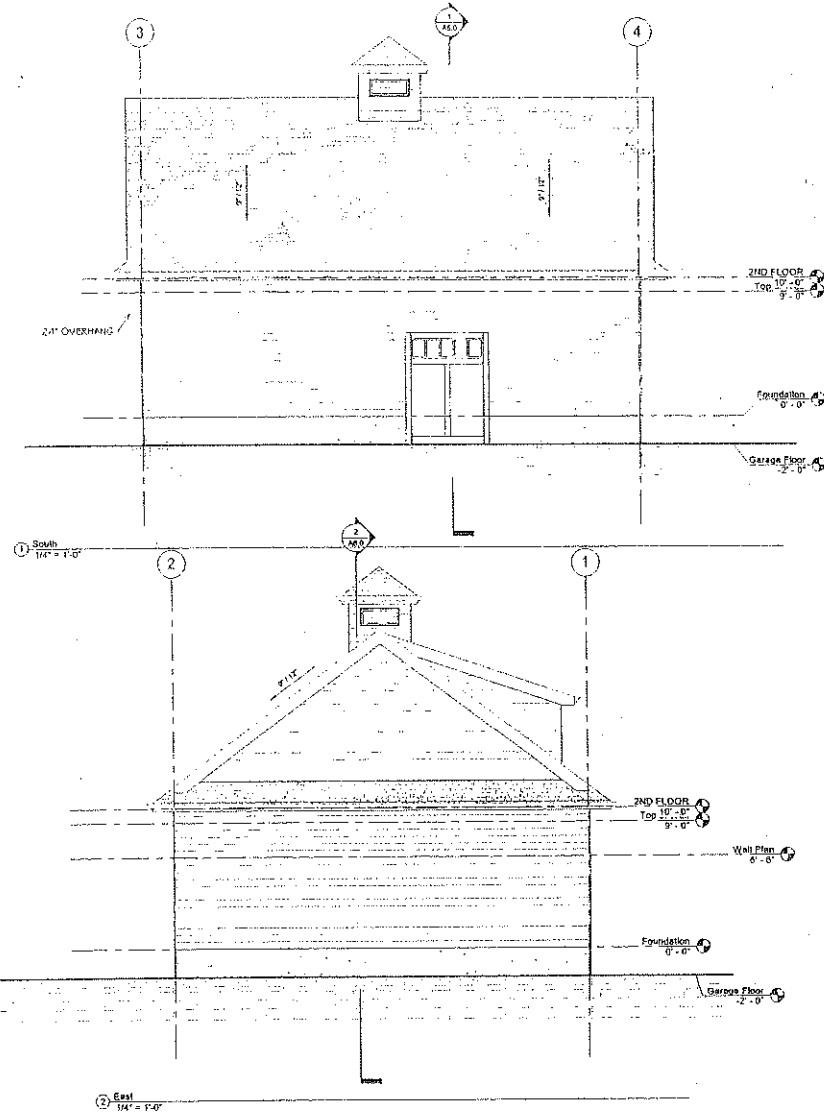
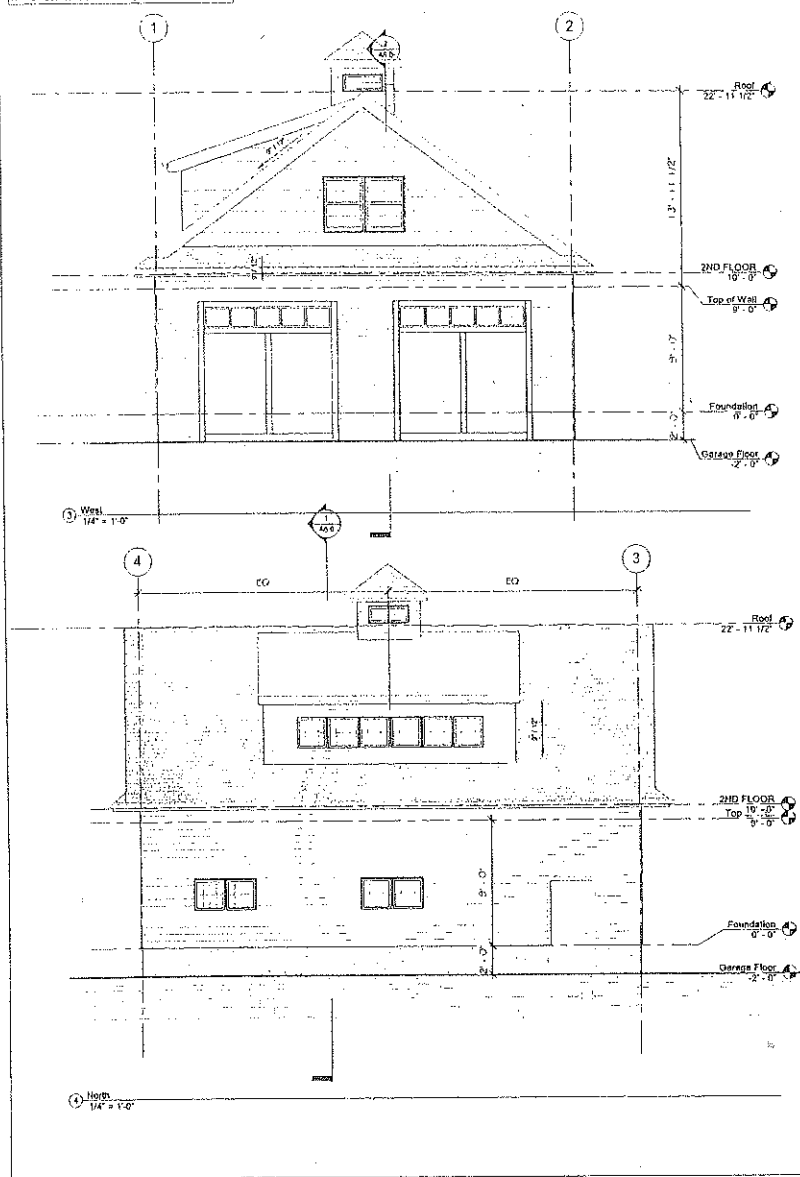
Roof Plan
 Project number: 21028
 Date: 03/26/2021
 Drawn by: Author
 Checked by:


A4.0
 Scale: 1/4" = 1'-0"



1 Roof Plan
 1/4" = 1'-0"

ALL CONSTRUCTION SHALL OBEY HIGH DRY COLLECTION
 * 200 D.M. HIGH DRY OF THE MANUFACTURE
 Stone Building Code Book and Low Dry Book * 200
 11. 2000 2000 Edition, if not in the Code Book.





Nantucket Design Group

508-443-4432
 info@nantucketdesigngroup.com

Permit Plan

THIS PLAN IS FOR THE CONSTRUCTION OF THE BUILDING SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE RESULTS OF THE CONSTRUCTION. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE CONSTRUCTION OF THE BUILDING SHOWN HEREON. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE CONSTRUCTION OF THE BUILDING SHOWN HEREON.

No.	Description	Date

William Bache

12 Bristol Street
 Lakeville, Ma

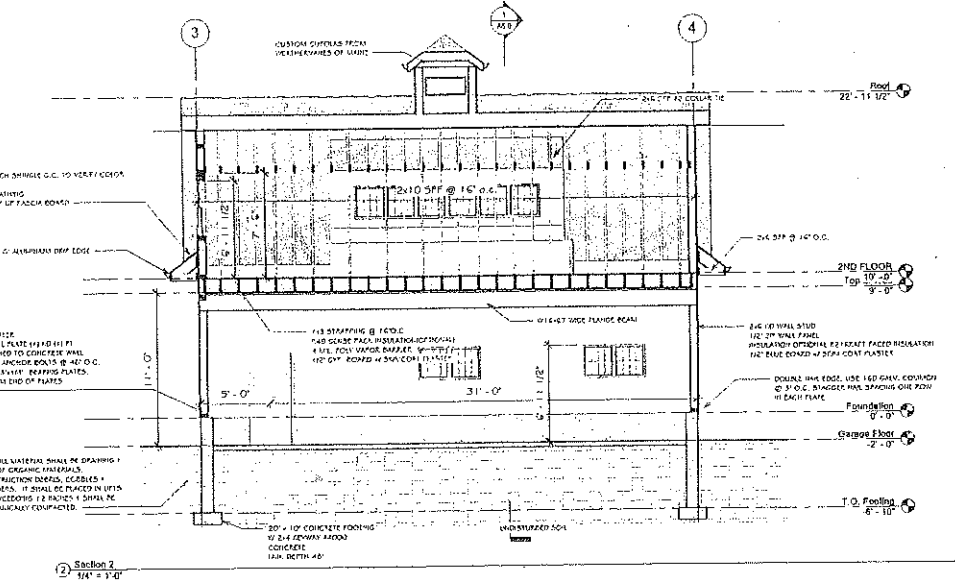
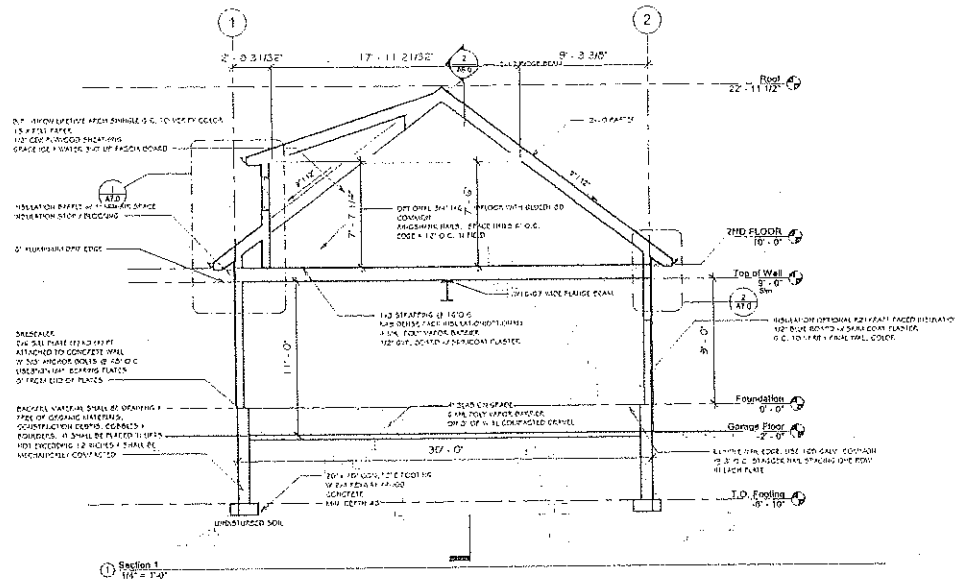
Elevations

Project number: 25528
 Date: 05/26/2021
 Drawn by: Author
 Checked by:

A5.0

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

ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:
 1. 2009 IBC, WITH CODES AS THE STANDARD
 2. STATE BUILDING CODES AND LOCAL ORDINANCES
 3. ANY OTHER CODES, ORDINANCES, AND REGULATIONS



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 info@nahtucketdesigngroup.com

Permit Plan

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No.	Description	Date

William Bacho

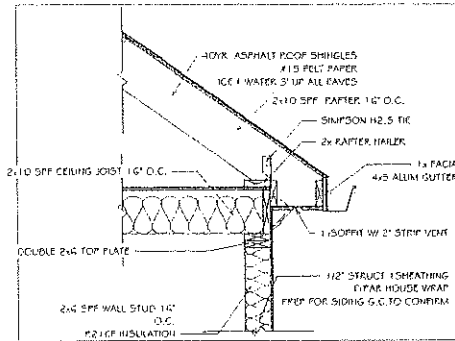
12 Bristol Street
 Lakeville, Ma

Building Sections

Project No: 21330
 Date: 03/28/2018
 Drawn by: Author
 Checked by:

A6.0
 Scale: 1/4" = 1'-0"

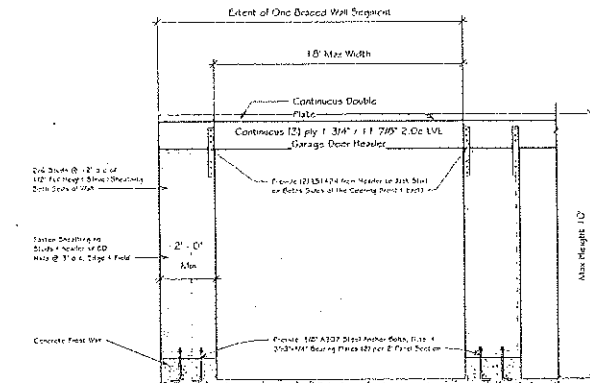
ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:
 1. PER CODE, UNLESS SHOWN TO THE CONTRARY.
 2. WIND LOADS SHALL BE AS PER THE FOLLOWING:
 3. WIND SPEEDS SHALL BE AS PER THE FOLLOWING:



1 Soffit Detail w/ rafter on ceiling joist
 1/4" = 1'-0"

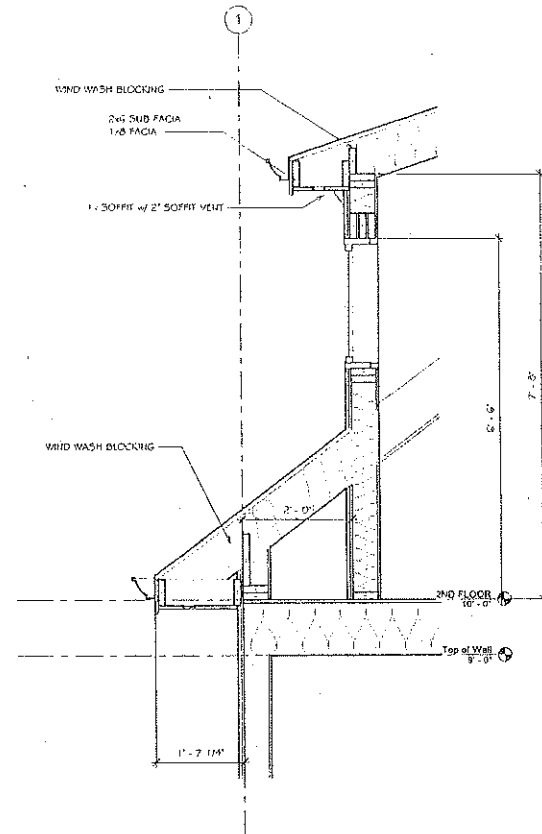
GARAGE (DOOR) WALL BRACING NOTES:

CONSTRUCTION DETAILS BASED ON FIGURE PG02.103.4 METHOD "PFC" PORTAL FRAME AT GARAGE DOOR
 OPERATING IN SEISMIC DESIGN CATEGORIES A, B & C



*Provide (2) L2T24 from Header to Jack Stud on Both Sides of the Opening (front & back)
 *Header shall be supported w/3 Jack Studs at Each End
 *Fasten Sheathing to Studs & Header w/ BD Nails @ 3" o.c. Edge & Field
 *Provide 10" A307 Steel Anchor Bolts, Nuts & 2x4x4x4 Bearing Plates @ 2' Field Section at the 1/3 & 2/3 Locations of Frost Wall

4 Garage Door Wall Bracing Notes
 1/2" = 1'-0"



0 Detail 0
 1" = 1'-0"



508-443-4432
 info@nantucketdesigngroup.com

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DESIGNED BY: WILLIAM BACHE

No.	Description	Date

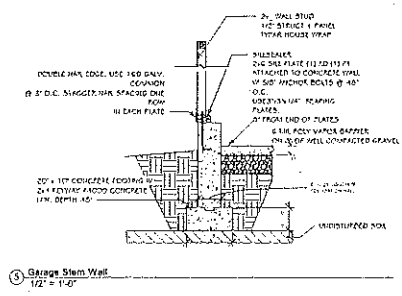
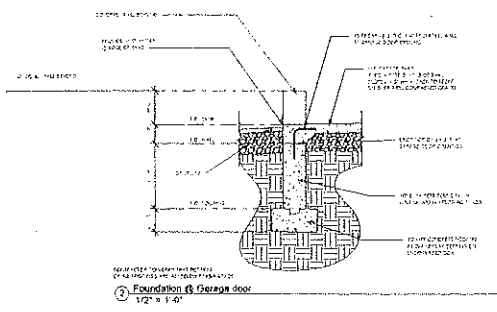
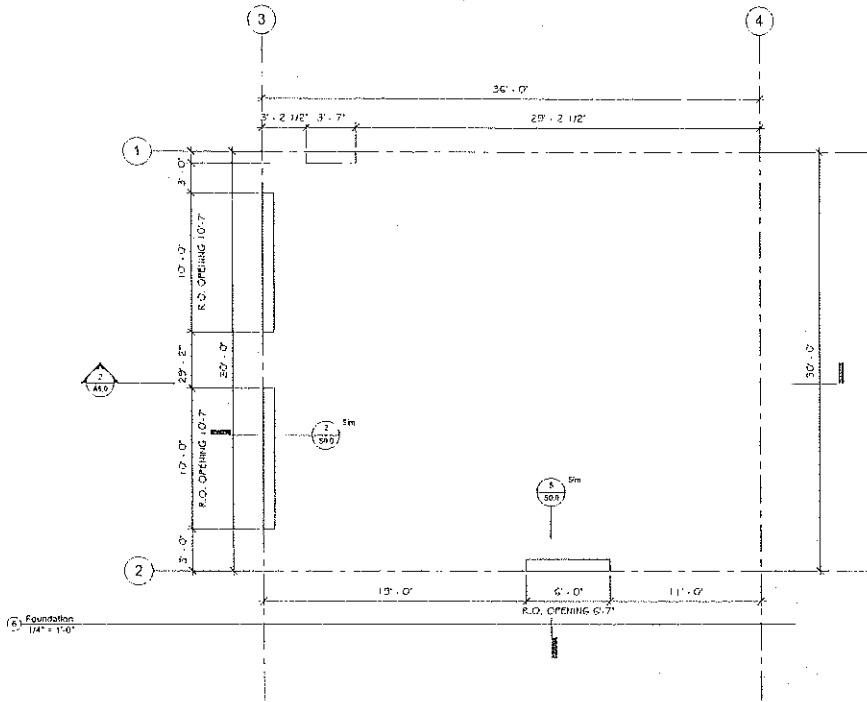
William Bache

12 Bristol Street
 Lakeville, Ma

Building Sections
 Project no: 21308
 Date: 03/27/2021
 Author

A7.0
 Scale: As indicated

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:
 1. 2009 CODE, WITH REVISIONS OF THE MASSACHUSETTS
 STATE BUILDING CODE (SEE THE PERMITS DIVISION)
 2. 2009 IBC, WITH REVISIONS OF THE MASSACHUSETTS
 STATE BUILDING CODE (SEE THE PERMITS DIVISION)



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 info@nantucketdesigngroup.com

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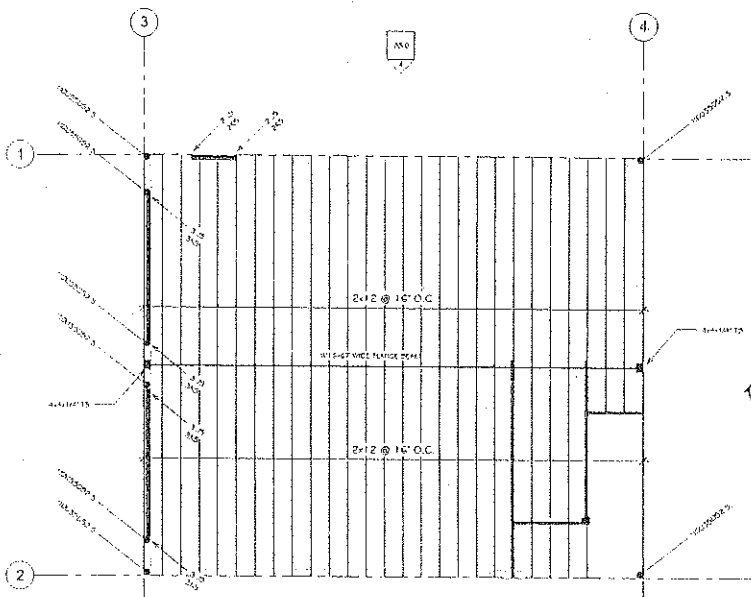
No.	Description	Date

William Bache

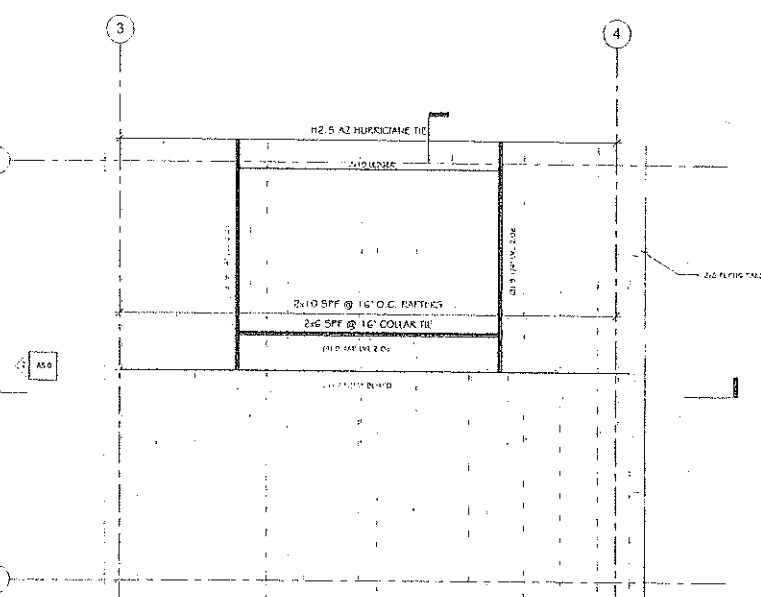
12 Bristol Street
 Lakeville, Ma

Foundation
 Project number: 21328
 Date: 03/28/2021
 Drawn by: Author
 Checked by:
 Scale: S0.0
 Note: As Indicated

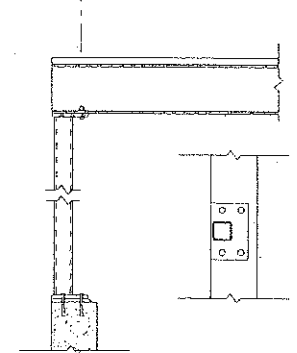
ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:
 1. 200 CMR, with reference to the Massachusetts
 State Building Code Book and any family of sub-regs.
 2. IRC 2018 with any 110 State Codebook 2.



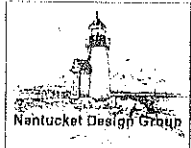
1 2nd Floor Framing Plan
 1/4" = 1'-0"



2 Roof Framing Plan
 1/4" = 1'-0"



3 Steel column to beam connection
 1" = 1'-0"



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REV.	DESCRIPTION	DATE

William Bache

12 Bristol Street
 Lakeville, Ma

Framing Plan
 Project Number: 21328
 Date: 03/28/2021
 Drawn by: Author
 Checked by:
S1.0
 Note: As indicated

Town of Lakeville
ZONING BOARD OF APPEALS
346 Bedford Street
Lakeville, MA 02347
774-776-4350



The LAKEVILLE ZONING BOARD OF APPEALS, acting in accordance with MASS GENERAL LAWS CHAPTER 40A, as amended, will conduct a public hearing on Thursday, April 21, 2022, at 7:00 P.M. in the LAKEVILLE POLICE STATION, 323 BEDFORD STREET, upon the petition of **Joao (John) B. Batista**. A **Special Permit** under **6.1.3** and **7.4.6** is requested to raze and rebuild a single-family dwelling on a pre-existing, non-conforming lot, as provided by the Lakeville By-Laws. The property site is 24 **Pilgrim Road** and is owned by **Edward Madden**.

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

April 7, 2022 & April 14, 2022



Town of Lakeville

*Board of Health
346 Bedford Street
Lakeville, MA 02347*

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

March 23, 2022

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

Re: Board of Health comments.

Dear Chairman Olivieri:

We received a copy of the Petition for Hearing for 24 Pilgrim Road. The applicant does have an approved septic plan for a two-bedroom dwelling, but is not allowed to increase the number of bedrooms. The Board of Health would like to request to review the proposed building plans to confirm that it will be a 2-bedroom. Therefore, the Board of Health has no objections to the proposed 2-bedroom dwelling providing we get a copy of the building plans to confirm it will be a 2-bedroom dwelling.

We received a copy of the Petition for Hearing for 12 Bristol Street. The garage is proposed greater than the minimum 10 feet from the existing leach field, and providing the garage is not built as a habitable space, the Board of Health has no objections to the proposed garage.

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

Sincerely
For the Board of Health

Edward Cullen
Health Agent

Cathy Murray, Appeals Board Clerk

From: Bob <rjbouchard@verizon.net>
Sent: Tuesday, April 19, 2022 2:20 PM
To: Cathy Murray, Appeals Board Clerk
Subject: Re: ZBA petitions

I have reviewed the plans for three sites: 7 Carrie, 24 Pilgrim, and Bristol. There are no wetland issues on any of these sites. I can send you a note tomorrow.

Also, do you have a site plan for The Lakeville Country Club. ? The plan I have is hard to read.

Bob

-----Original Message-----

From: Cathy Murray, Appeals Board Clerk <cmurray@lakevillema.org>
To: rjbouchard@verizon.net <rjbouchard@verizon.net>
Sent: Tue, Apr 19, 2022 12:24 pm
Subject: ZBA petitions

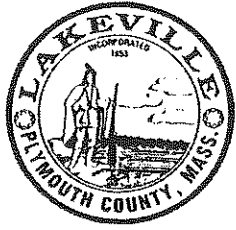
Hi Bob,

Do you have any comments on the ZBA petitions? I know Lori hasn't been in.

Please let me know. I'm trying to get agendas together.

Thanks!

Cathy



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: April 19, 2022

SUBJECT: Petition Review for Batistsa – 24 Pilgrim Road

At their Thursday, March 24, 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.

Petition to be filed with Town Clerk

TOWN OF LAKEVILLE MASSACHUSETTS

ZONING BOARD OF APPEALS PETITION FOR HEARING

EXHIBIT "A" RECEIVED MAR 10 2022 BOARD OF APPEALS

Name of Petitioner: Joao B. Batista (John)

Mailing Address: 81 North Main Street, Bellingham, MA 02019

Name of Property Owner: Edward G. Madden

Location of Property: 24 Pilgrim Road, Lakeville

Property is located in a residential business industrial (zone)

Registry of Deeds: Book No. 49500 Page No. 151

Map 040 Block 003 Lot 007

Petitioner is: owner tenant licensee prospective purchaser

Nature of Relief Sought:

Special Permit under Section (s) 7.4 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.)

Proposing the construction of a 2 1/2 story dwelling on said property within the bi-law set backs.

Requesting a special permit to do so with regards to the existing lot does not meet the 40,000 sq. ft. requirement. SEE 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 ON THE BACK OF THIS PETITION FORM.

Petitioner: Joao B. Batista

Date: 01/24/2022

Signed:

Signature of Joao B. Batista with dotloop verification details.

Telephone: 508-951-7133

Owner Signature:

Signature of Edward Madden with dotloop verification details.

Owner Telephone: 617-438-5662

(If not petitioner)

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

Handwritten email address: BATISTAJ@COMCAST

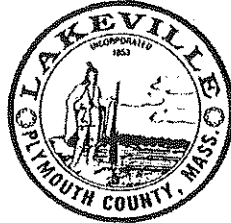
WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

Yes No

(Name and Title)

Also requesting to better the front set back compared to those of the existing structure. The front set back will go from 25.5' to 32.5' bettering by 7'. The 40' set back can not be met due to the neighbor structure on the back lot line that forces the proposed bottomless sand filter to be 10.0' from the back lot line rather than the 6.0', as the side set back. That 4' difference moves the structure forward plus the extra 3.9' over the 10' required for the distance between the bottomless sand filter and proposed building equals 7.9'. This 7.9' is greater than the 7.5' requested for the front set back adjustment.

Town of Lakeville
ZONING BOARD OF APPEALS
346 Bedford Street
Lakeville, MA 02347
774-776-4350

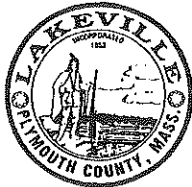


The LAKEVILLE ZONING BOARD OF APPEALS, acting in accordance with MASS GENERAL LAWS CHAPTER 40A, as amended, will conduct a public hearing on Thursday, April 21, 2022, at 7:00 P.M. in the LAKEVILLE POLICE STATION, 323 BEDFORD STREET, upon the petition of **Michael Steinberg**. A **Special Permit** under **6.1.3** and **7.4.6** is requested to construct a front and rear deck on a pre-existing, non-conforming dwelling located on a pre-existing, non-conforming lot, as provided by the Lakeville By-Laws. The property site is **7 Carrie Street** and is owned by **Dawn and Michael Collins**.

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

April 7, 2022 & April 14, 2022



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

April 14, 2022

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

Re: 7 Carrie Street

Dear Chairman Olivieri:

We received a copy of the Petition for Hearing for 7 Carrie Street. Providing no part of the deck will be within 5 feet of any septic component, the Board of Health has no objections to the proposed deck.

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

Sincerely
For the Board of Health

Edward Cullen
Health Agent

Cathy Murray, Appeals Board Clerk

From: Bob <rjbouchard@verizon.net>
Sent: Tuesday, April 19, 2022 2:20 PM
To: Cathy Murray, Appeals Board Clerk
Subject: Re: ZBA petitions

I have reviewed the plans for three sites: 7 Carrie, 24 Pilgrim, and Bristol. There are no wetland issues on any of these sites. I can send you a note tomorrow.

Also, do you have a site plan for The Lakeville Country Club. ? The plan I have is hard to read.

Bob

-----Original Message-----

From: Cathy Murray, Appeals Board Clerk <cmurray@lakevillema.org>
To: rjbouchard@verizon.net <rjbouchard@verizon.net>
Sent: Tue, Apr 19, 2022 12:24 pm
Subject: ZBA petitions

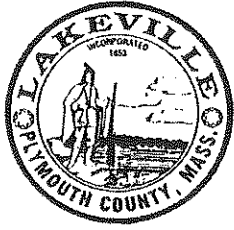
Hi Bob,

Do you have any comments on the ZBA petitions? I know Lori hasn't been in.

Please let me know. I'm trying to get agendas together.

Thanks!

Cathy



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: April 19, 2022

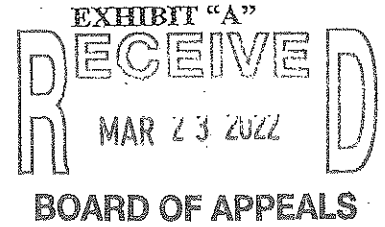
SUBJECT: Petition Review for Steinberg/Collins – 7 Carrie Street

At their Thursday, April 14, 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.

Petition to be filed with Town Clerk

TOWN OF LAKEVILLE MASSACHUSETTS

ZONING BOARD OF APPEALS PETITION FOR HEARING



Name of Petitioner: Michael Steinberg

Mailing Address: 405 Wareham Street Middleboro, MA 02346

Name of Property Owner: Dawn & Michael Collins

Location of Property: 7 Carrie Street

Property is located in a residential business industrial (zone)

Registry of Deeds: Book No. Page No.

Map 42 Block 20 Lot 8

Petitioner is: owner tenant licensee prospective purchaser General Contractor

Nature of Relief Sought:

Special Permit under Section (s) 6.13, 7.4 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.)

Looking to install Decks on front and rear of house. Back Deck 25'6" x 10 Front Deck 28' x 8'

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: Michael Steinberg

Date: 3.15.2022

Signed: Michael Steinberg

Telephone: 617-593-5866

Owner Signature: Dawn Collins

Owner Telephone: 617-590-5133

(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)

Property line

LOT AREA
5080 SF

S27°40'00"E

50.00 Property line

EXISTING
2 BEDROOM
DWELLING
#7

6'

28'

4'

6'

6'

32'

32'

3'

3'

9'

25'

GRAVEL DRIVE

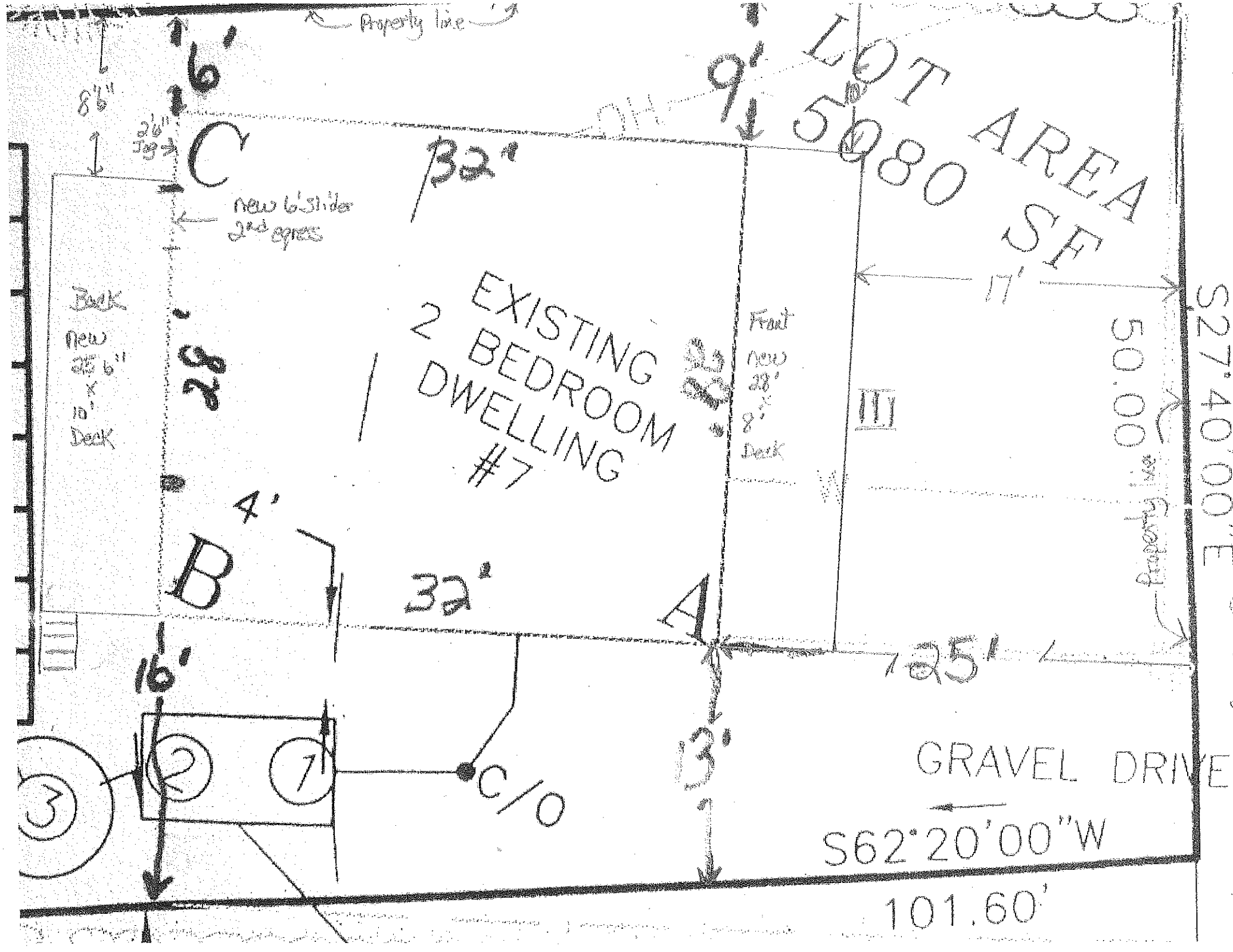
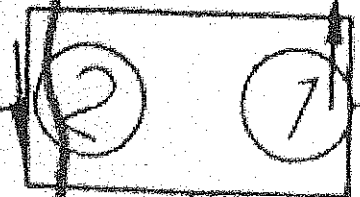
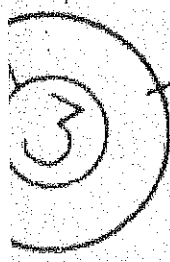
S62°20'00"W

101.60'

new 6' slider
2nd eyes

Back
New
10' x 6"
Deck

Front
New
28' x 8"
Deck



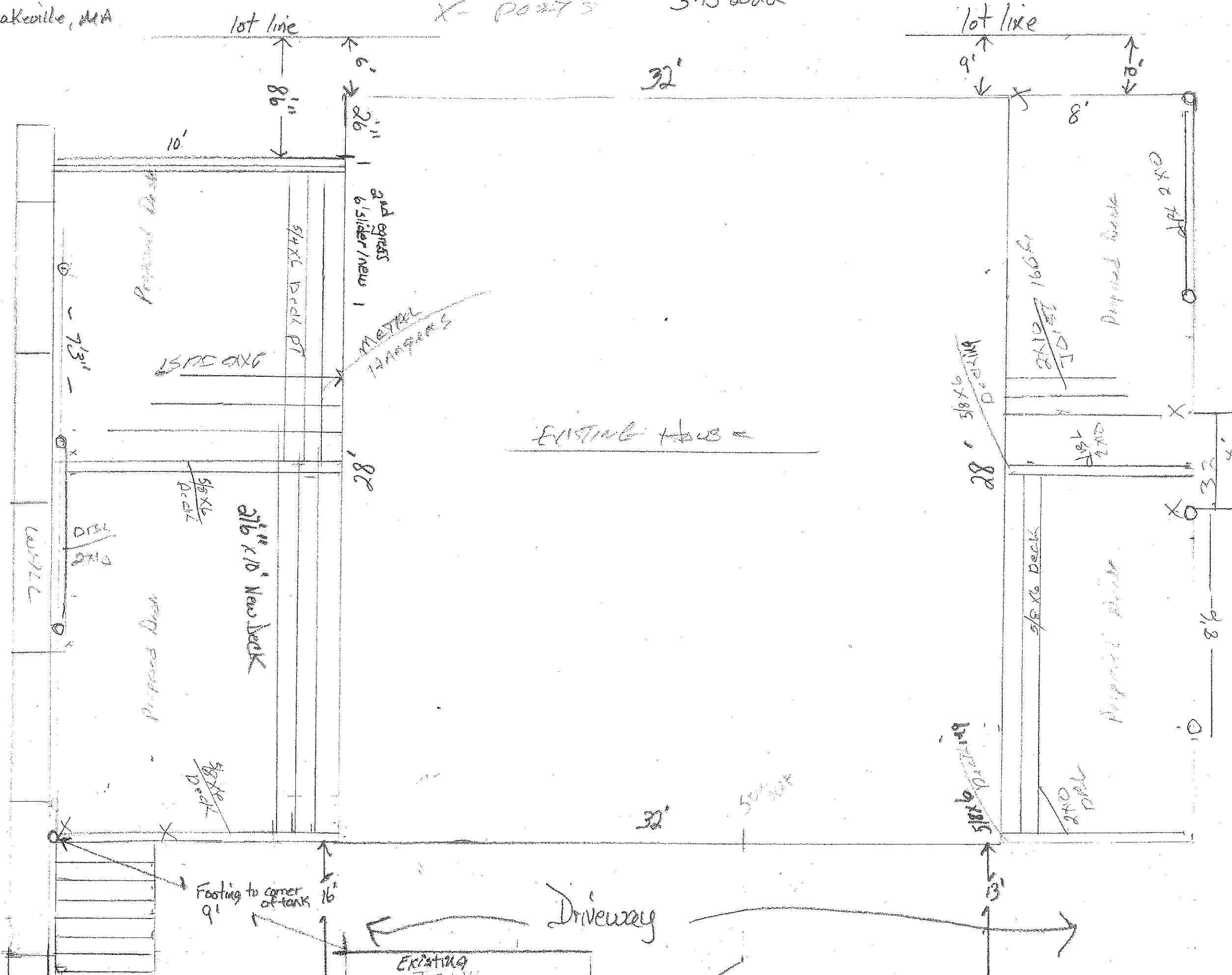
7 Carrie Street
Lakeville, MA

12.6.2022

Footings
X-POSTS

Updated
3.15.2022

1/4 scale



226

9 CARRIE ST
42/20/09

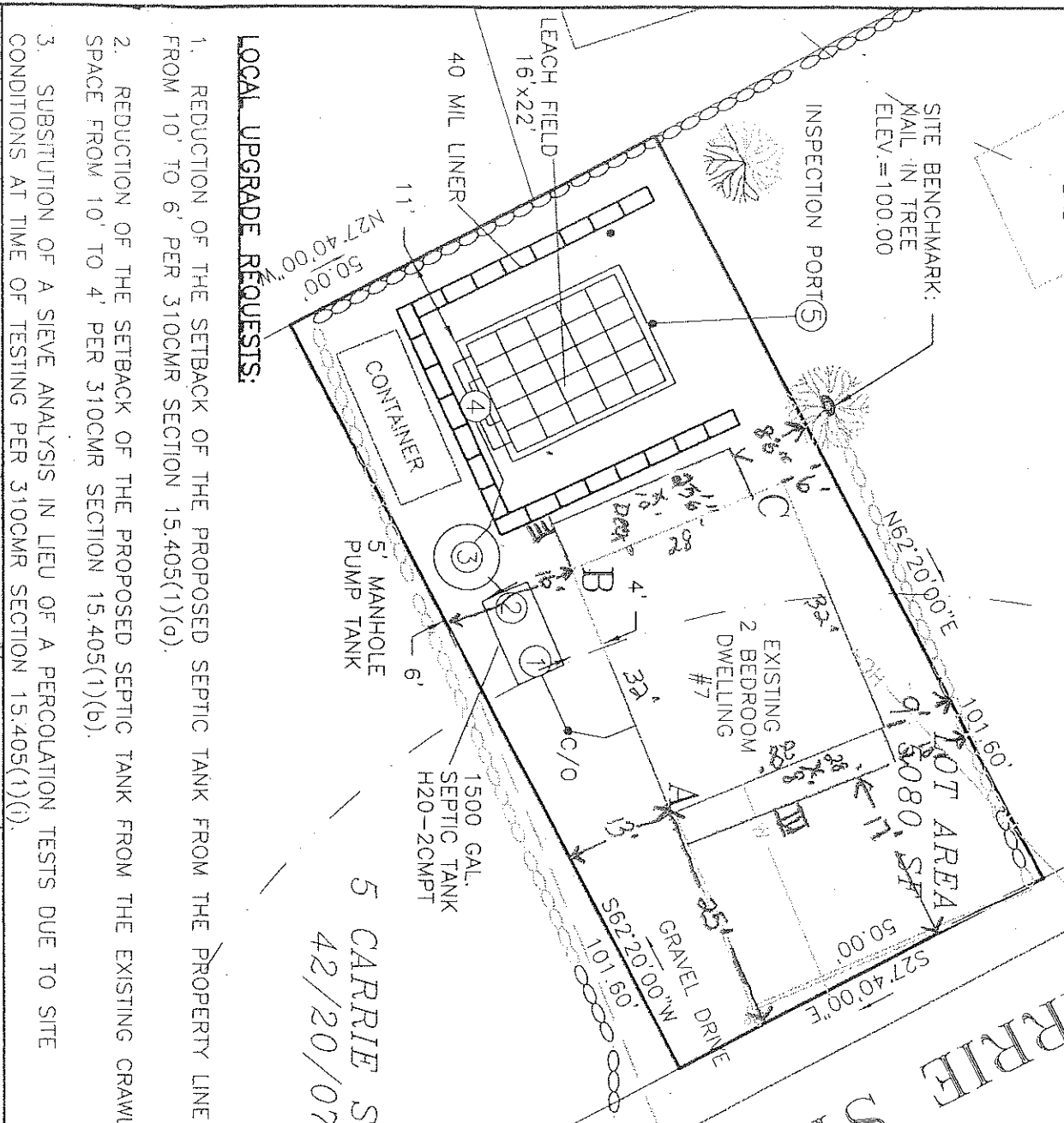
6 CARRIE ST
42/19/14

APPROVED
BOH

[Signature]
8/22/20

SITE BENCHMARK:
MAIL IN TREE
ELEV. = 100.00

EX. WELL
125' TO SAS



LOCAL UPGRADE REQUESTS:

1. REDUCTION OF THE SETBACK OF THE PROPOSED SEPTIC TANK FROM THE PROPERTY LINE FROM 10' TO 6' PER 310CMR SECTION 15.405(1)(g).
2. REDUCTION OF THE SETBACK OF THE PROPOSED SEPTIC TANK FROM THE EXISTING CRAWL SPACE FROM 10' TO 4' PER 310CMR SECTION 15.405(1)(b).
3. SUBSTITUTION OF A SIEVE ANALYSIS IN LIEU OF A PERCOLATION TESTS DUE TO SITE CONDITIONS AT TIME OF TESTING PER 310CMR SECTION 15.405(1)(i).

SYSTEM ELEVATIONS		DISTANCE TO COMPONENTS	
PLAN	FIELD	A-1	B-1
TOP OF FOUNDATION	98.9	A-2	B-2
FOUNDATION OUTLET	92.0	A-3	B-3
SEPTIC TANK INLET	91.8	C-4	B-4
SEPTIC TANK OUTLET	91.55	C-5	B-5
PUMP TANK INLET	91.5		
PUMP TANK OUTLET	91.2		
DIST. BOX INLET	97.0		
DIST. BOX OUTLET	96.83		
QUICK4 INLET	96.67		
BASE OF SYSTEM	96.0		
GROUNDWATER TABLE	91 LEDGE		

SYSTEM CAPACITY PROVIDED
82 L.F.(4.73 S.F./L.F.)= 388 S.F.
388 S.F. x 0.60 GPD/S.F. = 233 GPD

ASSESSORS MAP/LOT: 42/20/08

SEWAGE DISPOSAL SYSTEM AS-BUILT
QUICK4 CHAMBERS GENERAL USE APPROVAL

PREPARED FOR:
JAMES ANNAND
44 KING PLACE
E. BRIDGEWATER, MA 02333

ALL TANK COVERS ARE SECURABLE. WATERTIGHT & AT GRADE. AN EFFLUENT FILTER HAS BEEN INSTALLED IN THE SEPTIC TANK OUTLET TEE & REQUIRES ROUTINE MAINTENANCE.
I CERTIFY THAT THE SEWAGE SYSTEM AS-BUILT CONFORMS TO THE PROPOSED PLAN AND THE LAKEVILLE RULES AND REGULATIONS OF THE BOARD OF HEALTH AND THE STATE SANITARY CODE (TITLE V).

LOCATED AT:
7 CARRIE STREET
LAKEVILLE, MASSACHUSETTS
LAKEVILLE BOARD OF HEALTH

RECEIVED
AUG 27 2020

DATE	SCALE	DESIGN ENG.	P.E. REVIEW	JOB NO.	DWG. NO.
8/24/20	1" = 20'	DJM	K.W.	FS20-010	FS20-010SAB

FORESIGHT ENGINEERING INC.
518 COUNTY ROAD (WISBONE WAY)
WEST WARREN, MA 02576
TEL. (508) 245-2148
foresight_enginc@yahoo.com

ENGINEER
8/26/20 DATE

FILE COPY

**Zoning Board of Appeals
Lakeville, Massachusetts
Minutes of Meeting
March 17, 2022
Remote meeting**

On March 17, 2022, the Zoning Board held a remote meeting. It was called to order by Chairman Olivieri at 7:06 p.m. LakeCam was recording, and it was streaming on Facebook Live.

Members present:

John Olivieri, Jr., Chair; Nora Cline, Member; Christopher Campeau, Associate; Christopher Sheedy, Associate

Others present:

Mark Resnick, Town Planner; Derek Maksy, applicant; Sandra Frechette, abutter

Agenda item #1

Mr. Olivieri read this item into the record. It was an explanation of how the provisions of Chapter 20 of the Acts of 2021 allowed the Board to continue to meet remotely.

Approve meeting minutes

Mr. Campeau made a motion, seconded by Mr. Sheedy, to approve the meeting minutes from the February 17, 2022, meeting.

Roll Call Vote: Mr. Campeau-Aye, Mr. Sheedy-Aye, Mr. Olivieri-Aye; Ms. Cline-Abstain

New Business – Review draft Hazard Mitigation Plan

Mr. Olivieri advised this plan had been presented to the Board for review. There were no comments.

Maksy/Johnson hearing – 2 Morrison Way

Mr. Olivieri noted that as of right now, there were only four members in attendance. He asked Mr. Maksy if he would like to proceed with the hearing as he would need a super majority or a unanimous vote for a potential approval. Mr. Maksy said that he was fine with proceeding. Mr. Olivieri then read the legal ad into the record. He asked Mr. Maksy to explain what it was that he wanted to do.

Mr. Maksy stated that the owner of the property, Julio Johnson, had done a substantial amount of work to the property. Mr. Maksy was unsure why he did not have the proper permits. When he went to purchase the house, he spoke to the Building Commissioner who explained to him that certain permits had not been pulled. He was trying to rectify this situation which is why he was now in front of the Zoning Board. He would be doing full permits for the electrical, plumbing, and building, if the Board votes to approve this petition, which will then bring this property into conformance. Mr. Maksy advised that the porches have been enclosed, and there is a second story addition.

Mr. Olivieri wanted clarification that the porches and the second floor was all habitable area or the intent for it to be. Mr. Maksy replied that was correct. Mr. Olivieri then read comments from the Town Boards into the record. The March 14, 2022, memo from the Conservation Commission stated the work would be inside the 100-foot buffer zone and requires filing a Notice of Intent (NOI) for the impact lot, or would be subject to a Notice of Violation. The March 14, 2022, memo from the Planning Board had no comment regarding the petition. The February 28, 2022, letter from the Board of Health stated that the septic system approved in 2016 is sized for a two-bedroom home with a restriction that no increase in flow would be allowed. The Board of Health recommended that any approval by the Zoning Board should be pending a Board of Health approval.

Mr. Olivieri asked the applicant if he was aware of the Board of Health and Conservation letters. Mr. Maksy replied that he was not. He would file a NOI with Conservation but was unsure of what the Board of Health was requiring. Mr. Olivieri said it appears they would be looking for an upgrade to the existing septic system because they are assuming the flow is going to increase with the enclosed porches and the second-floor addition. Mr. Maksy said that he had spoken to the Health Agent and the concern was that the addition does not become a third bedroom. Mr. Olivieri said if the Board were to move forward it would be pending Board of Health approval.

Mr. Olivieri asked if there were any comments from Board members. Ms. Cline asked what the intent was for the additional space that has been built as far as the second floor. Mr. Maksy said the second floor is a master bedroom with a bath. The first floor consists of a living room, kitchen, dining room, and one more bedroom. Ms. Cline asked how many bathrooms would be in the house now, and how many were there prior. Mr. Maksy said that he did not know how many bathrooms were previously in the house, but there would now be two.

Mr. Sheedy said within the documents submitted there is a copy of a deed restriction for a two-bedroom home that would have to continue. He asked if an upgrade to the system would be to improve it rather than increase the capacity. Mr. Olivieri said regarding the Board of Health letter, it appears that the Board of Health was not aware of the addition as the current owner did not follow the regulations. He speculated that they want this to go through the normal process to make sure that there are not any additional bedrooms which would add additional flow to the septic system that is currently there.

Mr. Resnick noted that he had talked to the Building Commissioner concerning this. He has advised the applicant what would be required if this was approved by the Board to ensure that the building was constructed properly, as well as what may have to be done to improve and finish the construction. As far as the bedroom count, if he was converting an existing bedroom downstairs

to living space, or if he chooses to keep the bedrooms and upgrade the system, he would have to do that through the Board of Health. Mr. Maksy confirmed that the plan is to have only one-bedroom downstairs and one bedroom upstairs and the same for the bathrooms. The property will be brought into conformance to meet both Board of Health and the Building Commissioner's requirements.

Mr. Olivieri asked if anyone in the audience had any questions. Mr. Campeau asked how this issue had been brought to light. Mr. Maksy then called into the meeting due to a poor connection. Mr. Maksy said the seller had listed the property. After he made an offer and part of his due diligence was to make sure that it was brought into compliance. When speaking with the Building Commissioner, he found that there were some additions and construction that were done without the proper permits. He said that he would like to make sure that any outstanding building, electrical, or plumbing permits were taken care of, and also including the Zoning Board of Appeals and the Board of Health. He was trying to make this bad situation better. He noted the septic system is good, and there will be no harm to Long Pond.

Ms. Cline asked if there was a history to the Board approving something like this that had not gone through the proper permitting? Mr. Olivieri said although it has not happened a lot, there have been some instances where applicants have come to the Board to bring things into compliance. Ms. Cline said her concern would be setting a precedent. Mr. Olivieri said the Board does not set precedent. The key here is that they look at this through the lens that if this hadn't already been done, would they have approved it? They don't want to approve something just because it has already been done, but it should be based on the merits of the project. Ms. Cline noted that they had not heard any comments from abutters. Ms. Murray said that abutters had been notified and had the opportunity to make any comment in regards to the application.

Ms. Sandra Frechette of 4 Morrison Way asked if she would be allowed to do the same thing. Mr. Olivieri said that she would go through the same process. As long as she met the criteria, it could be granted, but there is not a for certain yes or no answer.

Ms. Cline then made a motion to approve the petition, seconded by Mr. Sheedy, with the following conditions:

1. Board of Health approval is required.
2. The house will remain a two-bedroom home with no increase to flow.
3. Conservation Commission approval is required.

Roll Call Vote: Mr. Campeau-Aye, Ms. Cline-Aye, Mr. Sheedy-Aye, Mr. Olivieri-Aye

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

The hearing closed at 7:33.

Documents distributed for the hearing:

- Petition packet
- Legal ad
- Board of Health email of February 28, 2022

Conservation Commission correspondence of March 14, 2022
Planning Board correspondence of March 14, 2022

Old Business

There was no old business.

New Business – continued

Ms. Murray advised that the Handbook for Appointed and Elected officials had been sent out. She asked that all members sign the acknowledgement and bring it into the Town Clerk.

Next meeting

Mr. Olivieri advised the next meeting is scheduled for April 21, 2022, at 7:00 p.m. at the Police Station.

Adjourn

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

Roll Call Vote: Ms. Cline-Aye, Mr. Sheedy-Aye, Mr. Campeau-Aye, Mr. Olivieri-Aye

Meeting adjourned at 7:41.