



Received & posted: \_\_\_\_\_  
*Cathy Murray*  
Town Clerk RECEIVED  
LAKEVILLE TOWN CLERK

2020 JUN -3 PM 3:45

## TOWN OF LAKEVILLE REMOTE MEETING NOTICE/ AGENDA

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

Name of Board, Committee or Commission:	<b>Zoning Board of Appeals</b>
Date & Time of Meeting:	<b>Thursday, June 18, 2020 at 7:00 p.m.</b>
Location of Meeting:	<b>REMOTE MEETING</b>
Clerk/Board Member posting notice	<b>Cathy Murray</b>

### AGENDA

1. In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §20, relating to the 2020 novel Coronavirus outbreak emergency, the June 18, 2020, public meeting of the **Zoning Board of Appeals** shall be physically closed to the public to avoid group congregation. **However, to view this meeting in progress, please go to facebook.com/lakecam (you do not need a Facebook account to view the meeting). This meeting will be recorded and available to be viewed at a later date at <http://www.lakecam.tv/>**
2. **Petition hearing (Votes to be taken)**
  - Wills hearing – 131 Staples Shore Road** – request for a **Special Permit** under 6.3.2 & 7.4 to place a 12' x 16' shed 14' from the right property line setback.
  - Barron hearing –123 Staples Shore Road** – request for a **Special Permit** under 6.1.3 & 7.4 to construct a deck consisting of 419 square feet over an existing patio.
  - Sikorski hearing –156 Rhode Island Road** – request for a **Special Permit** under 7.4 to sell landscape products for retail sale in and Industrial zoned property.
  - Margeson hearing –118 Hackett Avenue** – request for a **Special Permit** under 6.1.3 & 7.4 to construct an 8' x 12' addition to an existing sunporch.
3. **Meeting minutes (Votes to be taken)**  
Approve the January 16, 2020, and February 20, 2020, meeting minutes.

**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.**

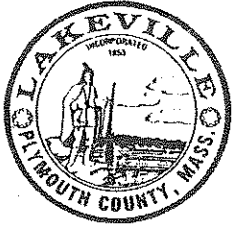
(TOWN OF LAKEVILLE SEAL)

The LAKEVILLE ZONING BOARD OF APPEALS, acting in accordance with MASS GENERAL LAWS CHAPTER 40A, as amended, will conduct a public hearing on THURSDAY, June 18, 2020, at 7:00 P.M. to hear the petition of **Clarence Wills**. A **Special Permit** under **6.3.2 & 7.4** is requested to place a 12' x 16' shed 14' from the right property line setback located at **131 Staples Shore Road**, as provided by the Lakeville By-Laws. The property site is owned by **Clarence Wills and Janet Lee**.

Pursuant to Governor Baker's emergency "Order Suspending Certain Provisions of the Open Meeting Law, G.L. c30A, §20," issued on March 12, 2020, provided the State of Emergency is in effect, this will be a virtual meeting. The Agenda found on the Town of Lakeville website will include instructions on accessing the virtual meeting and documents related to it.

Donald A. Foster, Chairman

June 4, & June 11, 2020



Brian Hoeg, Chairman  
Sylvester Zienkiewicz, Vice Chairman  
Peter Conroy  
Mark Knox  
Barbara Mancovsky

## Town of Lakeville

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

### MEMORANDUM

**TO:** Board of Appeals

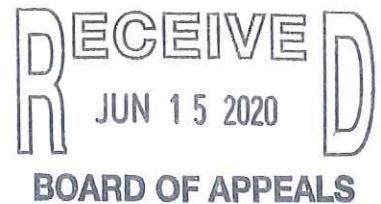
**FROM:** Planning Board

**DATE:** June 15, 2020

**SUBJECT:** Petition Review for Wills – 131 Staples Shore Road

At their Thursday, June 11, 2020, meeting, the Planning Board reviewed the above referenced Petition for Hearing from the Board of Appeals. The Board had no comments regarding this petition.

(TOWN OF LAKEVILLE SEAL)



The LAKEVILLE ZONING BOARD OF APPEALS, acting in accordance with MASS GENERAL LAWS CHAPTER 40A, as amended, will conduct a public hearing on THURSDAY, June 18, 2020, at 7:00 P.M. to hear the petition of **Clarence Wills**. A **Special Permit** under **6.3.2 & 7.4** is requested to place a 12' x 16' shed 14' from the right property line setback located at **131 Staples Shore Road**, as provided by the Lakeville By-Laws. The property site is owned by **Clarence Wills and Janet Lee**.

Pursuant to Governor Baker's emergency "Order Suspending Certain Provisions of the Open Meeting Law, G.L. c30A, §20," issued on March 12, 2020, provided the State of Emergency is in effect, this will be a virtual meeting. The Agenda found on the Town of Lakeville website will include instructions on accessing the virtual meeting and documents related to it.

Donald A. Foster, Chairman

June 4, & June 11, 2020

We are in favor of this project.

Donna Delost

129 Staples Shore Rd

Lakeville, MA 02347

508-989-4638

Jose Invencio at [LakeCAM.tv](http://LakeCAM.tv) is inviting you to a scheduled Zoom meeting.

Topic: Lakeville Zoning Board of Appeals, 6/18/20

Time: Thursday, June 18, 2020, 7:00 PM Posted Meeting Time

**LOGON & SETUP 6:40 to 6:50 PM.**

Join Zoom Meeting

<https://us02web.zoom.us/j/87587264329?pwd=WHV0dHZleThyZWJyc0lHRVVbBklldz09>

Meeting ID: 875 8726 4329

Password: 510763

One tap mobile

+19294362866,,87587264329#,,1#,510763# US (New York)

+13017158592,,87587264329#,,1#,510763# US (Germantown)

Dial by your location

+1 346 248 7799 US (Houston)

888 788 0099 US Toll-free

877 853 5247 US Toll-free

Meeting ID: 875 8726 4329

Password: 510763

Join by Skype for Business

<https://us02web.zoom.us/skype/87587264329>

Sincerely,

Jose Invencio  
Executive Director  
Lakeville Community Access Media, Inc  
[www.LakeCAM.tv](http://www.LakeCAM.tv)  
[Jose@LakeCAM.tv](mailto:Jose@LakeCAM.tv)  
508-692-8505

Follow us: [www.Facebook.com/LakeCAM](https://www.Facebook.com/LakeCAM)

RECEIVED  
JUN 15 2020  
BOARD OF APPEALS

Wills  
131 Staples Shore Rd

Cannot attend  
meeting. Plan  
is approved by me,  
Andrew Coronei

125 Staples Shore  
Rd

6/11/20

## Cathy Murray, Appeals Board Clerk

---

**From:** Edward Cullen  
**Sent:** Monday, June 8, 2020 3:59 PM  
**To:** Cathy Murray, Appeals Board Clerk  
**Subject:** Comments on ZBA applicants

Cathy

The Board of Health has the following comments on the 4 applicants to the ZBA.

### Willis 131 Staples Shore Road

The Board of Health has never received a septic as-built for the septic system that was installed on 9/17/19. We need the septic as-built prior to giving approval to build anything else.

### Barron 123 Staples Shore Road

The Board of Health has no concerns with this applicant.

### Sikorski 156 Rhode Island Road

Please confirm that the building has no water or septic. If it does please provide site plan showing water and septic locations.

If it does not have water or septic, the Board of Health has no concerns.

### Margeson 118 Hackett Avenue

The existing tight tank must be 5 feet away from proposed sonotubes. Please show exact distance between proposed sonotube and tight tank.

Thanks

Edward Cullen  
Board of Health Agent  
Town of Lakeville  
346 Bedford Street  
Lakeville, MA 02347  
508-946-3473

Petition to be  
filed with Town Clerk

TOWN OF LAKEVILLE  
MASSACHUSETTS

ZONING BOARD OF APPEALS  
PETITION FOR HEARING

EXHIBIT "A"  
**RECEIVED**  
MAR 11 2019  
**BOARD OF APPEALS**

Name of Petitioner: Clarence Wills

Mailing Address: 72 Vaughan Street, Lakeville, MA 02347

Name of Property Owner: Clarence Wills & Janet Lee

Location of Property: 131 Staples Shore Road

Property is located in a  residential  business  industrial (zone)

Registry of Deeds: Book No. 23873 Page No. 174

Map 064 Block 003 Lot 012

Petitioner is:  owner  tenant  licensee  prospective purchaser

Nature of Relief Sought:

Special Permit under Section (s) 6.3.2 & 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.)**

The petitioner is respectfully requesting a Special Permit to place a 12'X16' shed 14' from the right property line instead of the required 20'. The property is only 50' in width and this is the only reasonable way to achieve what is desired.

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: Clarence Wills

Date: March 9, 2020

Signed: Clarence Wills

Telephone: 508-272-8437

Owner Signature: N/A  
(If not petitioner)

Owner Telephone: N/A

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

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

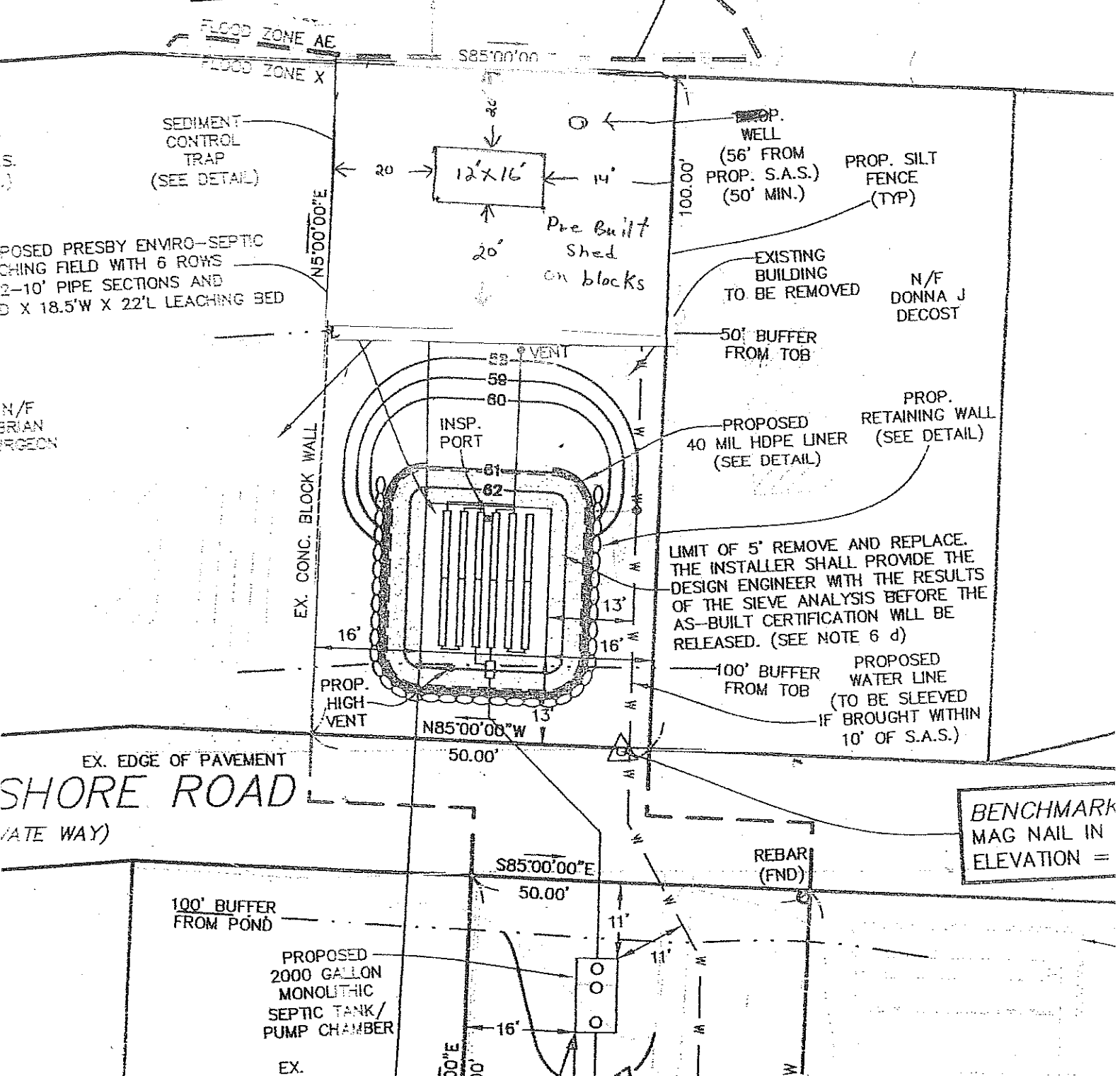
Yes  No

\_\_\_\_\_  
(Name and Title)

# #131 STAPLES SHORE ROAD

11,000 S.F.  
0.25 AC.  
(NO WETLANDS)

TRIBUTARY TO ASSAWOMPSET POND  
(INTERMITTENT STREAM)  
TOP OF BANK (TOB)



PROPOSED PRESBY ENVIRO-SEPTIC  
PUMPING FIELD WITH 6 ROWS  
2-10' PIPE SECTIONS AND  
18.5' X 22' L LEACHING BED

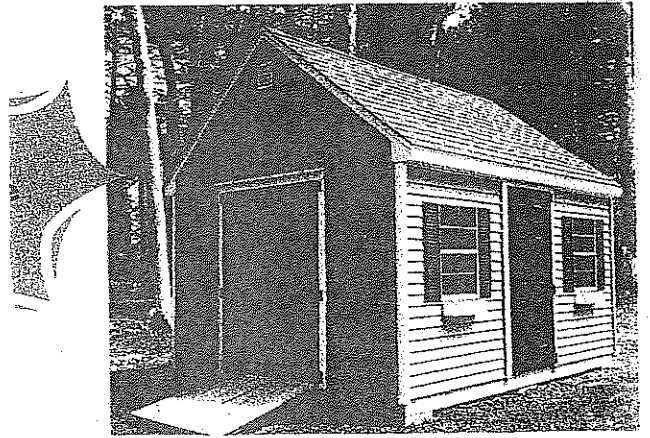
N/F  
ERIAN  
REGION

EX. EDGE OF PAVEMENT  
**SHORE ROAD**  
(DATE WAY)

LIMIT OF 5' REMOVE AND REPLACE.  
THE INSTALLER SHALL PROVIDE THE  
DESIGN ENGINEER WITH THE RESULTS  
OF THE SIEVE ANALYSIS BEFORE THE  
AS-BUILT CERTIFICATION WILL BE  
RELEASED. (SEE NOTE 6 d)

BENCHMARK  
MAG NAIL IN  
ELEVATION =





**12x16 Colonial - vinyl siding**  
60" fiberglass double door, 36" fiberglass single  
door with two 24"x36" aluminum windows

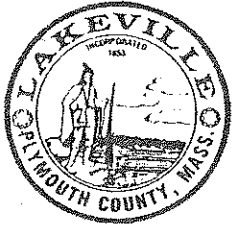
(TOWN OF LAKEVILLE SEAL)

The LAKEVILLE ZONING BOARD OF APPEALS, acting in accordance with MASS GENERAL LAWS CHAPTER 40A, as amended, will conduct a public hearing on THURSDAY, June 18, 2020, at 7:00 P.M. to hear the petition of **Thomas F. & Sherrill F. Barron**. A **Special Permit** under **6.1.3 & 7.4** is requested to construct a deck consisting of 419 square feet over an existing concrete patio located at **123 Staples Shore Road**, as provided by the Lakeville By-Laws.

Pursuant to Governor Baker's emergency "Order Suspending Certain Provisions of the Open Meeting Law, G.L. c30A, §20," issued on March 12, 2020, provided the State of Emergency is in effect, this will be a virtual meeting. The Agenda found on the Town of Lakeville website will include instructions on accessing the virtual meeting and documents related to it.

Donald A. Foster, Chairman

June 4, & June 11, 2020



## Town of Lakeville

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

Brian Hoeg, Chairman  
Sylvester Zienkiewicz, Vice Chairman  
Peter Conroy  
Mark Knox  
Barbara Mancovsky

### MEMORANDUM

**TO:** Board of Appeals

**FROM:** Planning Board

**DATE:** June 15, 2020

**SUBJECT:** Petition Review for Barron – 123 Staples Shore Road

At their Thursday, June 11, 2020, meeting, the Planning Board reviewed the above referenced Petition for Hearing from the Board of Appeals. The Board had no comments regarding this petition.



(TOWN OF LAKEVILLE SEAL)

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**Barron.** A Special Permit under 6.1.3 & 7.4 is requested to construct a deck consisting of 419 square feet over an existing concrete patio located at **123 Staples Shore Road**, as provided by the Lakeville By-Laws.

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Donald A. Foster, Chairman

June 4, & June 11, 2020

*We are in favor of this project.*

*Donna DeCost*

*129 Staples Shore Rd*

*Lakeville, MA 02347*

*508-989-4638*

Jose Invencio at [LakeCAM.tv](http://LakeCAM.tv) is inviting you to a scheduled Zoom meeting.

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Time: Thursday, June 18, 2020, 7:00 PM Posted Meeting Time

**LOGON & SETUP 6:40 to 6:50 PM.**

Join Zoom Meeting

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Meeting ID: 875 8726 4329

Password: 510763

One tap mobile

+19294362866,,87587264329#,,1#,510763# US (New York)

+13017158592,,87587264329#,,1#,510763# US (Germantown)

Dial by your location

+1 346 248 7799 US (Houston)

888 788 0099 US Toll-free

877 853 5247 US Toll-free

Meeting ID: 875 8726 4329

Password: 510763

Join by Skype for Business

<https://us02web.zoom.us/skype/87587264329>

Sincerely,

Jose Invencio  
Executive Director  
Lakeville Community Access Media, Inc  
[www.LakeCAM.tv](http://www.LakeCAM.tv)  
[Jose@LakeCAM.tv](mailto:Jose@LakeCAM.tv)  
508-692-8505

Follow us: [www.facebook.com/LakeCAM](https://www.facebook.com/LakeCAM)

RECEIVED  
JUN 15 2020  
BOARD OF APPEALS

Barron  
125 Staples Shore Rd.

Cannot attend  
meeting

Plan is OK  
with me.

Andrew Corvini

125 Staples Shore Rd

6/11/20

## Cathy Murray, Appeals Board Clerk

---

**From:** Edward Cullen  
**Sent:** Monday, June 8, 2020 3:59 PM  
**To:** Cathy Murray, Appeals Board Clerk  
**Subject:** Comments on ZBA applicants

Cathy

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Willis 131 Staples Shore Road

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Barron 123 Staples Shore Road

The Board of Health has no concerns with this applicant.

Sikorski 156 Rhode Island Road

Please confirm that the building has no water or septic. If it does please provide site plan showing water and septic locations.

If it does not have water or septic, the Board of Health has no concerns.

Margeson 118 Hackett Avenue

The existing tight tank must be 5 feet away from proposed sonotubes. Please show exact distance between proposed sonotube and tight tank.

Thanks

Edward Cullen  
Board of Health Agent  
Town of Lakeville  
346 Bedford Street  
Lakeville, MA 02347  
508-946-3473

Petition to be filed with Town Clerk

EXHIBIT "A"

TOWN OF LAKEVILLE MASSACHUSETTS



ZONING BOARD OF APPEALS PETITION FOR HEARING

Name of Petitioner: THOMAS F. BARRON and SHERILL F. BARRON

Mailing Address: 6 SASSAMON CIR.

Name of Property Owner: SAME

Location of Property: 123 STAPLES SHORE ROAD

Property is located in a residential business industrial (zone)

Registry of Deeds: Book No. 52140 Page No. 39

Map 064 Block 003 Lot 016

Petitioner is: owner tenant licensee prospective purchaser

Nature of Relief Sought:

Special Permit under Section (s) 6.1.3 and 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.)

WE RESPECTFULLY REQUEST THE GRANT OF A SPECIAL PERMIT TO CONSTRUCT A DECK OVER AN EXISTING CONCRETE PATIO AS SHOWN ON THE SITE PLAN DATED MARCH 11, 2020.

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: THOMAS F. BARRON

Date: MARCH 11, 2020

Signed: Thomas F. Barron

Telephone: 508-947-8565

Owner Signature: (If not petitioner)

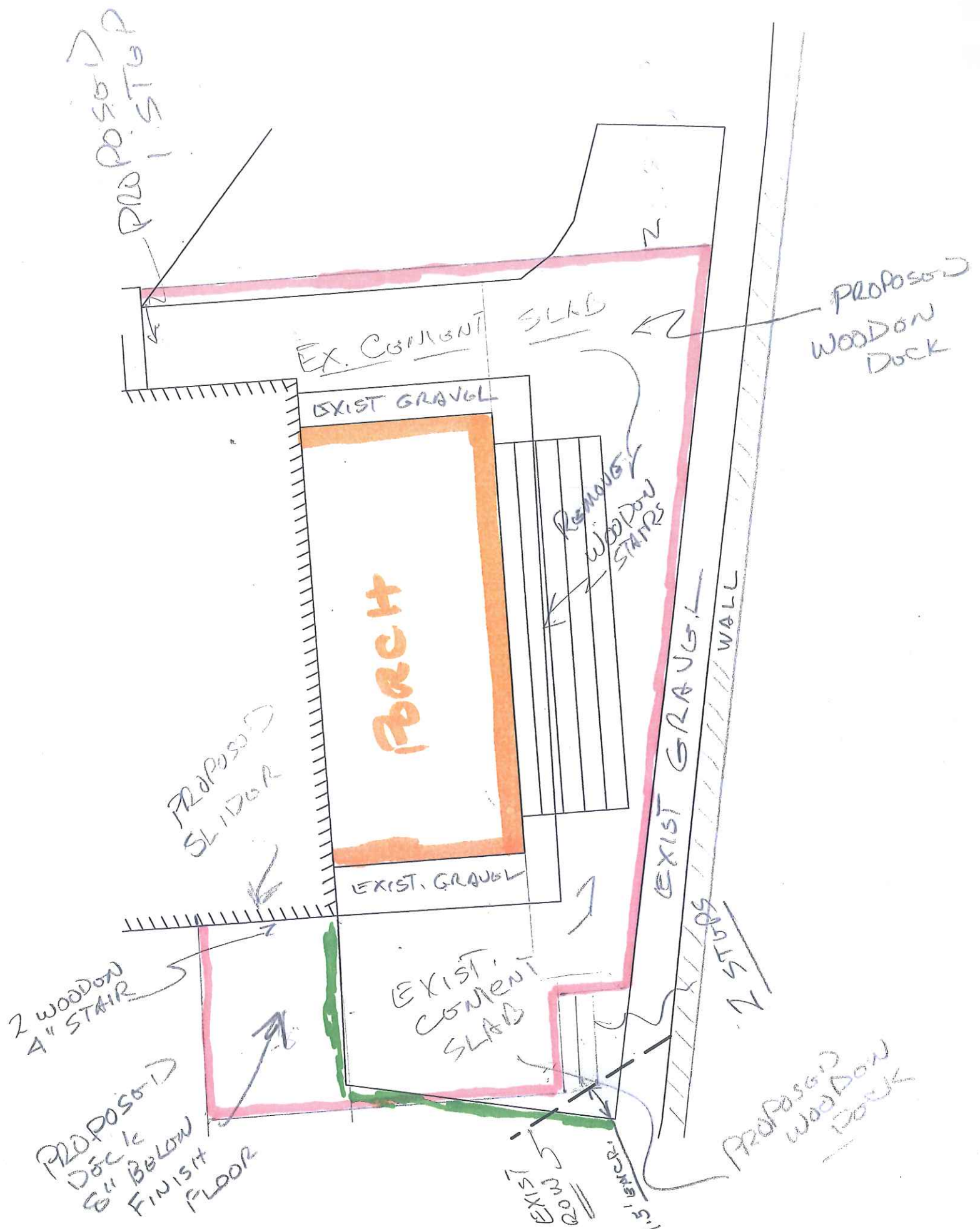
Owner Telephone: 508-947-8565

(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)



PROPOSED  
1.5\"

PROPOSED  
WOODEN  
DOCK

EX. CONCRETE  
SLAB

EXIST GRAVEL

Deck

REMAINING  
WOODEN  
STAIRS

EXIST GRAVEL  
WALL

PROPOSED  
SLIDOR

EXIST. GRAVEL

EXIST.  
CONCRETE  
SLAB

EXIST STAIRS

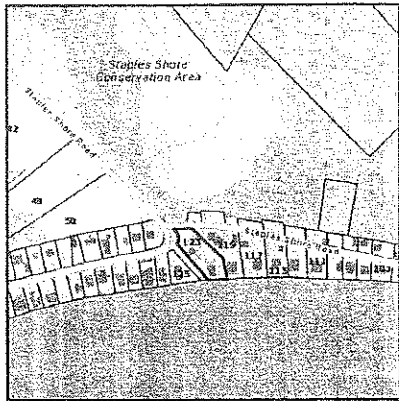
2 WOODEN  
4\"

PROPOSED  
DOCK  
6\"  
BELOW  
FINISH  
FLOOR

EXIST  
1.5\"

PROPOSED  
WOODEN  
DOCK

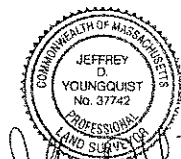




LOCUS  
N.T.S.

STAPLES SHORE ROAD

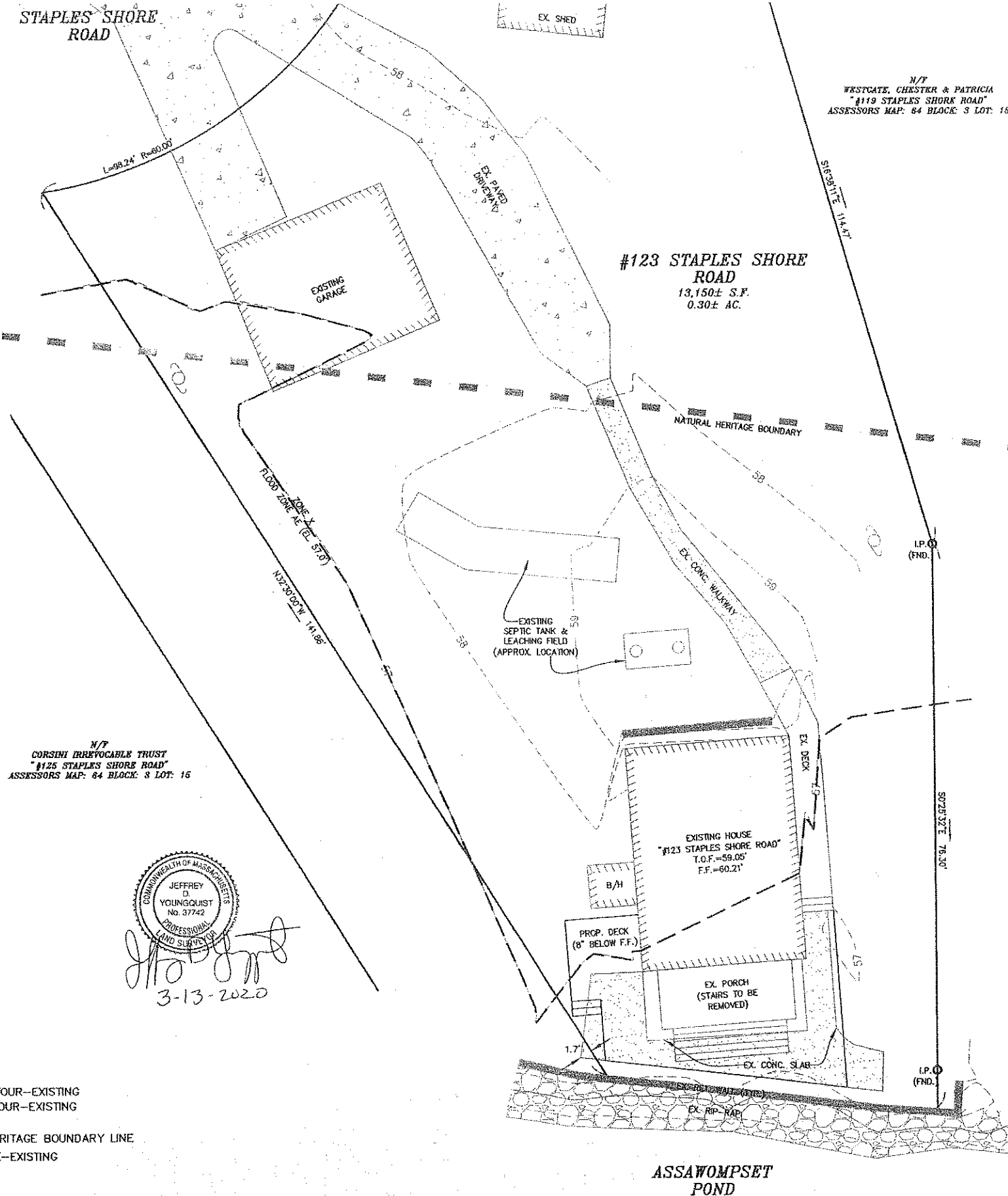
N/T  
CORSINI IRREVOCABLE TRUST  
"125 STAPLES SHORE ROAD"  
ASSESSORS MAP: 64 BLOCK: 3 LOT: 15



*Jeffrey D. Youngquist*  
3-13-2020

**LEGEND**

- MAJOR CONTOUR—EXISTING
- - - MINOR CONTOUR—EXISTING
- FLOOD ZONE
- NATURAL HERITAGE BOUNDARY LINE
- UTILITY POLE—EXISTING
- IRON PIPE



N/T  
WESTGATE, CHESTER & PATRICIA  
"119 STAPLES SHORE ROAD"  
ASSESSORS MAP: 64 BLOCK: 3 LOT: 18

**GENERAL NOTES**

1. PLAN REFERENCE:
  - 1.1. FOR DEED REFERENCE SEE DEED BOOK: 36676 PAGE: 3 IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
  - 1.2. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED BY OUTBACK ENGINEERING, INC. IN MARCH 2020. ELEVATIONS ARE BASED ON NAVD83 DATUM.
2. THE SITE FALLS PARTIALLY WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOODPLAIN, AND PARTIALLY WITHIN FLOOD ZONE "AE" (EL. 57.0') AS SCALED FROM THE FLOOD INSURANCE RATE MAP (MAP NUMBER: 2502300431K, EFFECTIVE DATE: 7/16/15).
3. THE SITE IS LOCATED WITHIN A ZONE A & ZONE B SURFACE WATER SUPPLY PROTECTION AREA. THIS SITE IS NOT LOCATED WITHIN A ZONE II GROUNDWATER PROTECTION AREA.
4. THE SITE IS PARTIALLY LOCATED WITHIN A PRIORITY HABITAT AND IS PARTIALLY LOCATED WITHIN AN ESTIMATED HABITAT ACCORDING TO THE LATEST NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM ONLINE MAPS.
5. ALL EXISTING UTILITY INFORMATION IS FROM THE BEST AVAILABLE INFORMATION SUPPLIED BY FIELD SURVEY PERFORMED BY OUTBACK ENGINEERING, INC. AND IS TO BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL NOTIFY DIGSAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO THE ONSET OF ANY CONSTRUCTION TO HAVE ALL EXISTING UTILITIES LOCATED AND CLEARLY MARKED.

**REVISIONS**

NO.	DATE	DESCRIPTION

**OWNER**

ELINOR L. FOSTER IRREVOCABLE TRUST  
SHERRIL F. BARRON, TRUSTEE  
123 STAPLES SHORE ROAD  
LAKEVILLE, MA 02347  
ASSESSORS MAP: 64 BLOCK: 3 LOT: 16

**SITE PLAN**  
FOR  
**PROPOSED DECK**  
AT  
**#123 STAPLES SHORE ROAD**  
IN  
**LAKEVILLE MASSACHUSETTS**



165 EAST GROVE STREET  
MIDDLEBOROUGH, MA 02346  
TEL: (508)-946-9231  
FAX: (508)-947-8873  
www.outback-eng.com

DATE: MARCH 11, 2020

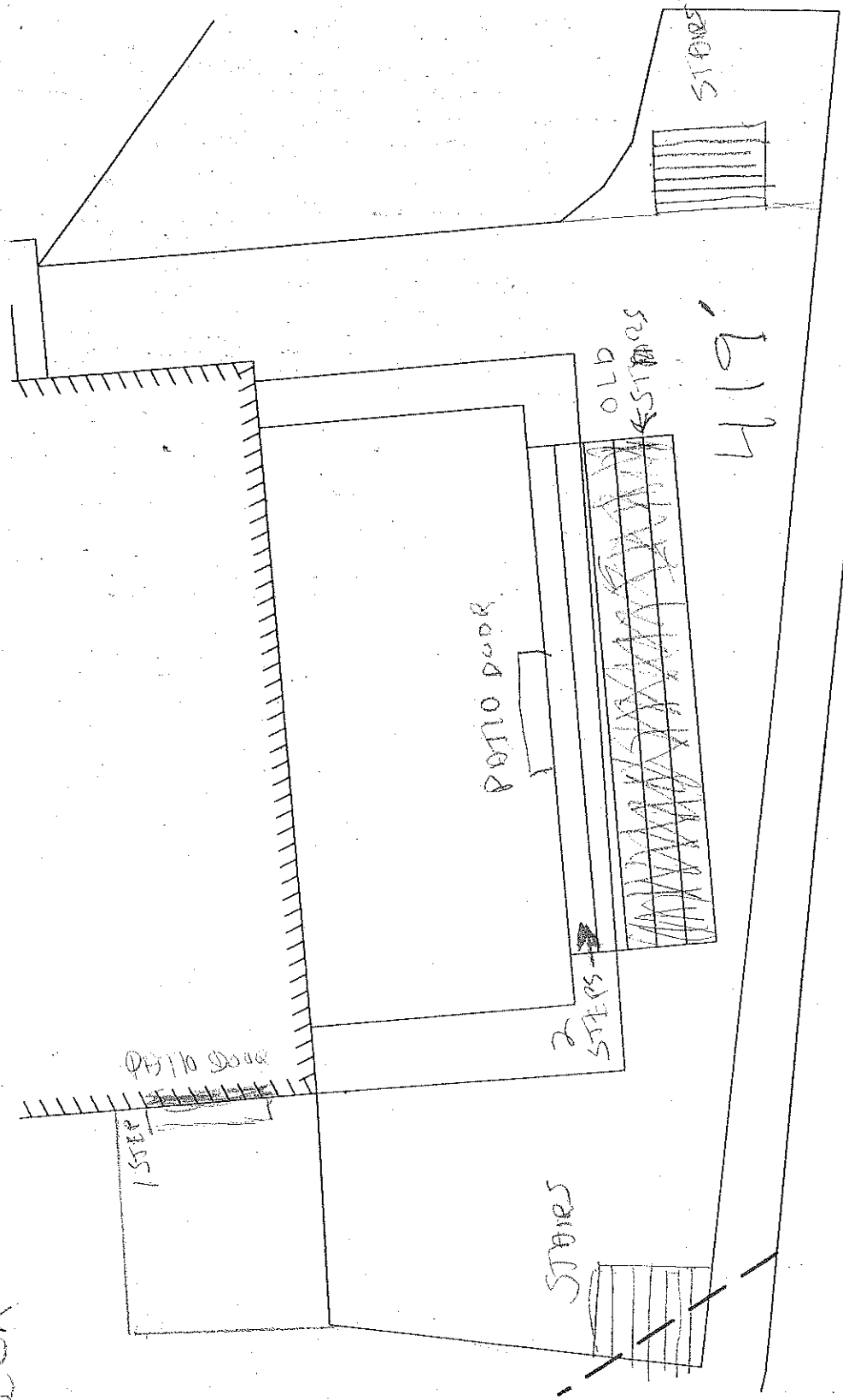
DRAWN BY: J.E.Y. CHECKED BY: P.J.B.

SCALE: 1"=10' SHEET 1 OF 1

0' 10' 20' 30'

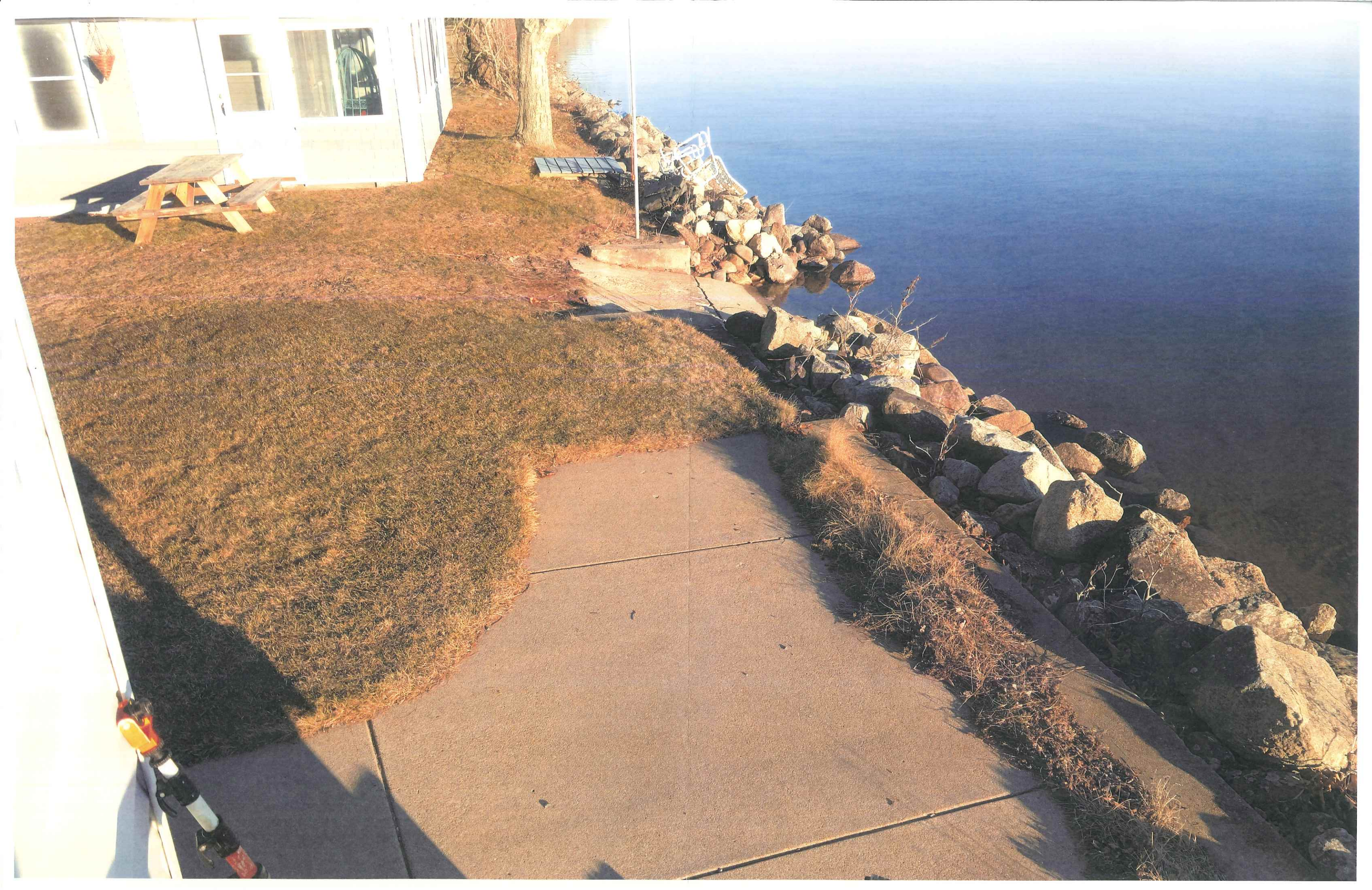
**OE-3523**

TOM  
BARRON  
DECK









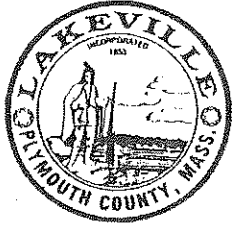
(TOWN OF LAKEVILLE SEAL)

The LAKEVILLE ZONING BOARD OF APPEALS, acting in accordance with MASS GENERAL LAWS CHAPTER 40A, as amended, will conduct a public hearing on THURSDAY, June 18, 2020, at 7:00 P.M. to hear the petition of **Tyler Sikorski**. A **Special Permit** under 7.4 is requested to sell landscape products for retail sale in an Industrial zoned property located at **156 Rhode Island Road**, as provided by the Lakeville By-Laws.

Pursuant to Governor Baker's emergency "Order Suspending Certain Provisions of the Open Meeting Law, G.L. c30A, §20," issued on March 12, 2020, provided the State of Emergency is in effect, this will be a virtual meeting. The Agenda found on the Town of Lakeville website will include instructions on accessing the virtual meeting and documents related to it.

Donald A. Foster, Chairman

June 4, & June 11, 2020



## Town of Lakeville

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

Brian Hoeg, Chairman  
Sylvester Zienkiewicz, Vice Chairman  
Peter Conroy  
Mark Knox  
Barbara Mancovsky

### MEMORANDUM

**TO:** Board of Appeals

**FROM:** Planning Board

**DATE:** June 15, 2020

**SUBJECT:** Petition Review for Sikorski – 156 Rhode Island Road

At their Thursday, June 11, 2020, meeting, the Board reviewed the above referenced Petition for Hearing from the Board of Appeals. The Planning Board noted that there was an exit at the stop sign. It would recommend the exit be closed off or that proper signage be added to prevent a potential traffic hazard for vehicles entering or exiting.

## Cathy Murray, Appeals Board Clerk

---

**From:** Edward Cullen  
**Sent:** Monday, June 8, 2020 3:59 PM  
**To:** Cathy Murray, Appeals Board Clerk  
**Subject:** Comments on ZBA applicants

Cathy

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Barron 123 Staples Shore Road

The Board of Health has no concerns with this applicant.

Sikorski 156 Rhode Island Road

Please confirm that the building has no water or septic. If it does please provide site plan showing water and septic locations.

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Margeson 118 Hackett Avenue

The existing tight tank must be 5 feet away from proposed sonotubes. Please show exact distance between proposed sonotube and tight tank.

Thanks

Edward Cullen  
Board of Health Agent  
Town of Lakeville  
346 Bedford Street  
Lakeville, MA 02347  
508-946-3473



Petition to be filed with Town Clerk

TOWN OF LAKEVILLE MASSACHUSETTS

EXHIBIT "A" RECEIVE APR 30 2020 BOARD OF APPEALS

ZONING BOARD OF APPEALS PETITION FOR HEARING

Name of Petitioner: Tyler Sikorski

Mailing Address: 50 Turner St. E. Taunton, Ma. 02718

Name of Property Owner: Tyler Sikorski

Location of Property: 156 Rhode Island Rd.

Property is located in a residential business industrial (zone)

Registry of Deeds: Book No. 52511 Page No. 227

Map 026 Block 004 Lot 002

Petitioner is: owner tenant licensee prospective purchaser

Nature of Relief Sought: Special Permit under Section (s) 7.4 of the Zoning Bylaws

Brief to the Board: (See instructions on reverse side - use additional paper if necessary.) Asking for a special permit to sell landscape products for retail sale in an industrial zoned property.

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.

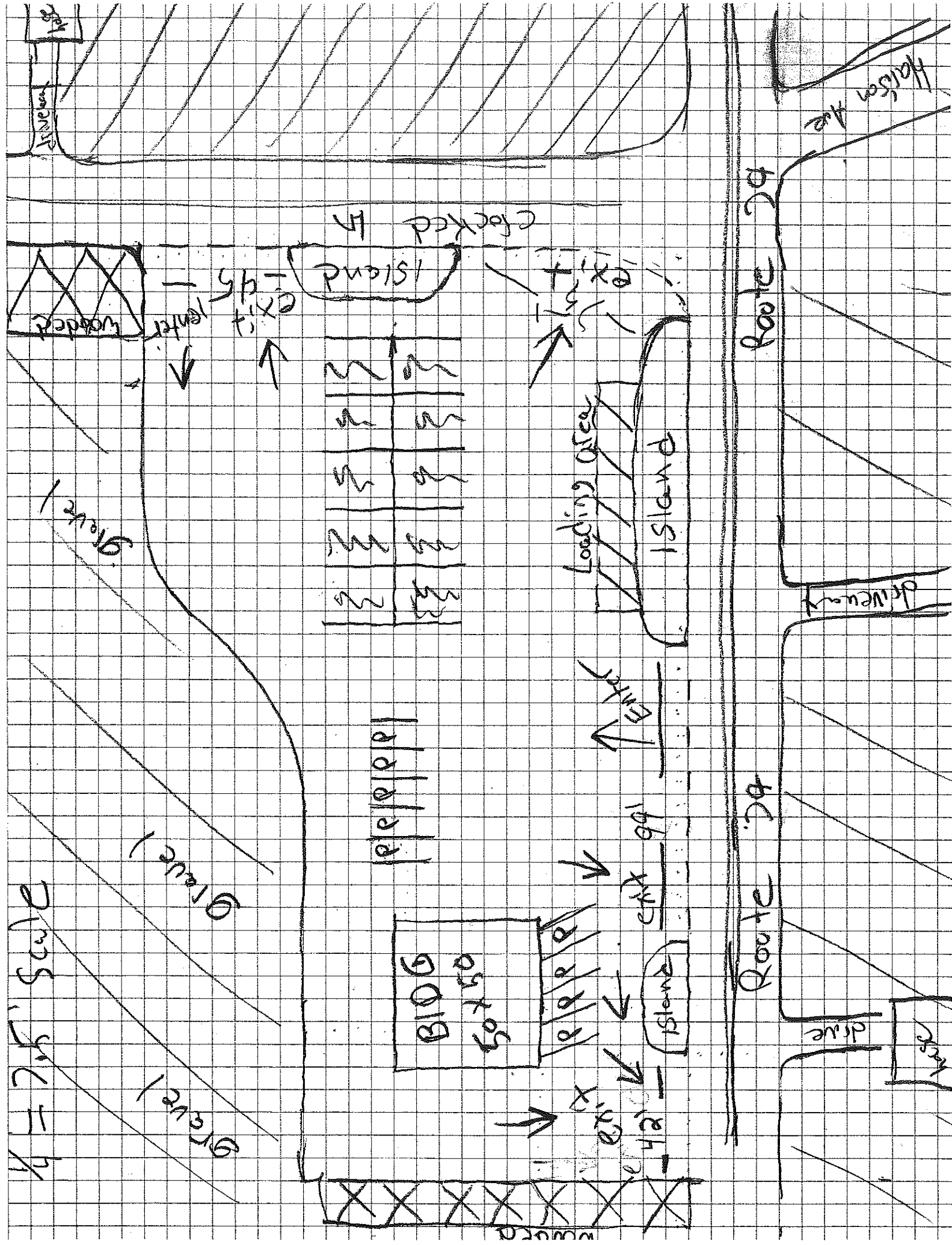
Petitioner: Tyler Sikorski Date: 4-26-20

Signed: [Signature] Telephone: 774-218-2717

Owner Signature: [Signature] Owner Telephone: 774-218-2717

(If not petitioner) (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)

















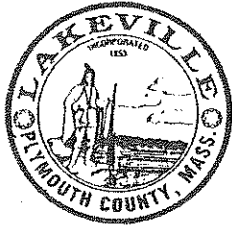
(TOWN OF LAKEVILLE SEAL)

The LAKEVILLE ZONING BOARD OF APPEALS, acting in accordance with MASS GENERAL LAWS CHAPTER 40A, as amended, will conduct a public hearing on THURSDAY, June 18, 2020, at 7:00 P.M. to hear the petition of **Steven Margeson**. A **Special Permit** under **6.1.3 & 7.4** is requested to construct an 8' x 12' addition to an existing sunporch located at **118 Hackett Avenue**, as provided by the Lakeville By-Laws.

Pursuant to Governor Baker's emergency "Order Suspending Certain Provisions of the Open Meeting Law, G.L. c30A, §20," issued on March 12, 2020, provided the State of Emergency is in effect, this will be a virtual meeting. The Agenda found on the Town of Lakeville website will include instructions on accessing the virtual meeting and documents related to it.

Donald A. Foster, Chairman

June 4, & June 11, 2020



## Town of Lakeville

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

Brian Hoeg, Chairman  
Sylvester Zienkiewicz, Vice Chairman  
Peter Conroy  
Mark Knox  
Barbara Mancovsky

### MEMORANDUM

**TO:** Board of Appeals

**FROM:** Planning Board

**DATE:** June 15, 2020

**SUBJECT:** Petition Review for Margeson – 118 Hackett Avenue

At their Thursday, June 11, 2020, meeting, the Planning Board reviewed the above referenced Petition for Hearing from the Board of Appeals. The Board had no comments regarding this petition.

## Cathy Murray, Appeals Board Clerk

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**From:** Edward Cullen  
**Sent:** Monday, June 8, 2020 3:59 PM  
**To:** Cathy Murray, Appeals Board Clerk  
**Subject:** Comments on ZBA applicants

Cathy

The Board of Health has the following comments on the 4 applicants to the ZBA.

Willis 131 Staples Shore Road

The Board of Health has never received a septic as-built for the septic system that was installed on 9/17/19. We need the septic as-built prior to giving approval to build anything else.

Barron 123 Staples Shore Road

The Board of Health has no concerns with this applicant.

Sikorski 156 Rhode Island Road

Please confirm that the building has no water or septic. If it does please provide site plan showing water and septic locations.

If it does not have water or septic, the Board of Health has no concerns.

Margeson 118 Hackett Avenue

The existing tight tank must be 5 feet away from proposed sonotubes. Please show exact distance between proposed sonotube and tight tank.

Thanks

Edward Cullen  
Board of Health Agent  
Town of Lakeville  
346 Bedford Street  
Lakeville, MA 02347  
508-946-3473

## Cathy Murray, Appeals Board Clerk

---

**From:** Edward Cullen  
**Sent:** Monday, June 8, 2020 4:46 PM  
**To:** Cathy Murray, Appeals Board Clerk  
**Subject:** 118 Hacket Ave

Cathy

After further research I found that the tight tank is 10 feet away from the house. So if the addition is 8 ft x 12 ft it would be within 2 ft of the tight tank and not allowed. The sonotubes must be at least 5 ft from the tight tank, so they will need to show a more detailed site plan to make sure there is a 5 ft separation.

Thanks

Edward Cullen  
Board of Health Agent  
Town of Lakeville  
346 Bedford Street  
Lakeville, MA 02347  
508-946-3473

Petition to be  
filed with Town Clerk

TOWN OF LAKEVILLE  
MASSACHUSETTS

ZONING BOARD OF APPEALS  
PETITION FOR HEARING

EXHIBIT "A"  
**RECEIVED**  
MAY 1 2020  
BOARD OF APPEALS

Name of Petitioner: STEVEN MARGESON

Mailing Address: 118 HACKETT AVE, LAKEVILLE, MA 02347

Name of Property Owner: STEVEN MARGESON

Location of Property: 118 HACKETT AVE

Property is located in a  residential  business  industrial (zone)

Registry of Deeds: Book No. 42864 Page No. 239

Map 51 Block 5 Lot 1

Petitioner is:  owner  tenant  licensee  prospective purchaser

Nature of Relief Sought:

Special Permit under Section (s) 6.1, 3 & 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.)**

8'x12' ADDITION TO EXISTING SUN PORCH ON FRONT OF HOUSE.  
NOT GOING ANY FURTHER TO SIDES OR REAR OF SETBACKS  
THAN EXISTING STRUCTURE.

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: STEVEN MARGESON

Date: 4-30-20

Signed: Steven Margeson

Telephone: 774-264-4212

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

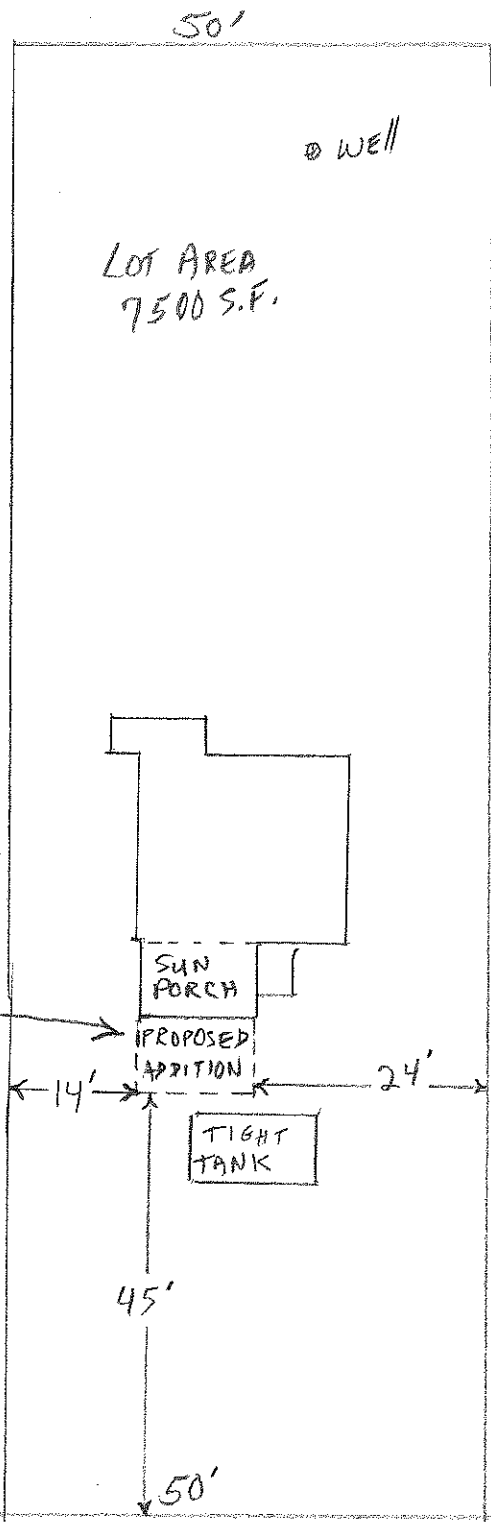
Owner Telephone: SAME

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

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

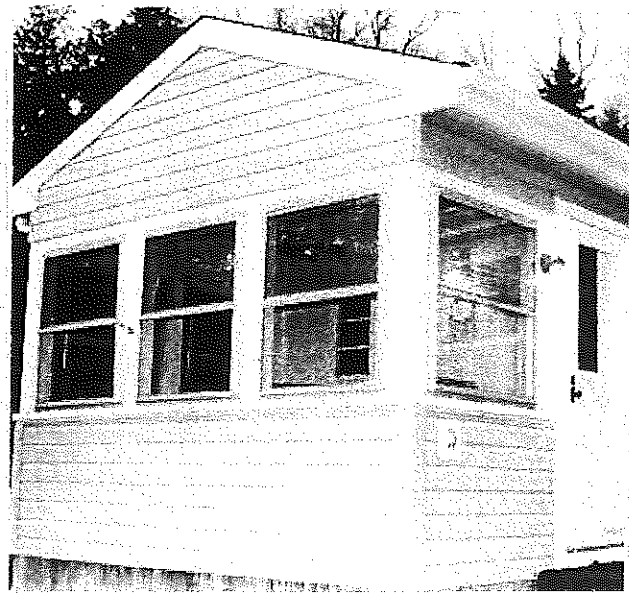
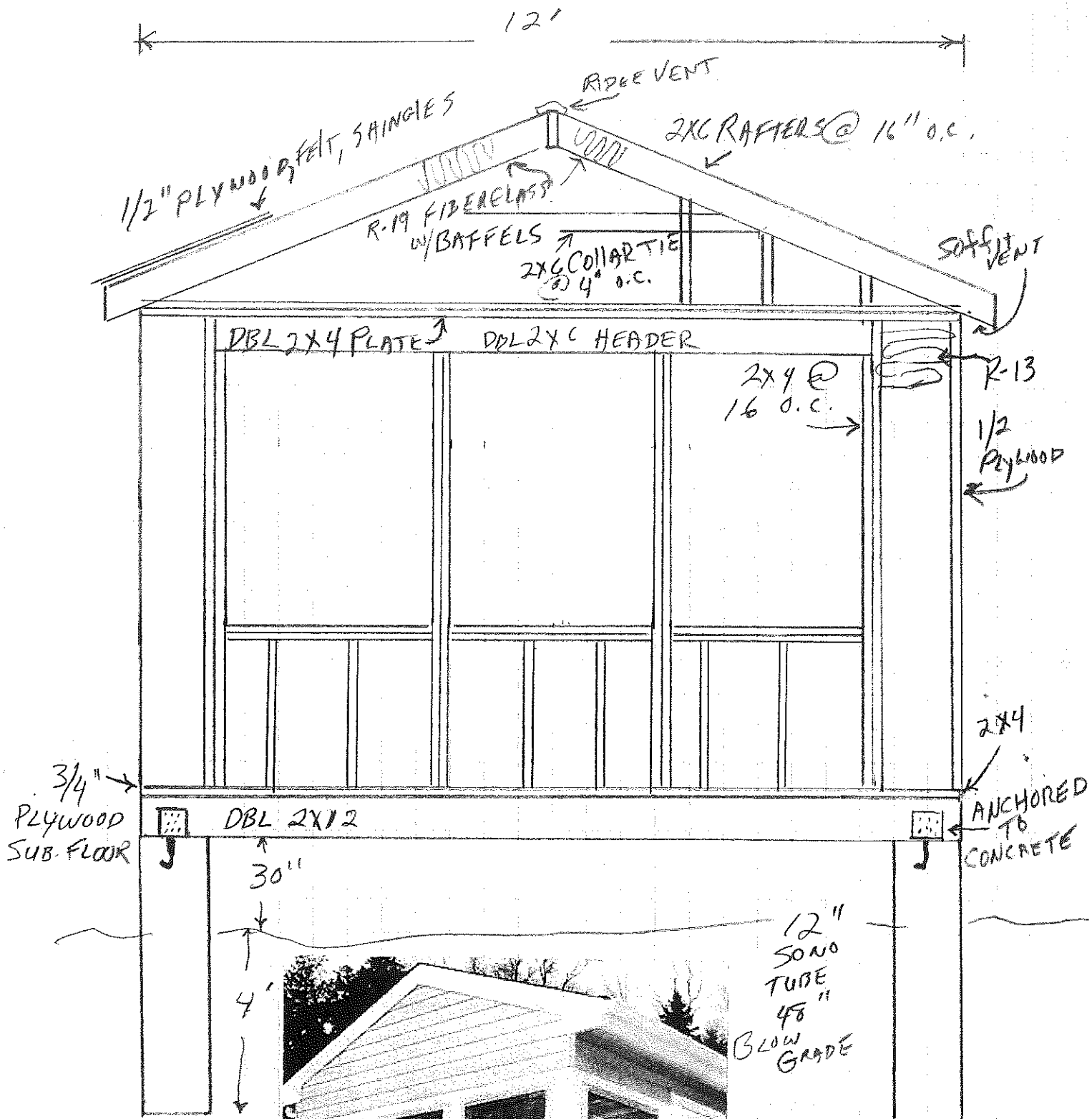
Yes  No

\_\_\_\_\_  
(Name and Title)



8' x 12'  
PROPOSED  
ADDITION

118 HACKETT AVE



STEVEN MARGESON  
115 HOCKETT AVE.