

TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp
received & posted:
K. DeGruya
LAKEVILLE TOWN CLERK
RCUD 2022 AUG 3 PM3:19

*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, August 18, 2022 at 7:00 p.m.
Location of Meeting:	Lakeville Public Library 4 Precinct Street, Lakeville, MA 02347
Clerk/Board Member posting notice:	Cathy Murray

Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

A G E N D A

1. **Dixon hearing, continued – 36 Main Street** – request for a **Special Permit** under **6.1.3** and **7.4** to extend an existing steel building to a accommodate a 15' x 44' nap room for daycare dogs on a pre-existing, non-conforming lot.
2. **The Residences at LeBaron Hills, LLC** – request to modify their **Comprehensive Permit** and reduce the number of dwellings in Phase 3 from 77 to 74; add three ten-unit buildings and one five-unit building in Phase 5; add additional parcels of land located on Fern Ave. to the Comprehensive Permit; change the existing emergency only access from Fern Ave. to full access to the development; to allow the construction of Phase 6 which will consist of three thirty-six-unit, four-story buildings; and increase the total number of units from 386 to 419.
3. **Solana - 29 Pilgrim Road** -To accept the proposed plan showing the lot coverage as required by the Zoning Board condition included in their Decision of June 30, 2022.
4. **Approve Meeting Minutes for July 28, 2022.**
5. **Next meeting . . . Thursday, September 15, 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*

1a

TOWN OF LAKEVILLE
MASSACHUSETTS

RECEIVED

ZONING BOARD OF APPEALS

MAR 13 2015

NOTICE OF DECISION

Lakeville Town Clerk

ON SPECIAL PERMIT

(To be mailed forthwith to the petitioner, abutters, and owners of land within 300 feet of the property line, the Board of Selectman, Building Inspector, the planning boards of every abutting municipality and to every person present at the hearing who requested that notice be sent to him and stated the address to which such notice was to be sent, as provided in Section 15, Chapter 40A as amended.)

Applicant Date: March 13, 2015

Julia Dixon Case No: 15-02

Owner Address: 13 Mill Street

Edward J. Jr. & Diane M. Starr Middleboro, MA 02346

Premises Affected
36 Main Street Special Permit Application

Referring to the above application so as to permit
To construct a 26ft. x 75ft. addition that will be attached to an existing structure on a pre-existing non-conforming lot.

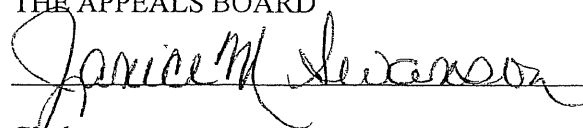
After a public hearing on February 26, 2015
the Appeals Board at its meeting on February 26, 2015

VOTED TO GRANT a Special Permit under Article 6 Section 6.1.3 of the
Zoning By-law subject to the following conditions, safeguards and limitation on time or use, if any.

The decision of the Board, together with detailed record of its proceedings stating the reasons for the decision, shall be filed within 14 days after the hearing in the office of the Town Clerk. Decision filed with Town Clerk on March 13, 2015.

IMPORTANT Any appeal from the decision of the Appeals Board can be made only to the Court and must be made pursuant to Section 17, Chapter 40A (G.L.) as amended, and must be filed within twenty (20) days after the date of the filing of the decision with the Town Clerk.

THE APPEALS BOARD



Clerk

TOWN OF LAKEVILLE
MASSACHUSETTS

ZONING BOARD OF APPEALS

RECORD OF PROCEEDINGS

ON APPLICATION FOR A SPECIAL PERMIT

PETITION No. 15-01, DATE FILED January 20, 2015

(Copies of this Record of Proceedings with all attachments must be filed within 14 days of a decision by the Appeals Board in the Office of the Town Clerk.)

I, Janice M Swanson, Clerk of the Appeals Board hereby certify that the following is a detailed record of all its proceedings relative to the application.

I, Janice M Swanson, Clerk of the Appeals Board hereby certify that the following is a detailed record of all its proceedings relative to the application of

Julia Dixon, 13 Mill Street, Middleboro, MA 02346

(Name and address of Applicant)

for a Special Permit under Section 6.1.3 of the Zoning By-law.

The Applicant desires: To construct a 26ft. x 75ft. addition that will be attached to an existing structure on a pre-existing, non-conforming lot.

The premises affected are located at 36 Main Street, Lakeville, MA

being in the Business District, in which the above mentioned use requires a Special

Permit from the Appeals Board.

1. On January 20, 2015 an application of which a true copy marked "A" is made a part of this record was presented to the Appeals Board.

2. Thereupon, an advertisement, a true copy of which marked "B" is made a part of this record,

was published in the Middleboro Gazette a newspaper published in Middleboro, MA

on 02/12/15 and on 02/19/15.

(Date)

(Date)

B

3. Notice of the hearing, a copy of which marked "C" is made a part of this record, were mailed postpaid to the petitioner, abutter, and owners of the land within 300 feet of the

property line, being the same persons named in the Assessors certificate which was a part of the petition heretofore referred to and marked "A", and to the Board of Selectmen, Building Inspector, and the planning boards of every abutting municipality.

4. On February 26, 2015, a hearing was held at the Lakeville Senior Center Hall, 1 Dear Crossing at which opportunity was given to all those interested to be heard in favor or opposition to said petition, application or appeal at which hearing:

Ms. Julia Dixon was present

Members present: D. Foster - CH , D. Curtis-VCH , J. Olivieri, Jr. ,
J. Urbanski , J. Swanson , J. Gouveia .

5. Following the hearing the Board made the following specific findings regarding the land in question and the proposed use.
- The lot is greater than 15,000 sq-ft and less than 70,000 sq-ft.
 - All aspects of the proposed addition conform to the zoning by-laws.
 - The proposed use of the building does not create additional non-conformity.
 - The use is not noxious, harmful or hazardous, is socially and economically desirable, and will meet an existing need.
 - The advantages of the proposed use outweigh any detrimental effects, and such detrimental effects on the neighborhood and the environment will not be greater than could be expected from development which could occur if the special permit were denied.
 - The applicant has no reasonable alternative available to accomplish this purpose in a manner more compatible with the character of the immediate neighborhood.
 - The proposal generally conforms to the principals of good engineering, sound planning, and correct land use, and the applicant has the means to implement the proposal.

NOTE: Restatement of mandatory provisions and requirements are not to be taken as findings.

6. The Board voted at its meeting on February 26, 2015, as detailed below, to

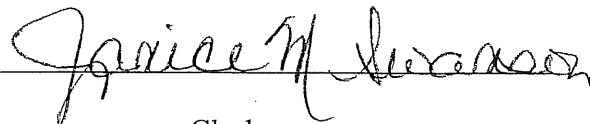
 DENY the application based on findings as recorded under item 5 herein for the following reasons:

 X GRANT the application subject to the following conditions, safeguards and limitations on time or use, if any:

1. The petitioner will meet all concerns raised in the February 6, 2015, letter from the Board of Health.

NOTE: Show the vote of each member upon each question or, if absent or failing to vote, indicate such fact, and set forth clearly the reason or reasons for its decision, and of its other official action.

Members present D. Foster – AYE , D. Curtis – AYE , J. Olivieri, Jr. – AYE ,
 J. Urbanski – AYE , J. Gouveia - AYE , _____.

Signature 
Clerk

ZONING BOARD OF APPEALS

NOTICE FOR RECORDING IN THE REGISTRY
OF A DECISION ON A SPECIAL PERMIT

Date: March 13, 2015

(A copy shall be sent to the applicant, and shall be filed with Town Clerk together with the Record of Proceedings and plans.)

Notice is hereby given that a Special Permit has been granted in compliance with statutory requirements as set forth in Chapter 40A as amended

TO Julia Dixon

Owner or Petitioner

ADDRESS 13 Mill Street, Middleboro, MA 02346

By the Appeals Board, affecting the rights of the owner with respect to use of premises on

36 Main Street, Lakeville, MA 02347

Identity of Land Affected

The record title standing in the name of

Edward J. Jr. & Diane M. Starr

whose address is 36 Main Street Lakeville MA

Street

City or Town

State

by a deed duly received in the Plymouth District,

Registry of Deeds in Book 14855, Page 141

Registry District of Land Court, Certificate No. _____

Book _____, Page _____

The decision of said Board is on file with the papers and plans in the Office of the Town Clerk.

Signed and certified this 13th day of March, 2015.

THE APPEALS BOARD

Donald C. R... Chairman
Janice M. Sw... Clerk

CERTIFICATE BY THE TOWN CLERK FOR FILING OF THE DECISION IN THE REGISTRY

This is to certify that twenty (20) days have elapsed since filing of the above decision with this office and no appeal has been filed, or an appeal has been filed and denied in case.

Signature and seal of the Town Clerk

THE COMMONWEALTH OF MASSACHUSETTS
LAKEVILLE
CITY OR TOWN

ZONING BOARD OF APPEALS

Date March 13, 2015

NOTICE OF SPECIAL PERMIT

(General Laws Chapter 40A, Section 18 as amended)

Notice is hereby given that a Special Permit has been granted

To Julia Dixon

Owner or Petitioner

Address 13 Mill Street

City or Town Middleboro, MA 02346

Identify Land Affected

by the town of Lakeville Board of Appeals affecting the
rights of the owner with respect to the use of premises on

36 Main Street

Lakeville

Street

City or Town

the record title standing in the name of

Edward J. Jr. & Diane M. Starr

whose address is 36 Main Street Lakeville MA

Street

City or Town

State

by a deed duly recorded in the Plymouth County Registry of Deeds in
Book 14855, Page 141, Registry District of the Land Court

Certificate No. _____ Book _____ Page _____.

The decision of said Board is on file with the papers in Decision or Case No. 15-02.

in the office of the acting Town Clerk Lillian M. Drane

Certified this 13th day of March, 2015.

THE APPEALS BOARD

Daniel C. R. Chairman

Jarice M. Drane Clerk

_____ 19 ___ at _____ o'clock and _____ minutes _____ M.

Received and entered with the Registry of Deeds in the County of _____

Book _____ Page _____

Attest

Register of Deeds

Notice to be recorded by Land Owner.

F

Place as First page for Register of Deeds copy

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



The LAKEVILLE ZONING BOARD OF APPEALS, acting in accordance with MASS GENERAL LAWS CHAPTER 40B, as amended, will conduct a public hearing on Thursday, August 18, 2022, at 7:00 P.M. in the LAKEVILLE PUBLIC LIBRARY, 4 PRECINCT STREET, upon the petition of **The Residences at LeBaron Hills, LLC**, to modify their Comprehensive Permit granted on June 17, 2004, and filed with the Town Clerk on June 18, 2004. The original Permit was to build 386 units of age-restricted housing, consisting of duplexes and multi-family apartment buildings located on multiple parcels of land between Rhode Island Road and Precinct Street now known as LeBaron Estates. The proposal is to modify and reduce the number of dwellings in Phase 3 from 77 to 74; add three (3), ten (10) unit buildings and one five (5) unit building in Phase 5; add additional parcels of land located on Fern Ave to the Comprehensive Permit; change the existing emergency only access from Fern Ave. to full access to the development; to allow the construction of Phase 6 which will consist of three (3) thirty-six (36) unit, four (4) story buildings; and increase the total number of units from 386 to 419, as provided by the Lakeville By-Laws.

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

August 4, 2022 & August 11, 2022

One Lakeville Business Park
Suite 1A
Lakeville, MA 02347

Tel (508) 946-0066
Fax (508) 946-4474
E-Mail: rjmather@rjmatherlaw.com

Date: July 25, 2022

M. John Olivieri, Chairman
Town of Lakeville
Zoning Board of Appeals
346 Bedford Street
Lakeville, MA 02347

Re: LeBaron Residential, LLC
Modification of Comprehensive Permit

NOTICE OF PROJECT CHANGE

Dear Mr. Olivieri and Board Members:

I am writing as attorney for The Residences at LeBaron Hills, LLC. Reference is made to Town of Lakeville Zoning Board of Appeals Comprehensive Permit entitled "Decision on Comprehensive Permit Application" LeBaron Residential LLC dated June 17, 2004, issued pursuant to M.G.L. Chapter 40B, Sections 20 to 23, as modified ("the Comprehensive Permit").

My client is seeking further modification to the Comprehensive Permit as follows:

1. Modify Phase 3 to reduce the number of single-family dwellings from 77 to 74.
2. Modify Phase 5 to add three ten (10) unit buildings and one five (5) unit building.
3. Add additional parcels of land on Fern Ave to the Comprehensive Permit.
4. To change the existing emergency only access from Fern Ave. to full access to the development.
5. To allow the construction of Phase 6 which will consist of three (3) thirty six (36) unit four (4) story buildings, with elevators.
6. To increase the total number of units from 386 to 419.

RECEIVED
JUL 26 2022
BOARD OF APPEALS

This notice is being provided pursuant to 760 CMR 56.05(11)(a). Pursuant to these regulations, the Board shall first determine within twenty (20) days whether these changes are substantial in accordance with 760 CMR 56.05(11)(c) and (d). If it is determined that they are insubstantial changes, or if notice is not provided to the applicant to the contrary within such twenty (20) day period, the Comprehensive Permit shall be deemed modified to incorporate the changes. The above process does not require a public hearing. A public hearing would be required if you determine that the changes are substantial changes, and if so, and pursuant to the aforesaid regulations, a public hearing is to be held within thirty (30) days. **Please note that the Applicant concedes that the proposed changes are "substantial" and waives the right to request the Board to determine that the changes are "insubstantial".**

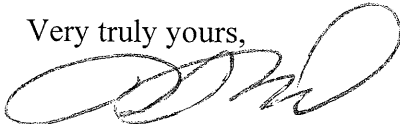
Enclosed herewith please find seventeen (17) copies of plans from Outback Engineering Inc. which show the modifications to Phase 3 and Phase 5 and the addition of Phase 6, as outlined above.

Enclosed please find a check payable to the Town of Lakeville in the amount of \$2,825.00 representing the filing fee of \$350.00 plus \$75.00 per unit for the additional requested 33 units. Please let me know when this hearing will be scheduled.

If you have any questions, please feel free to contact me.

Thank you!

Very truly yours,



Robert J. Mather, Esq.



20

Lakeville Fire Department

346 Bedford Street
Lakeville, Massachusetts 02347

TEL 508-947-4121 FAX 508-946-3436

MICHAEL O'BRIEN
FIRE CHIEF
mobrien@lakevillema.org

PAMELA GARANT
DEPUTY CHIEF
pgarant@lakevillema.org

To: Zoning Board of Appeals
From: Michael P. O'Brien, Fire Chief 
RE: LeBaron Estates – Modification of comprehensive permit
Date: August 1, 2022

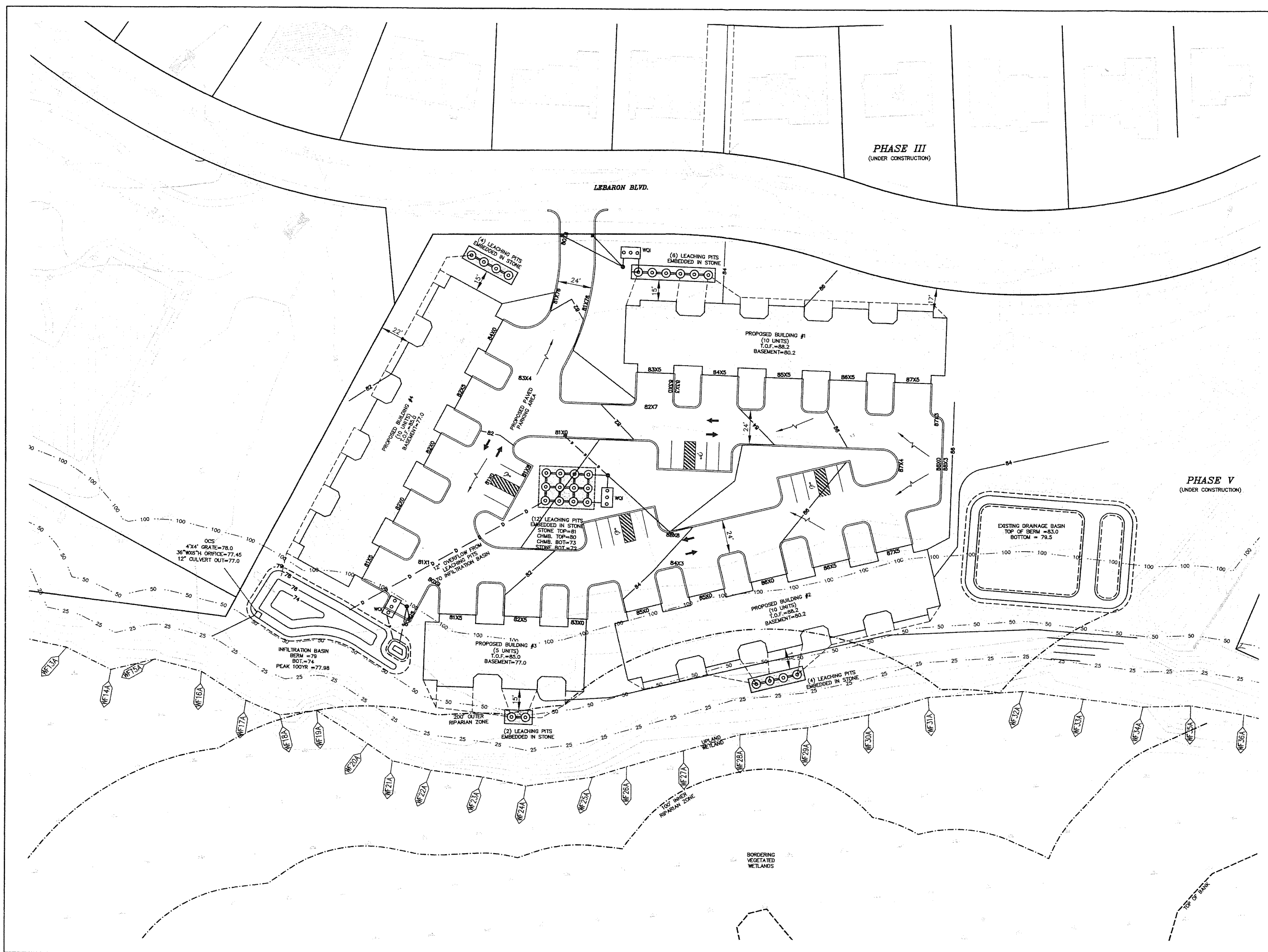
This memorandum has been written to provide comment on the proposed modification of the comprehensive permit for the LeBaron Residential project.

The Lakeville Fire Department offers no opinion on the overall request. The buildings described in the proposal will require a comprehensive plan review process, that is intended to facilitate code compliance and life safety.

Should the request be approved, the Lakeville Fire Department would urge the ZBA to require that Fern Avenue be reasonably improved to meet the fire code requirements of a fire department access road.

The Fire Department is prepared to coordinate with the applicant to enable code compliance.

2d



LEGEND

- MAJOR CONTOUR
- MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- TOP OF BANK
- WETLAND LINE
- 25' BUFFER
- 50' BUFFER
- 100' BUFFER



APPLICANT
 THE RESIDENCES AT LEBARON HILLS, LLC
 32 NORFOLK AVENUE
 SOUTH EASTON, MA 02375
 ASSESSORS MAP: 26 BLOCK: 3 LOT: 10-15C
 ASSESSORS MAP: 26 BLOCK: 3 LOT: 10A

**PHASE 5
 MODIFICATION PLAN**
**"THE RESIDENCES AT
 LEBARON HILLS"**
 LAKEVILLE
 MASSACHUSETTS

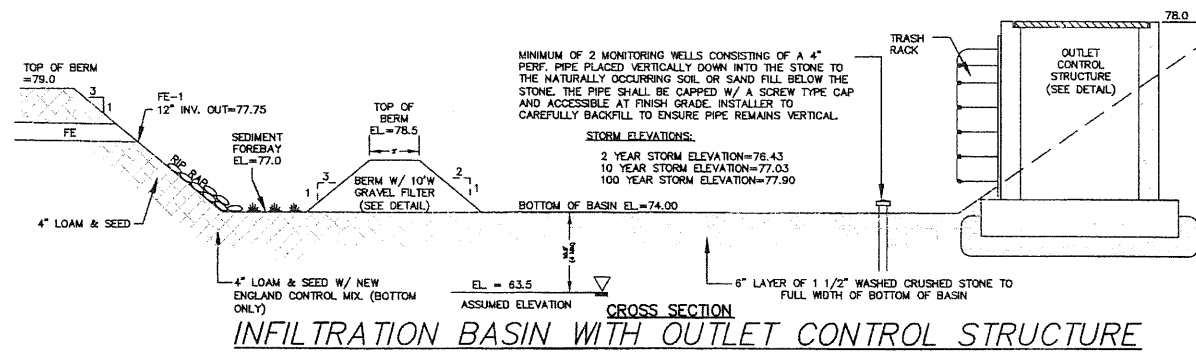


165 EAST GROVE STREET
 MIDDLEBOROUGH, MA 02346
 TEL: (508)-946-9231
 FAX: (508)-947-8873
 www.outback-eng.com

DATE: MARCH 17, 2022
 DRAWN BY: J.E.Y. CHECKED BY: J.A.Y.
 SCALE: 1"=30' SHEET 1 OF 3

0' 30' 60' 90'

OE-1865E

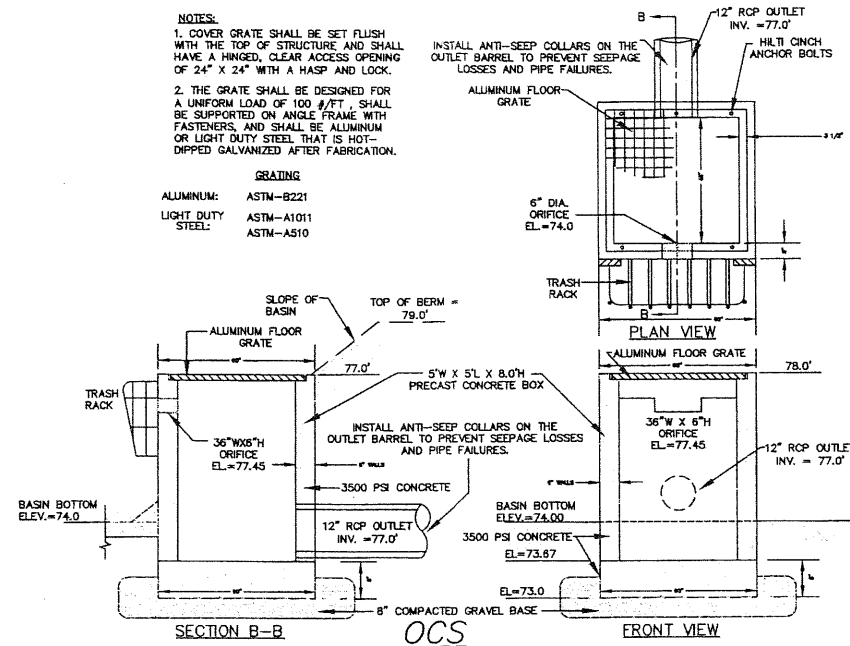


INFILTRATION BASIN NOTES:
 THE CONTRACTOR IS CAUTIONED THAT THE INFILTRATION BASIN IS DESIGNED TO INFILTRATE/RECHARGE STORMWATER PRIMARILY THROUGH THE BOTTOM OF THE BASIN. CONSTRUCTION TECHNIQUES THAT WOULD POTENTIALLY DIMINISH THE FILTRATION CAPACITY OF THE UNDERLYING SOILS ARE TO BE AVOIDED. COMPACTION AND SILTATION OF THE BASIN DURING CONSTRUCTION IS PROHIBITED.

A.) DO NOT UTILIZE ANY PORTION OF THE BASIN FLOOR AS A HAUL ROAD FOR MATERIAL AND HEAVY EQUIPMENT.
 B.) DO NOT COMPACT SOILS IN THE BASIN FLOOR.
 C.) DO NOT PLACE GRAVEL OR OTHER MATERIALS TO STABILIZE THE BASIN FLOOR FOR CONSTRUCTION VEHICULAR TRAVEL ACCESS.
 D.) STRICT COMPLIANCE WITH THE EROSION CONTROL PLAN AND THE STORMWATER OPERATIONS AND MAINTENANCE PLAN IS NECESSARY.
 E.) BASIN CONSTRUCTION SHALL OCCUR AT THE EARLY STAGES OF THE PROJECT CONSTRUCTION SO THAT THEY ARE FULLY VEGETATED AND STABILIZED PRIOR TO RECEIVING STORMWATER.
 F.) DESIGN ENGINEER TO INSPECT BOTTOM OF BASIN PRIOR TO PLACEMENT OF STONE BOTTOM.
 G.) RIP-RAP IN THE BOTTOM OF THE BASIN TO BE PLACED, NOT DUMPED. DO NOT COMPACT.
 H.) DO NOT USE THE INFILTRATION BASIN AS A TEMPORARY SEDIMENT BASIN OR DE-WATERING BASIN.

INFILTRATION BASIN WITH OUTLET CONTROL STRUCTURE
 NOT TO SCALE

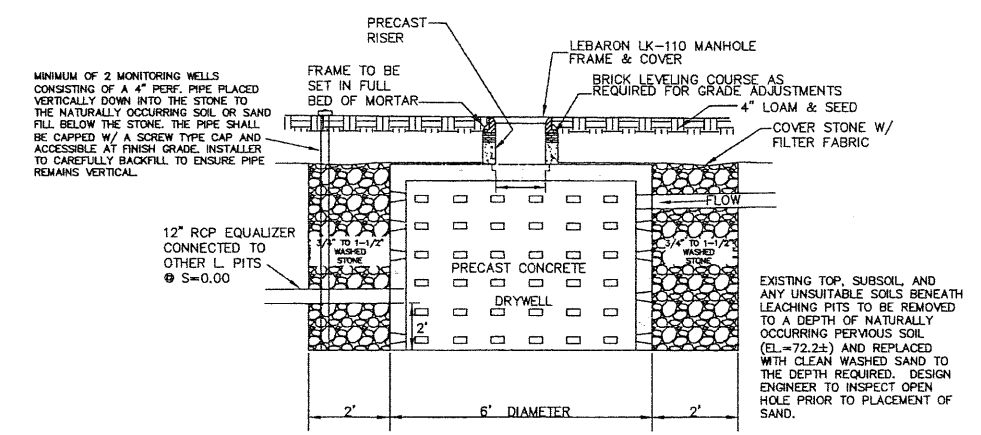
EXISTING TOP, SUBSOIL, AND ANY UNSUITABLE SOILS BENEATH INFILTRATION BASIN (EXCLUDING SEDIMENT FOREBAY) TO BE REMOVED TO A DEPTH OF NATURALLY OCCURRING PERVIOUS SOIL AND REPLACED WITH CLEAN WASHED SAND TO THE DEPTH REQUIRED. DESIGN ENGINEER TO INSPECT OPEN HOLE PRIOR TO PLACEMENT OF SAND.



NOTES:
 1. COVER GRATE SHALL BE SET FLUSH WITH THE TOP OF STRUCTURE AND SHALL HAVE A HINGED, CLEAR ACCESS OPENING OF 24\"/>

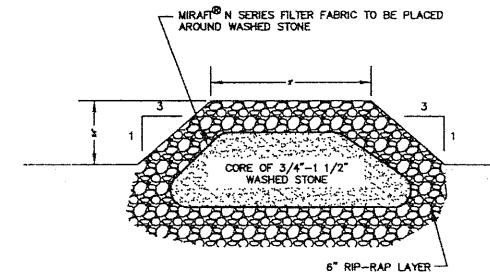
GRAATING
 ALUMINUM: ASTM-B221
 LIGHT DUTY STEEL: ASTM-A1011
 ASTM-A510

OCS
 NOT TO SCALE

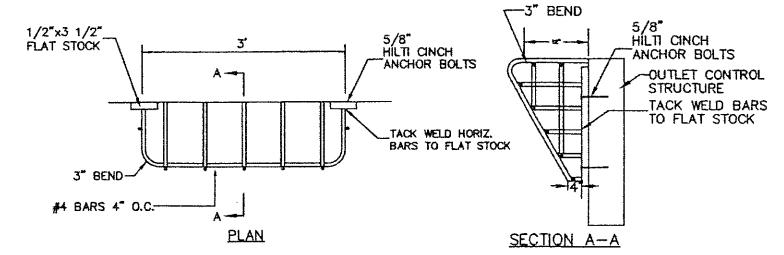


LEACHING PIT DETAIL
 NOT TO SCALE

NOTES:
 1. L. PITS SHALL BE LOCATED 10' O.C. MINIMUM.
 2. OBSERVATION WELLS TO BE LOCATED WITHIN THE LEACHING PIT FIELD AND ACCESSIBLE AT FINAL GRADE.
 3. FILTER FABRIC OR CRUSHED STONE SHALL BE PLACED UNDER FIRST ROW OF PITS TO PREVENT SOIL SCOUR.
 4. SEE PLAN FOR LOCATION AND SIZE OF INDIVIDUAL L. PITS



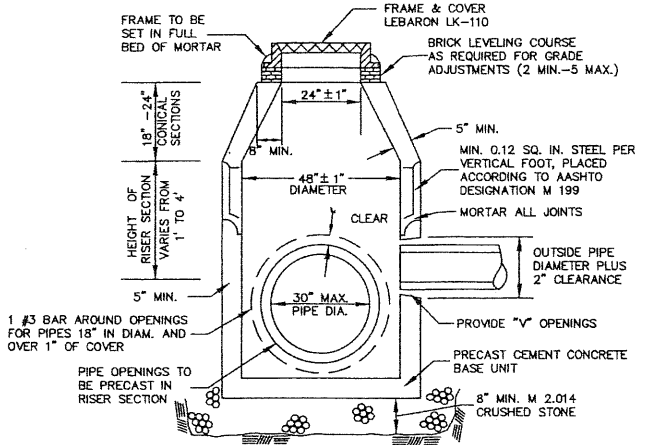
GRAVEL FILTER DETAIL
 NOT TO SCALE



TRASH RACK
 NOT TO SCALE

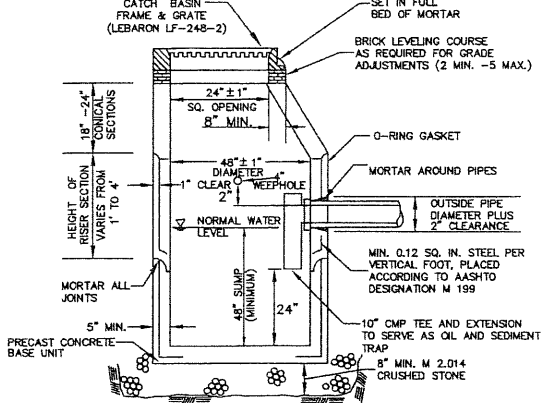
FRAMES AND GRATES:
 SINGLE GRATE: LEBARON LF-248-2
 DOUBLE GRATE: LEBARON LV248-2 (4 FLANGE)

NOTE: FOR DOUBLE GRATED C.B.'S USE PRECAST MANUFACTURER'S STANDARD FOR DOUBLE GRATED CONICAL SECTION.

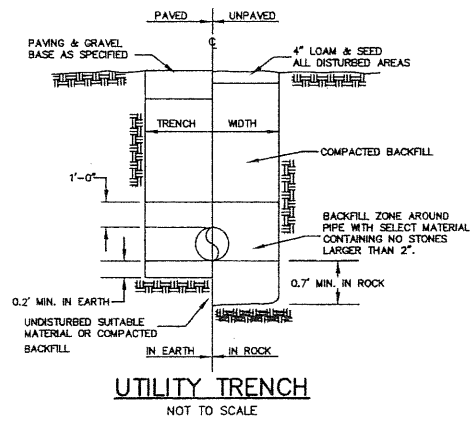


PRECAST CONCRETE DRAIN MANHOLE
 NOT TO SCALE

NOTE: FOR DOUBLE GRATED C.B.'S USE PRECAST MANUFACTURER'S STANDARD FOR DOUBLE GRATED CONICAL SECTION.

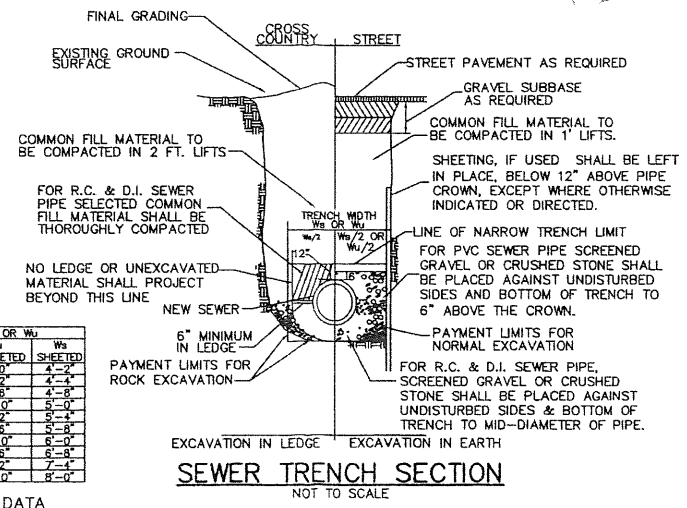


PRECAST CONCRETE CATCH BASIN
 NOT TO SCALE



UTILITY TRENCH
 NOT TO SCALE

TRENCH WIDTH	W ₁ OR W ₂	W ₃	W ₄
DIAMETER OF PIPE 12\"/>			



SEWER TRENCH SECTION
 NOT TO SCALE

NOTE: TRENCHES LOCATED ON THE ROAD SHOULDER SHALL BE TREATED THE SAME AS STREET EXCEPT FOR PAVING



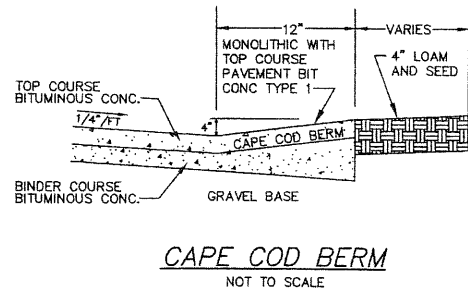
APPLICANT
 THE RESIDENCES AT LEBARON HILLS, LLC
 32 NORFOLK AVENUE
 SOUTH EASTON, MA 02375
 ASSESSORS MAP: 26 BLOCK: 3 LOT: 10-15C
 ASSESSORS MAP: 26 BLOCK: 3 LOT: 10A

PHASE 5 MODIFICATION PLAN
"THE RESIDENCES AT LEBARON HILLS"
 LAKEVILLE MASSACHUSETTS

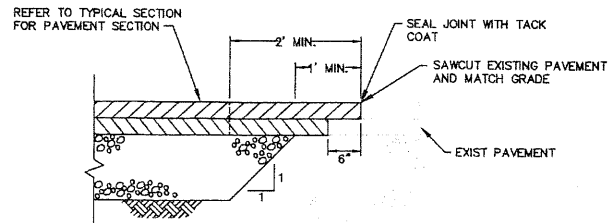
Outback Engineering Incorporated
 165 EAST GROVE STREET
 MIDDLEBOROUGH, MA 02346
 TEL: (508)-946-9231
 FAX: (508)-947-8873
 www.outback-eng.com

DATE: MARCH 17, 2022
 DRAWN BY: J.E.Y. CHECKED BY: J.A.Y.
 SCALE: 1"=30' SHEET 2 OF 3

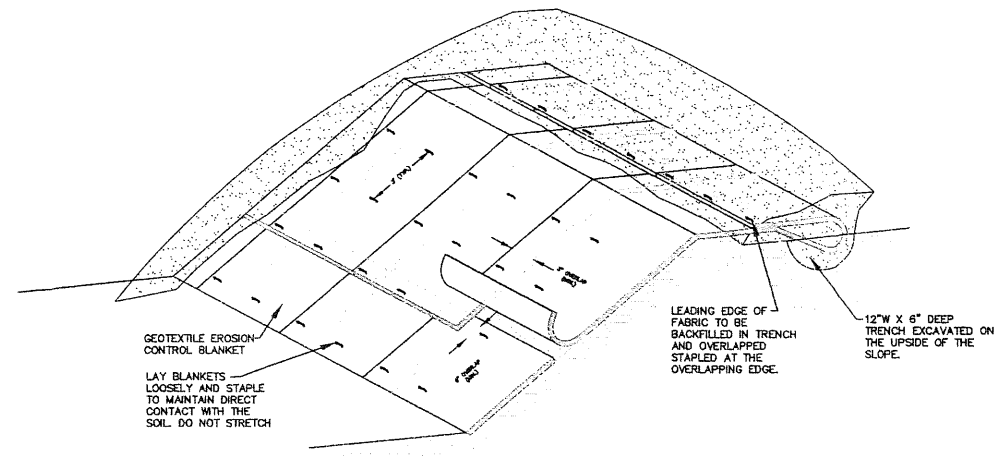
0' 30' 60' 90'
OE-1865E



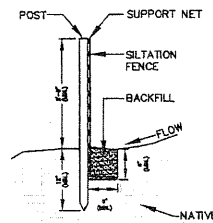
CAPE COD BERM
NOT TO SCALE



PAVEMENT MATCHING DETAIL
NOT TO SCALE

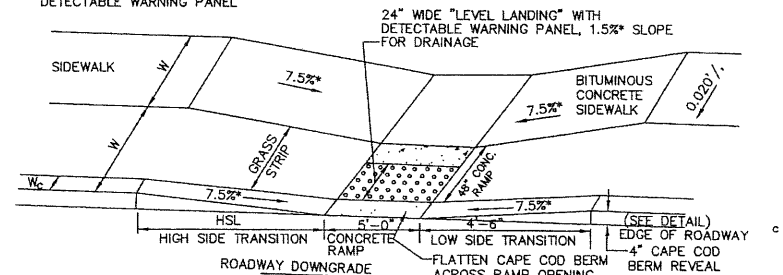


GEOTEXTILE EROSION CONTROL BLANKET
NOT TO SCALE

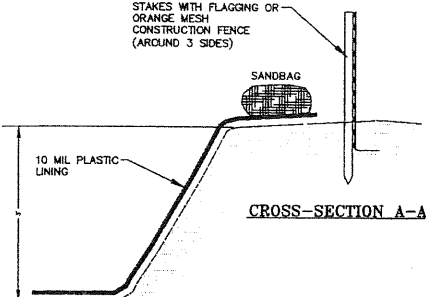


SILTATION FENCE DETAIL
NOT TO SCALE

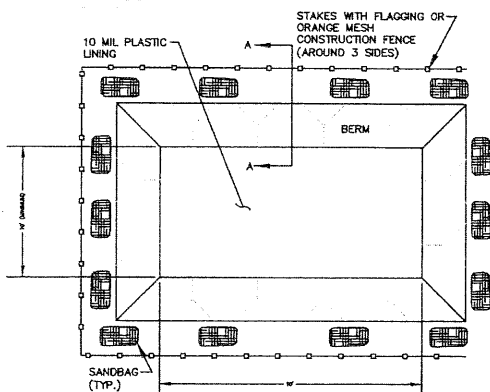
WHEELCHAIR RAMP LEGEND
HSL=HIGH SIDE TRANSITION LENGTH (SEE M/E 107.9.0)
W=SIDEWALK LENGTH
W=CURB WIDTH
*=TOLERANCE FOR CONSTRUCTION ±0.5%
USABLE SIDEWALK WIDTH PER AAB IS NOT TO BE LESS THAN 4'-0"
SEE M/E 107.6.5R FOR DETAILS OF DETECTABLE WARNING PANEL



WHEELCHAIR RAMP DETAIL
NOT TO SCALE

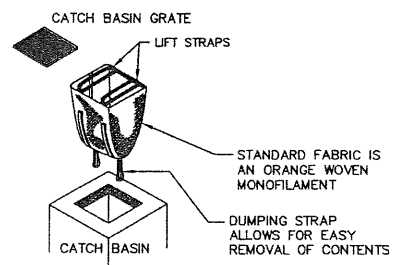


CROSS-SECTION A-A



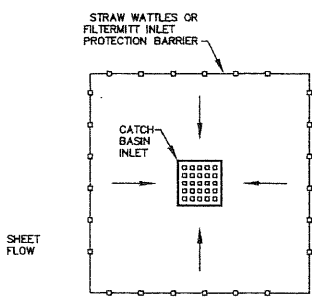
BELOW GRADE CONCRETE WASHOUT PIT
NOT TO SCALE

ALTERNATIVE:
UTILIZE 10 MIL LINER ABOVE GRADE W/ RAISED EDGES USING FILLED BERM AND SAND BAGS



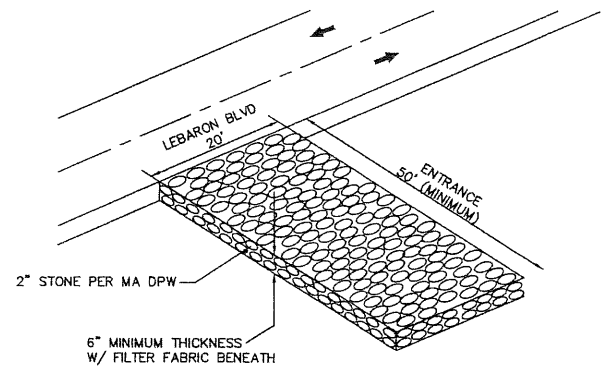
DANDY SACK® SILT SACK
BY MIRAFI
NOT TO SCALE

NOTE: SILT SACKS TO BE INSTALLED AT CATCH BASINS ONLY AFTER ROAD IS CONSTRUCTED TO BASE COURSE PAVEMENT

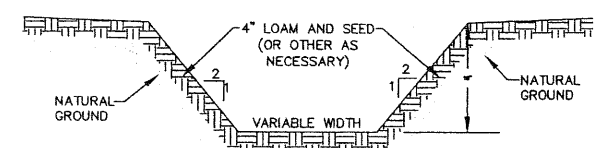


STORM DRAIN INLET PROTECTION
NOT TO SCALE

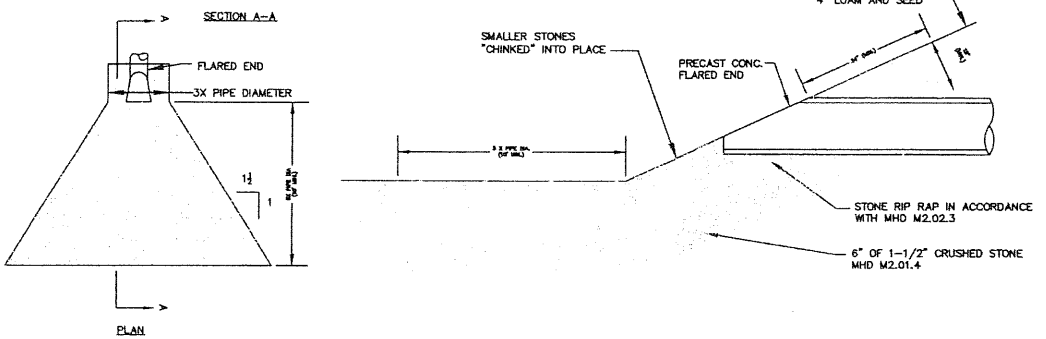
NOTES:
1) FILTERMATT SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATH.
2) FILTERMATT OR OTHER TO BE INSTALLED PER DETAIL SPECIFICATIONS.



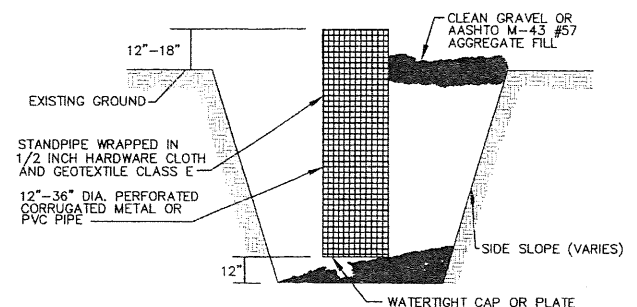
TEMPORARY SITE CONSTRUCTION ENTRANCE PAD
N.T.S.



TEMPORARY DIVERSION BERM/SWALE DETAIL
NOT TO SCALE
CONTRACTOR SHALL STABILIZE AS NECESSARY USING RIP RAP, CRUSHED STONE, EROSION CONTROL BLANKETS, AND/OR LOAM & SEED



FLARED END W/RIP-RAP DETAIL
NOT TO SCALE



CONSTRUCTION DEWATERING SUMP PIT DETAIL
NOT TO SCALE

NOTE: IN LOCATIONS WHERE DEWATERING IS REQUIRED, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING SUMP PIT IN ACCORDANCE WITH THE DETAIL PROVIDED. TO PREVENT THE MIGRATION OF SILT AND SEDIMENT, THE CONTRACTOR SHALL FIT THE DISCHARGE END OF THE PUMP HOSE WITH A COMPOSITE SOCK AND ALL FLOW SHALL BE DISCHARGED INTO A SEDIMENT CONTROL TRAP PRIOR TO CONVEYANCE INTO THE STORM DRAIN SYSTEM. THE SEDIMENT CONTROL TRAP SHALL BE CONSTRUCTED UTILIZING AN ENCLOSED AREA OF SILT FENCE AND/OR FILTERMATT IN ACCORDANCE WITH THE DETAIL SHOWN. SEDIMENT TRAPS SHALL BE PLACED IN UPLAND AREAS ONLY AWAY FROM WETLANDS.



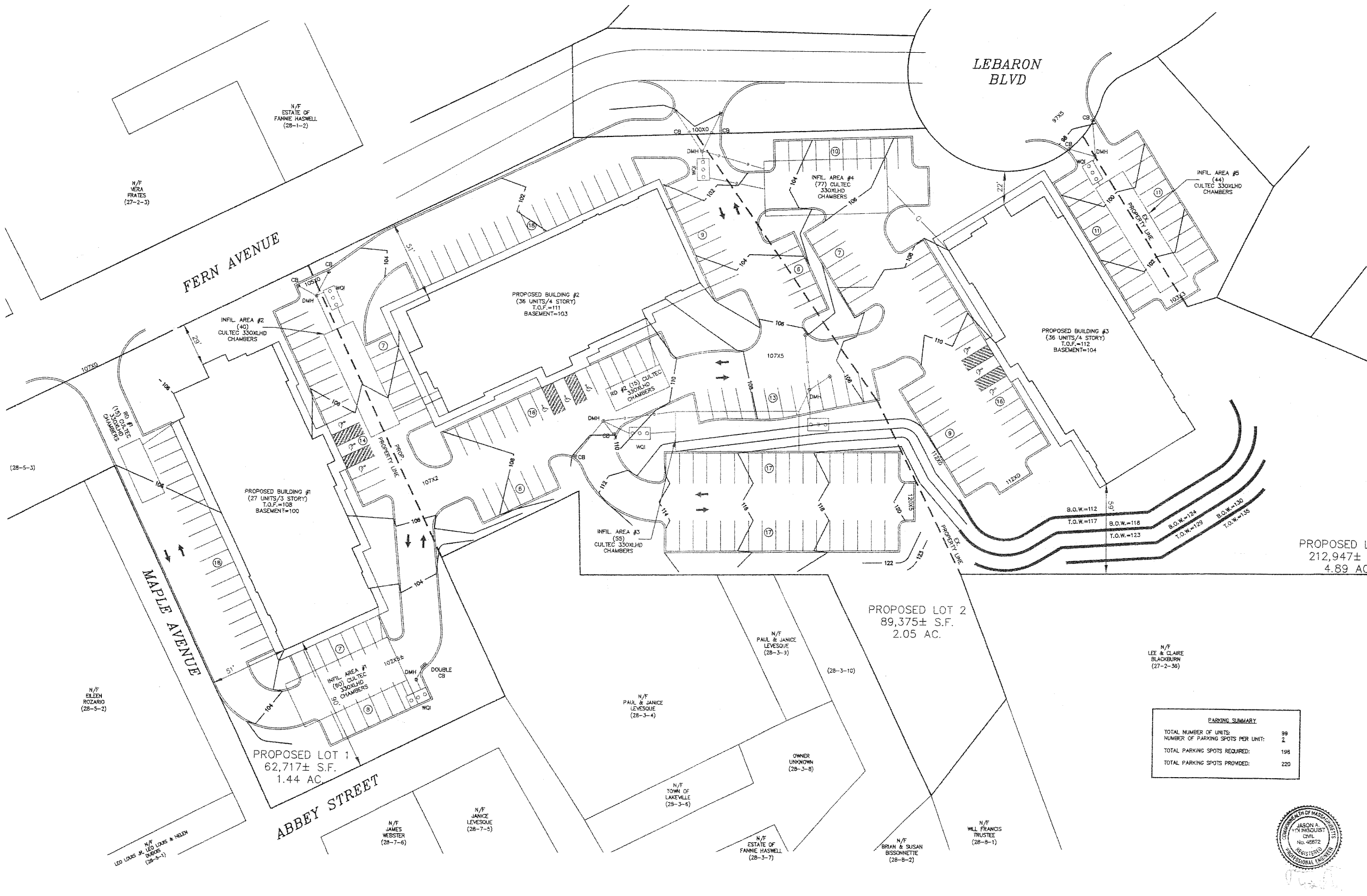
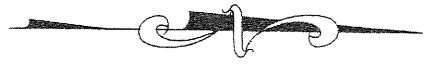
APPLICANT
THE RESIDENCES AT LEBARON HILLS, LLC
32 NORFOLK AVENUE
SOUTH EASTON, MA 02375
ASSESSORS MAP: 26 BLOCK: 3 LOT: 10-15C
ASSESSORS MAP: 26 BLOCK: 3 LOT: 10A

PHASE 5 MODIFICATION PLAN
"THE RESIDENCES AT LEBARON HILLS"
LAKEVILLE MASSACHUSETTS



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

DATE: MARCH 17, 2022
DRAWN BY: J.E.Y. CHECKED BY: J.A.Y.
SCALE: 1"=30' SHEET 3 OF 3
0' 30' 60' 90'
OE-1865E



LEGEND
 MAJOR CONTOUR
 MINOR CONTOUR
 PROPOSED MAJOR CONTOUR
 PROPOSED MINOR CONTOUR

PROPOSED LOT 3
 212,947± S.F.
 4.89 AC.

PROPOSED LOT 2
 89,375± S.F.
 2.05 AC.

PROPOSED LOT 1
 62,717± S.F.
 1.44 AC.

PARKING SUMMARY

TOTAL NUMBER OF UNITS:	89
NUMBER OF PARKING SPOTS PER UNIT:	2
TOTAL PARKING SPOTS REQUIRED:	198
TOTAL PARKING SPOTS PROVIDED:	220

APPLICANT
 THE RESIDENCES AT LEBARON HILLS, LLC
 32 NORFOLK AVENUE
 SOUTH EASTON, MA 02575
 ASSESSORS MAP: 26 BLOCK: 3 LOT: 10-0
 ASSESSORS MAP: 28 BLOCK: 4 LOTS: 2 & 3

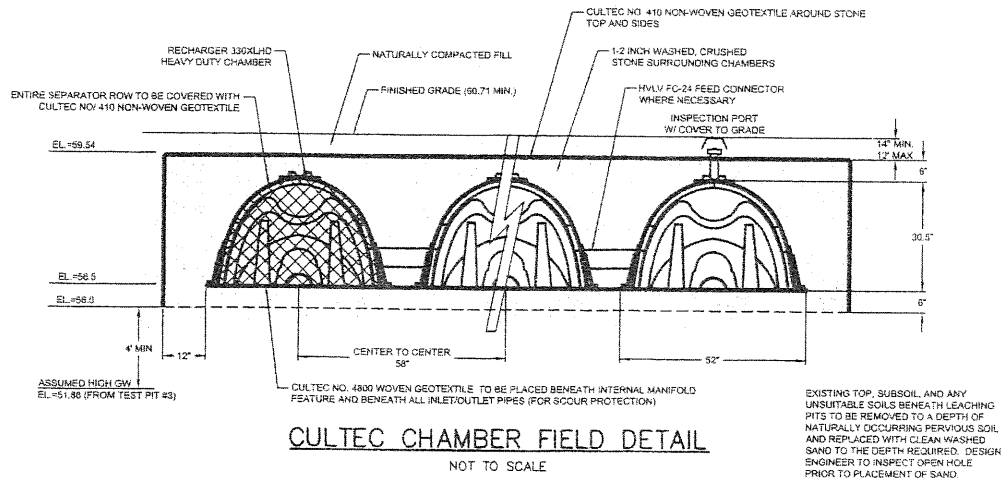
PHASE 6 MODIFICATION PLAN
 "THE RESIDENCES AT LEBARON HILLS"
 LAKEVILLE MASSACHUSETTS



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



DATE: APRIL 12, 2022
 DRAWN BY: K.A.D. CHECKED BY: J.A.Y.
 SCALE: 1"=30' SHEET 1 OF 3
 0' 30' 60' 90'
OE-1865E

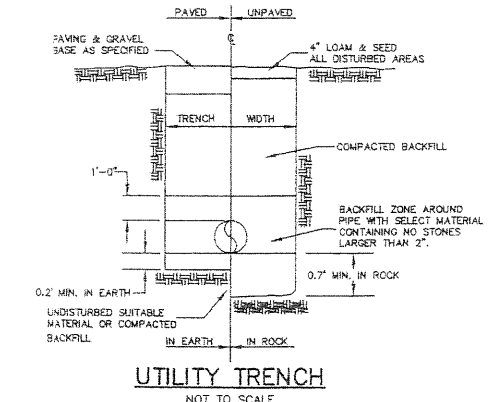


CULTEC CHAMBER FIELD DETAIL
NOT TO SCALE

INFL. AREA	BOT. STONE	BOT. CHAMB.	TOP CHAMB.	TOP STONE	FINISHED GRADE
#1	94.5	95.0	97.54	98.04	102.5±(MIN.)
#2	97.43	97.93	100.5	100.97	105.5±(MIN.)
#3	101.1	101.6	104.2	104.7	116.0±(MIN.)
#4	92.33	92.83	95.4	95.9	102.5±(MIN.)
#5	90.0	90.5	93.04	93.54	99.5±(MIN.)
#RD1	101.2	101.7	104.3	104.8	105.8±(MIN.)
#RD2	105.5	106.0	108.5	109.0	110.0±(MIN.)

ELEVATION SCHEDULE

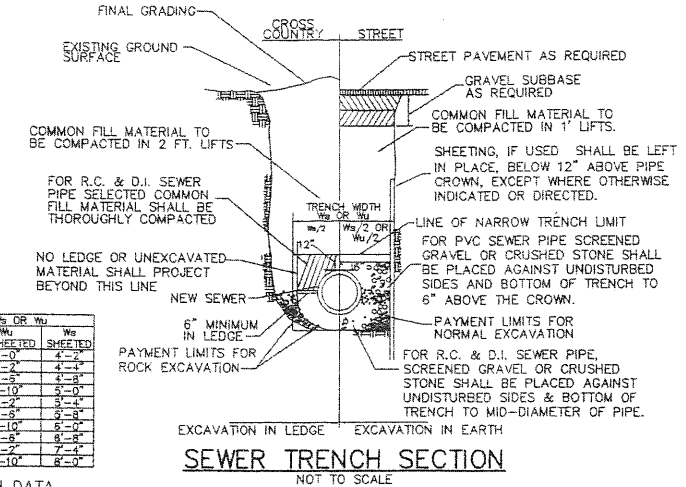
- NOTES:**
1. L PITS SHALL BE LOCATED 10' O.C. MINIMUM.
 2. OBSERVATION WELLS TO BE LOCATED WITHIN THE LEACHING PIT FIELD AND ACCESSIBLE AT FINAL GRADE.
 3. FILTER FABRIC OR CRUSHED STONE SHALL BE PLACED UNDER FIRST ROW OF PITS TO PREVENT SOIL SCOUR.
 4. SEE PLAN FOR LOCATION AND SIZE OF INDIVIDUAL L PITS



UTILITY TRENCH
NOT TO SCALE

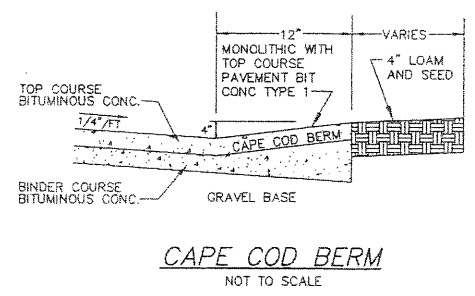
DIAMETER OF PIPE D	TRENCH WIDTH Ws OR Ww	
	UNSHEETED	SHEETED
12" AND SMALLER	3'-0"	4'-2"
18"	3'-2"	4'-4"
21"	3'-5"	4'-7"
24"	3'-10"	5'-0"
27"	4'-2"	5'-4"
30"	4'-5"	5'-7"
36"	4'-10"	6'-0"
42"	5'-2"	7'-4"
48"	6'-10"	8'-0"

TRENCH WIDTH DATA

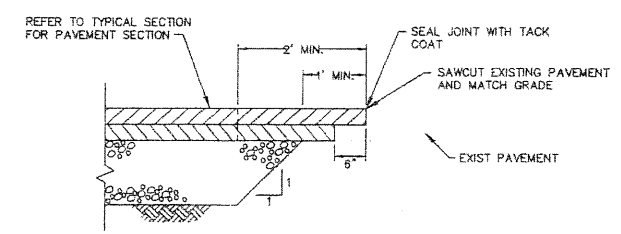


SEWER TRENCH SECTION
NOT TO SCALE

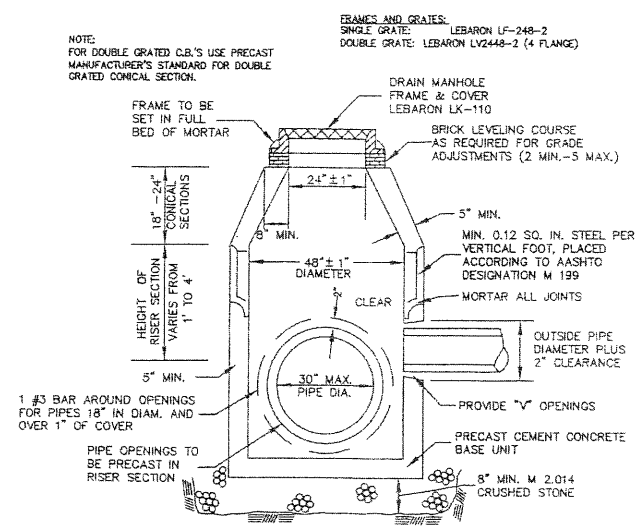
NOTE:
TRENCHES LOCATED ON THE ROAD SHOULDER SHALL BE TREATED THE SAME AS STREET EXCEPT FOR PAVING



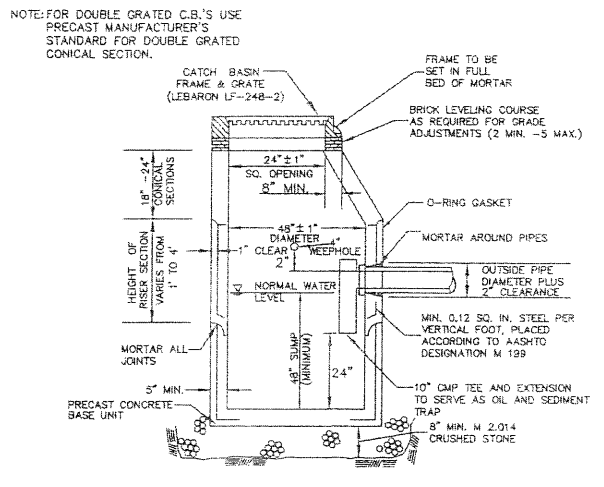
CAPE COD BERM
NOT TO SCALE



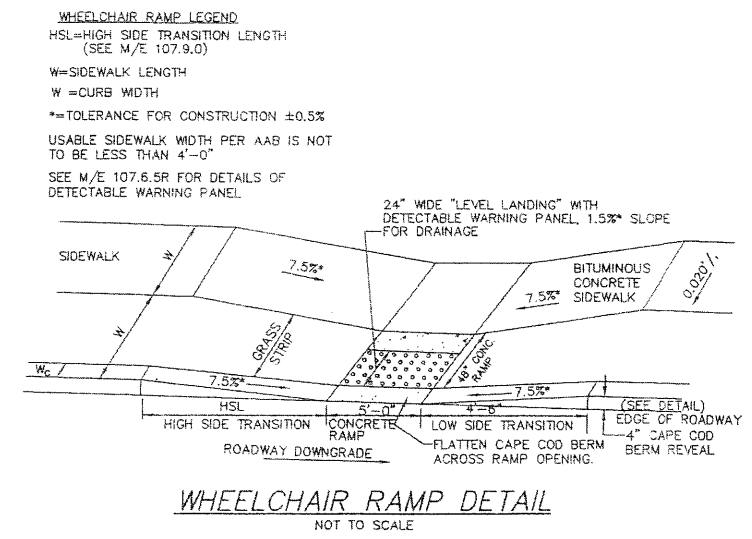
PAVEMENT MATCHING DETAIL
NOT TO SCALE



PRECAST CONCRETE DRAIN MANHOLE
NOT TO SCALE



PRECAST CONCRETE CATCH BASIN
NOT TO SCALE



WHEELCHAIR RAMP DETAIL
NOT TO SCALE

APPLICANT
THE RESIDENCES AT LEBARON HILLS, LLC
32 NORFOLK AVENUE
SOUTH EASTON, MA 02375
ASSESSOR'S MAP: 26 BLOCK: 3 LOT: 10-13C
ASSESSOR'S MAP: 26 BLOCK: 3 LOT: 10A

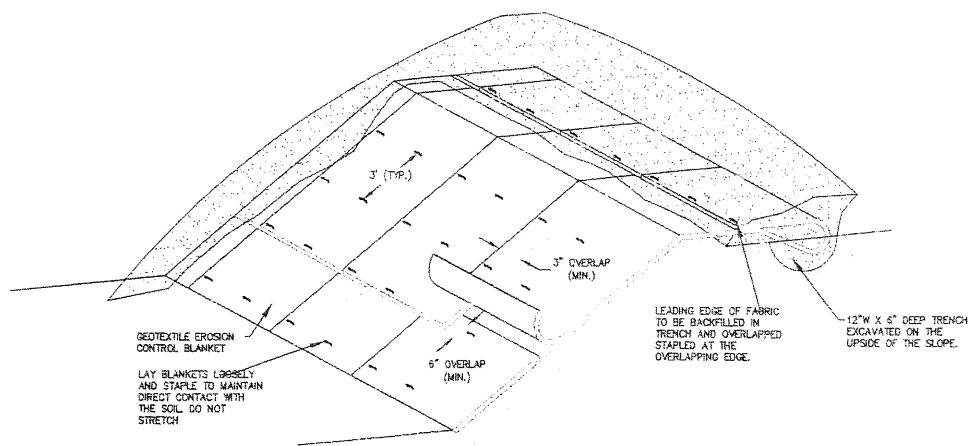
PHASE 6 MODIFICATION PLAN
"THE RESIDENCES AT LEBARON HILLS"
LAKEVILLE MASSACHUSETTS

Outback Engineering
INCORPORATED
155 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
FAX: (508)-947-8873
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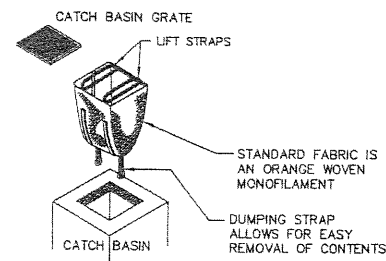
DATE: APRIL 12, 2022
DRAWN BY: K.A.D. CHECKED BY: J.A.Y.
SCALE: 1"=30' SHEET 2 OF 3

0' 30' 60' 90'

OE-1865E

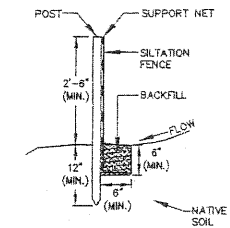


GEOTEXTILE EROSION CONTROL BLANKET
NOT TO SCALE

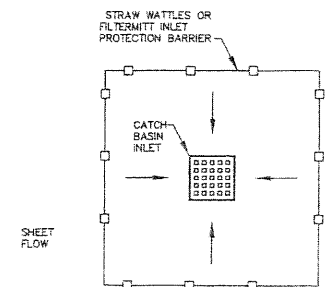


DANDY SACK® SILT SACK
BY MIRAFI
NOT TO SCALE

NOTE: SILT SACKS TO BE INSTALLED AT CATCH BASINS ONLY AFTER ROAD IS CONSTRUCTED TO BASE COURSE PAVEMENT



SILTATION FENCE DETAIL
NOT TO SCALE



STORM DRAIN INLET PROTECTION
NOT TO SCALE

- NOTES:
- 1) FILTERMITT SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATH.
 - 2) FILTERMITT OR OTHER TO BE INSTALLED PER DETAIL SPECIFICATIONS.



APPLICANT

THE RESIDENCES AT LEBARON HILLS, LLC
32 NORFOLK AVENUE
SOUTH EASTON, MA 02375
ASSESSORS MAP: 26 BLOCK: 3 LOT: 10-13C
ASSESSORS MAP: 26 BLOCK: 3 LOT: 10A

PHASE 6 MODIFICATION PLAN

"THE RESIDENCES AT LEBARON HILLS"

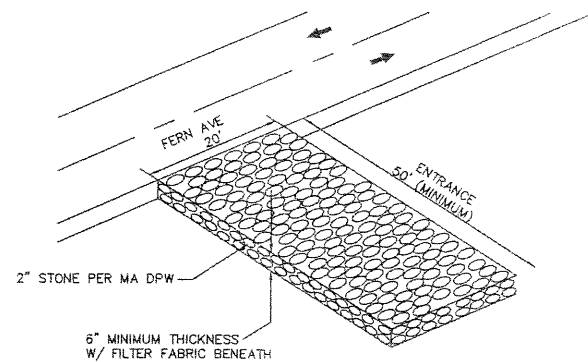
LAKEVILLE MASSACHUSETTS



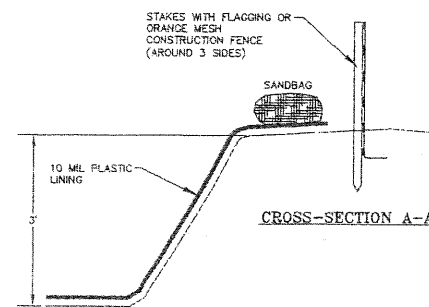
155 EAST GROVE STREET
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DRAWN BY: K.A.D. CHECKED BY: J.A.Y.
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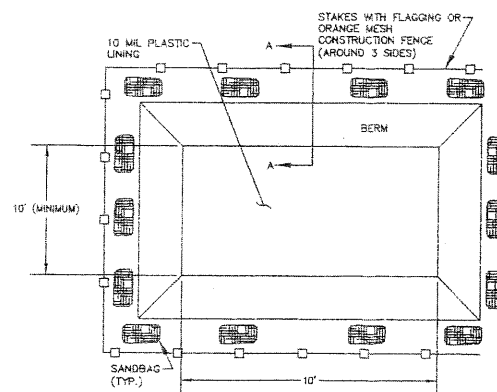
0' 30' 60' 90'
OE-1865E



TEMPORARY SITE CONSTRUCTION ENTRANCE PAD
N.T.S.

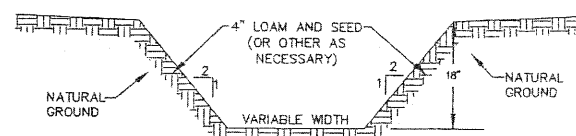


CROSS-SECTION A-A



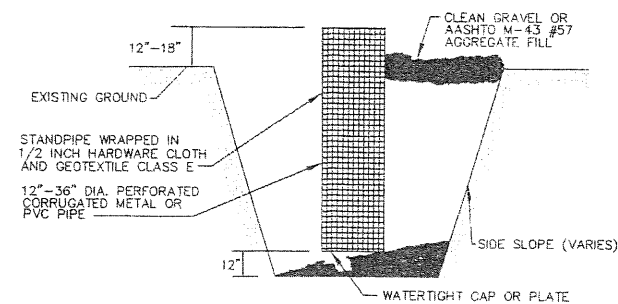
PLAN VIEW
BELOW GRADE CONCRETE WASHOUT PIT
NOT TO SCALE

ALTERNATIVE: UTILIZE 10 MIL LINER ABOVE GRADE W/ RAISED EDGES USING FILLED BERM AND SAND BAGS



TEMPORARY DIVERSION BERM/SWALE DETAIL
NOT TO SCALE

CONTRACTOR SHALL STABILIZE AS NECESSARY USING RIP RAP, CRUSHED STONE, EROSION CONTROL BLANKETS, AND/OR LOAM & SEED



CONSTRUCTION DEWATERING SUMP PIT DETAIL
NOT TO SCALE

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2f



Schematic Typical Floor Plan
Scale: 1/8" = 1' - 0"



Schematic First Floor Plan
Scale: 1/8" = 1' - 0"

Legend

- 6 - 1 BR 1 Bath Units
 - 6 - 1 BR 1 Bath Plus Den Units
 - 20 - 2 BR 2 Bath Units
 - 4 - 3 BR 2 Bath Units
-
- 36 Total Units
9 Units per Floor
13,646 SF/Floor (Including Balconies)



Schematic Left Side Elevation

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



Schematic Right Side Elevation

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



Schematic Rear Elevation

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



Schematic Front Elevation

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



View of Street Front



View towards Main Entry



View towards Rear Entry



View of Street Front

**Zoning Board of Appeals and Planning Board – Joint meeting
Lakeville, Massachusetts
Minutes of Meeting
July 28, 2022**

On July 28, 2022, the Zoning Board held a meeting at the Lakeville Public Library. The meeting was called to order by Chairman Olivieri at 6:15 p.m. He asked if anyone present was recording the meeting. There was no response. LakeCam was making a video recording.

Members present:

John Olivieri, Jr., Chair; Jeffrey Youngquist, Vice-Chair; Gerald Noble, Vice-Clerk; Chris Carmichael, Member; Christopher Campeau, Member; Christopher Sheedy, Associate

Others present:

Marc Resnick, Town Planner

Dixon hearing, continued – 36 Main Street

Mr. Olivieri opened the continued Dixon hearing at 6:15. He advised they had received an email requesting a continuance which he then read into the record.

Mr. Youngquist made a motion, seconded by Mr. Noble, to continue the Dixon hearing until August 18, 2022. The time would be 7:00 p.m. The **vote** was **unanimous for**.

The hearing closed at 6:16.

Documents distributed for the hearing:

Applicant email of July 21, 2022

Huerth hearing – 8 Edgewater Drive

Mr. Olivieri opened the Huerth hearing at 6:16 and read the legal ad into the record. Mr. Huerth replied that they would like to take the existing A frame and change it to a shed frame to increase the head space in this loft area which was already finished. Mr. Olivieri then read comments from the Town Boards into the record. The July 28, 2022, letter from the Conservation Commission stated the proposed construction was within 100 feet of the buffer zone and would require a filing for a Request for Determination (RDA). The July 20, 2022, letter from the Board of Health stated the septic tank had been relocated in March of 2021 and an as-built plan showing the new location had not been submitted. They recommended the applicant submit an as-built plan to the Board of Health and bring the property into compliance before an approval is issued. The July 25, 2022, memo from the Planning Board had no comment regarding the petition.

Mr. Olivieri advised he had also spoken to the Building Commissioner regarding an email that he had sent earlier in the day and which he then read into the record. The Building Commissioner had stated that after consulting with the Health Agent, a Special Permit condition requiring Board of Health approval prior to the issuance of a building permit would provide assurance of the as-built submission while not delaying the project. Mr. Olivieri stated that if the Board was to approve this it would be conditioned that an as-built would have to be submitted to the Board of Health.

Mr. Olivieri asked Board members if there were any comments or questions. He then asked if anyone in the audience would like to speak for or against the petition. Mr. Michael Martowska of 2 Edgewater Drive then spoke. He stated he had concerns regarding the proposal. This building used to be a garage and over the years had been converted to a house, and it is shown on the plan as a one-bedroom apartment. He noted the septic system was not that old but it had been built to only accommodate a one-bedroom apartment and the two-bedroom residential dwelling. If they are adding this space it will be much larger than the loft bedroom there, and it appears that it will be an additional bedroom. What will this additional space be used for? Mr. Martowska also noted that in the past people talk about keeping the character of the neighborhood, but this is the first house that would have two stories that would be right on the property line. He also stated there was already a lot of coverage for this tiny lot. Mr. Martowska felt this proposal was detrimental because it was going to put stress on the septic system as well as being close to the lake.

Mr. Olivieri replied in regards to if it was called a bedroom and the increase in flow to the septic system, it was not really the Zoning Board's purview to label what rooms can be used for in a house. This would be under the purview of the Board of Health. If Mr. Martowska had questions or concerns in regards to that, he should address it with the Board of Health. He asked if there were any additional comments from the audience. There were none.

Mr. Olivieri then advised the petitioners that they would need a super majority for an approval. They only have four members present so the vote would have to be unanimous. They could also ask to continue the hearing until a full Board was present. Mr. Huerth said they would proceed.

Mr. Noble then made a motion, seconded by Mr. Youngquist, to approve the Special Permit with the following condition:

1. An as-built plan for the septic system will be provided to the Board of Health

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

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

The hearing closed at 6:31.

Documents distributed for the hearing:

- Petition packet
- Legal ad
- Board of Health correspondence of July 20, 2022
- Conservation Commission memo of July 28, 2022
- Planning Board memo of July 25, 2022

Approve meeting minutes

Mr. Noble made a motion, seconded by Mr. Youngquist, to approve the meeting minutes from the June 16, 2022 meeting. The **vote** was **unanimous for**.

Mr. Sheedy joined the meeting at this time.

Old Business

There was no old business.

New Business

There was no new business.

The Board then took a recess at 6:35 until their joint meeting with the Planning Board at 7:00 p.m. Mr. Carmichael joined the meeting.

TAC VEGA MA Owner, LLC hearing, continued – 310 Kenneth W. Welch Drive

Mr. Olivieri opened the continued TAC VEGA MA Owner hearing at 7:00. He advised they were now holding a joint meeting with the Planning Board in regards to this hearing and the request for a Variance for lot coverage.

The Planning Board meeting was then called to order by Chairman Knox at 7:00 p.m. Members in attendance were Mark Knox, Chair; Peter Conroy, Vice-Chair; Nora Cline and Michele MacEachern

Mr. Terrence Russell from Epstein, located at 600 West Fulton Street in Chicago, was present. He represented Vega Strategic. Ms. Natalie Brown was the landscape architect from Brown and Sardina. Mr. Knox said they had reviewed the plan. His biggest concern was they had received a water summary which calls out the occupants of the building Northeast Alternatives and Jushi both anticipate approximately 150 employees at their peak shift which would be about 250 vehicles. Mr. Russell replied with handicap parking they have provided about 212 spaces. That is all they can get on the site and still be sensitive to the site coverage. Mr. Knox said that did not seem like it would rectify the offsite parking that they still see. The concern has been raised that in addition to what is being proposed, is there a plan for the additional 20-30 cars on day one. Mr. Russell replied there is discussion on remote parking and being able to shuttle employees, but at this point nothing is definitive.

Mr. Russell said this is a tough site. They have done the best they can to maximize it and still allow some landscape area in the front. Mr. Knox asked if this has been presented to the Board of Health to see if the current septic system would handle the increase in the number of employees and flow. Mr. Russell said he could only speak to the Jushi portion. Right now, their waste goes

to a tank that is pumped. From what they can tell from their investigations, they are not using the septic field that is under the front drive. Northeast Alternatives has a septic system, but he does not know what has happened with it. Mr. Knox said they would need something from Board of Health. Mr. Knox noted that this plan hasn't been sent out for peer review. Mr. Resnick added they will have to send it out to Environmental Partners to review the drainage report. The Board of Selectmen have also requested certain information on water usage because if you calculated the maximum capacity of all the usage, it approaches the Town's total allocation from Taunton. He noted the two Towns have agreed to work together to try and figure out exactly what the total usage is; what has been allocated; and then work toward adjusting the agreement.

Mr. Knox asked if more space could be found on the site for parking if additional relief was granted. Mr. Russell replied they would have to replace some of the wetlands to do that. They are right up against the 50-foot buffer and in order to maintain that, they were looking at replacing 3,000 square feet a two for one replacement. If they had to replace it on site, he thought they would run out of space. The grade in the back also drops off and goes into a flood zone area. Mr. Russell noted that with the available space they have, this plan is the best they can do. Mr. Knox stated he agreed with that, but would like a reassurance from them that if the proposed plan and Variance are approved that the parking across the street on Town property parking will not continue. Ms. Cline added that there is an issue the company can address. She observed cars parking on the street when there were parking spaces available. Mr. Russell said that he had also observed that.

Mr. Olivieri said that the 3% Variance for lot coverage that is requested sounds like it will reduce the problem but not get rid of it. He would also ask what the building owner or tenants put in place to guarantee that is not going to happen. He felt that someone had to come back to the Planning Board to address that. If the Zoning Board was so inclined, they could potentially move forward to entertain the request for a Variance. Mr. Russell said he will bring this back to the building owner and see if they can come up with some alternative ideas, such as shuttle buses from other parking lots.

Mr. Youngquist then made a motion, seconded by Mr. Noble, to continue the TAC VEGA MA Owner, LLC hearing, until August 18, 2022, at 7:00 p.m. The **vote** was **unanimous for**.

Mr. Russell noted that he would be unable to get this all resolved by August 11th, the date of the next Planning Board meeting. He felt that August 25th would be a more doable date from his end. They will need to rethink this. If it did require a more significant site coverage, would that be something the Board would consider, possibly 80% if they could get it to work? Mr. Knox replied for them to do the math on what they could achieve and see what works. He didn't think they should be coming back to the Zoning Board multiple times for relief, but rather they should do this once and get it right.

Mr. Olivieri then advised if the applicant would not be ready for their next meeting, they would have to push them out until their September meeting. Mr. Youngquist then rescinded his original motion and made a motion to continue the TAC VEGA MA Owner, LLC hearing, until September 15, 2022, at 7:00 p.m. It was seconded by Mr. Noble. The **vote** was **unanimous for**.

Documents distributed for the hearing:

- Epstein response memo to review comments from June 16, 2022 meeting
- Amended Site Plan revised July 21, 2022
- Conservation Commission memo of July 27, 2022

Zoning Board of Appeals Adjournment

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

Meeting adjourned at 7:28.

The adjournment was for the Zoning Board of Appeals only. The Planning Board then continued with its meeting.