

# TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp  
received & posted:

*K. DeGizea*

LAKEVILLE TOWN CLERK  
RCUD 2022 SEP 13 AM 9:03

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, September 15, 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: \_\_\_\_\_

## Revised 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 accommodate a 15' x 44' nap room for daycare dogs on a pre-existing, non-conforming lot.
  - Accept request to continue
2. **Scott hearing – 9 Rush Pond Road** – request for a **Special Permit** under 6.3.2 and 7.4.6 to install a 12' x 18' shed within the front setback on a pre-existing, non-conforming lot.
3. **TAC VEGA MA Owner, LLC hearing, continued – 310 Kenneth W. Welch Drive** – request for a **Variance** under 5.1 and 8.2.2 to allow the lot coverage to exceed the maximum allowed with a density bonus of 70% by 3%, for a total of 73%.
4. **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.
  - Accept peer review update and proposal only.
5. **Approve Meeting Minutes for August 18, 2022.**
6. **Discuss adoption of the Mullin Rule**
7. **Meet with Anthony Zucco regarding application for an opening on the ZBA.**
8. **Next meeting . . . Thursday, October 20, 2022 at the Lakeville Public Library.**
9. **Adjourn**

*Please be aware that this agenda is subject to change. If other issues requiring immediate attention of the **Zoning Board of Appeals** arise after the posting of this agenda, they may be addressed at this meeting*

**Cathy Murray, Appeals Board Clerk**

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**From:** Julia Dixon <petrecessinc@gmail.com>  
**Sent:** Thursday, August 18, 2022 8:19 PM  
**To:** Cathy Murray, Appeals Board Clerk  
**Subject:** re: request for continuance

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Cathy

For some reason I had it in my head that the zoning board meeting started at 7.30pm this evening so I was late in arriving. My apologies!  
John very kindly agreed that my application can be continued.

I believe the board meets on the 3rd Thursday every month. I have a friend visiting from the UK and we will be away that week.

Would it be possible to request being put on the agenda for October 20th?

Thanks so much!

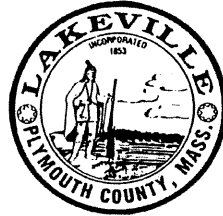
Julia Dixon

October 20 at 7:00 pm

*Pet Recess Inc.*

#20

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



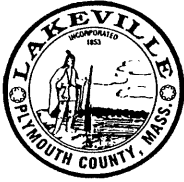
The LAKEVILLE ZONING BOARD OF APPEALS, acting in accordance with MASS GENERAL LAWS CHAPTER 40A, as amended, will conduct a public hearing on Thursday, September 15, 2022, at 7:00 P.M. in the LAKEVILLE PUBLIC LIBRARY, 4 PRECINCT STREET, upon the petition of **Richard D. Scott**. A **Special Permit** under **6.3.2** and **7.4.6** is requested to install a 12' x 18' shed within the front setback on a pre-existing, non-conforming lot, as provided by the Lakeville By-Laws. The property site is **9 Rush Pond Road**.

The application and assorted documents can be viewed in the Planning Department by appointment, or on the Town of Lakeville Zoning Board of Appeals web page.

John Olivieri, Jr., Chairman

September 1, 2022 & September 8, 2022

2b



*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

September 7, 2022

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

Re: 9 Rush Pond Road

Dear Chairman Olivieri:

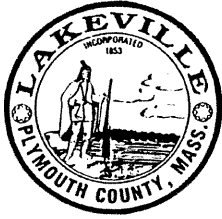
We received a copy of the Petition for Hearing for 9 Rush Pond Road. Since the shed does not contain any plumbing or sewer and is not within 10 ft of the existing septic system, the shed will not affect the septic system. Thus, the Board of Health has no objections to the proposed shed.

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

Sincerely  
For the Board of Health

Edward Cullen  
Health Agent

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## 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 MacEachem

### MEMORANDUM

**TO:** Board of Appeals  
**FROM:** Planning Board  
**DATE:** September 13, 2022  
**SUBJECT:** Petition Review for Scott – 9 Rush Pond Road

At their Thursday, August 25, 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.

2d

Petition to be filed with Town Clerk

EXHIBIT "A"

TOWN OF LAKEVILLE MASSACHUSETTS

ZONING BOARD OF APPEALS PETITION FOR HEARING

RECEIVED AUG 17 2022

BOARD OF APPEALS

Name of Petitioner: RICHARD D SCOTT

Mailing Address: 9 RUSH POND ROAD LAKEVILLE MA 02347

Name of Property Owner: RICHARD D. SCOTT

Location of Property: 9 RUSH POND ROAD LAKEVILLE MA 02347

Property is located in a residential business industrial (zone)

Registry of Deeds: Book No. 4469 Page No. 216

Map Block Lot PARCEL ID 060-007-023

Petitioner is: owner tenant licensee prospective purchaser

Nature of Relief Sought: 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.)

TO INSTALL A 12X18 FOOT SHED ON A pre-existing NON-conforming LOT APPROX 10 FEET INTO THE FRONT SET BACK.

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: RICHARD D SCOTT

Date: 8-17-22

Signed: Richard D Scott

Telephone: 508-947-6192

Owner Signature: (If not petitioner)

Owner Telephone: 774-766-0762

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

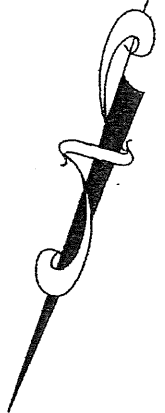
WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

Yes No

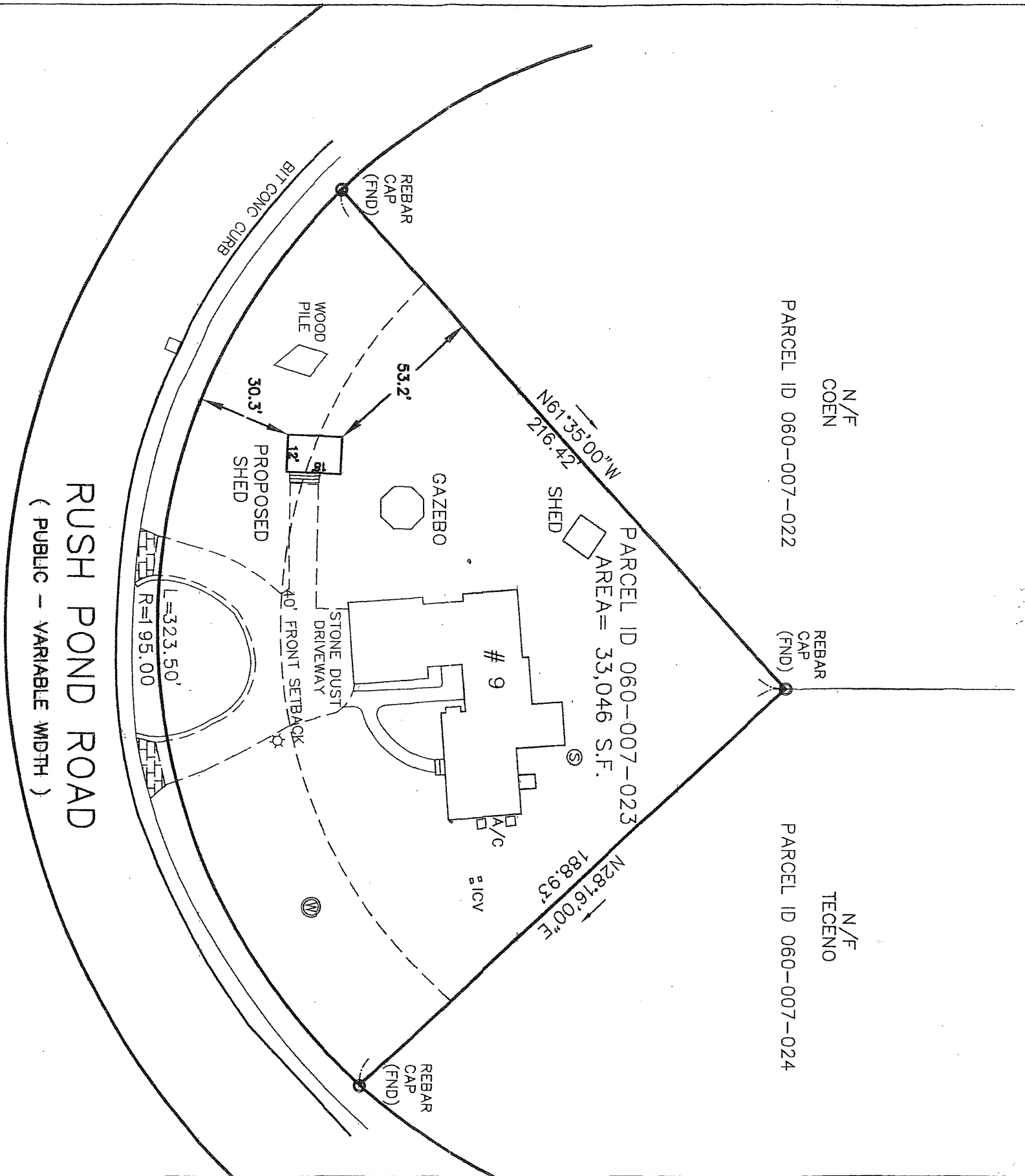
(Name and Title)

**SHEED PERMIT PLAN**  
**RICHARD & JANET SCOTT**  
**9 RUSH POND RD.**  
**LAKEVILLE, MA.**

COUNTY LAYOUT DRAWING No. 923



SCALE: 1"=40'  
 AUGUST 5, 2022



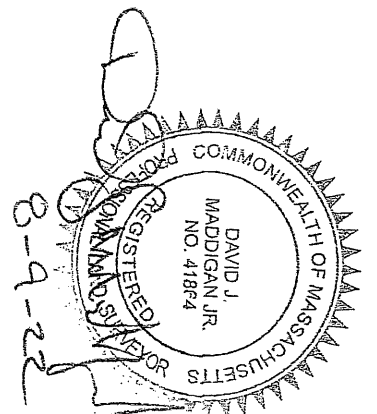
ZONING: RESIDENTIAL

FRONT: 40'  
 REAR: 20'  
 SIDE: 20"

DEED REFERENCE:  
 BOOK 4469 PAGE 216

PLAN REFERENCE:  
 PLAN BOOK 17 PG 675

AN ACTUAL ON THE GROUND SURVEY & BUILDING LOCATIONS WAS PERFORMED BY MADDIGAN LAND SURVEYING ON AUGUST 2, 2022.



THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SHED AND TO SEEK FRONT YARD SETBACK ZONING RELIEF.

PREPARED BY:  
**MADDIGAN LAND SURVEYING, LLC**  
 DAVID J. MADDIGAN JR. P.L.S.  
 88 EAST GROVE STREET  
 MIDDLEBOROUGH, MA.  
 774-213-5196



30

**Project Name: Vega Strategic Lakeville MA  
310 Kenneth Welch Drive**

**RE: Amended request for an increase in the maximum lot coverage from the current 70% to a proposed 77%**

EPN: 22157

August 18, 2022

Dear Mr. Resnick,

On the behalf of the property owner, TAC Vega MA LLC, for 310 Kenneth Welch Drive, Epstein is requesting to modify our request for an increase in lot coverage from the 73% coverage previously requested to 77%. This increase will allow us to address the comments received from the Planning and Zoning boards request on July 28<sup>th</sup> 2022, to accommodate additional parking on site. With this modification we can now provide a total of 250 spots on site. This amount is the maximum projected need provided by the current tenants. A concept plan is attached that indicates the proposed solution.

Thank you

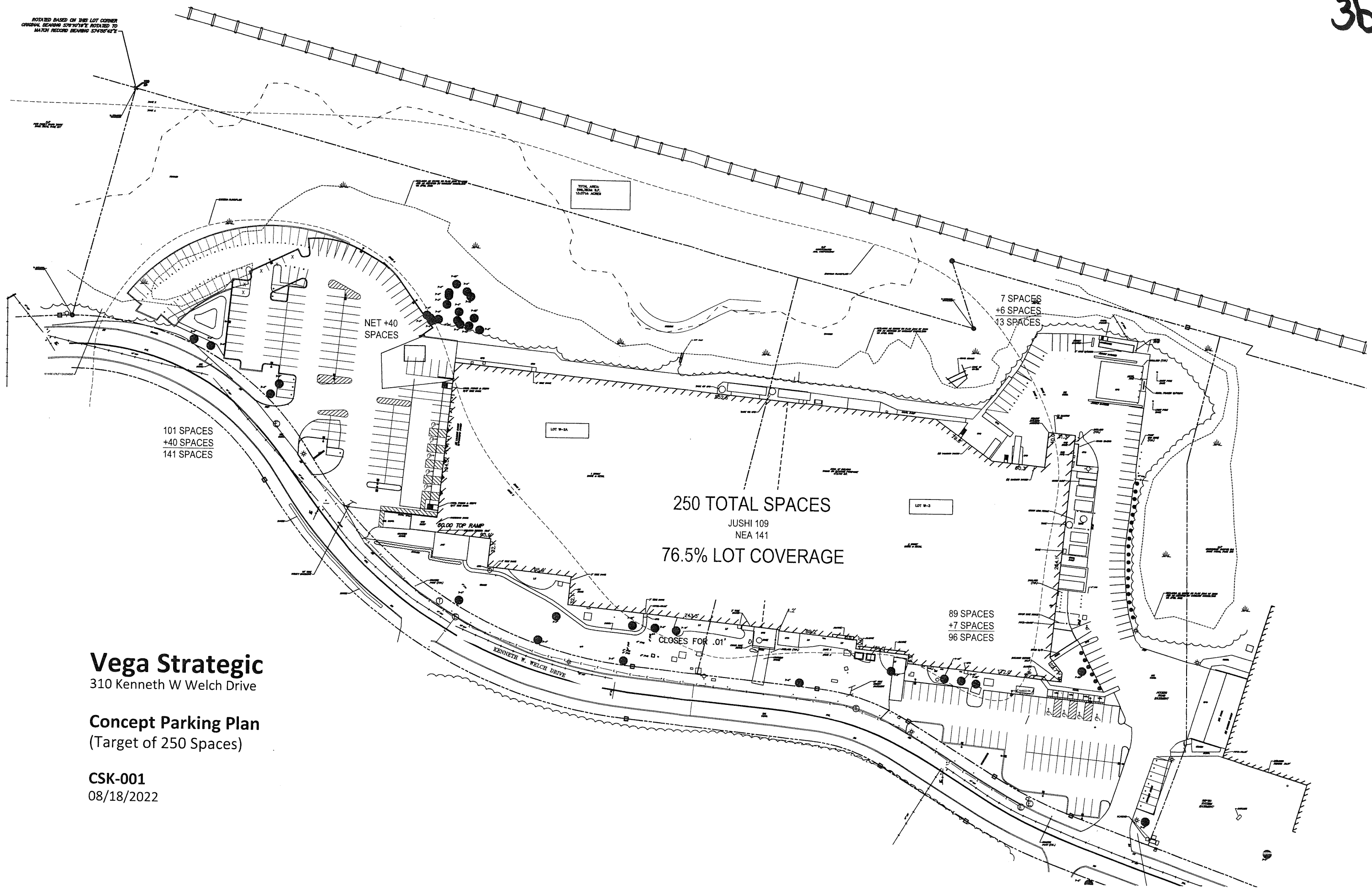
**Terence Russell, AIA**

Senior Project Manager

**EPSTEIN**



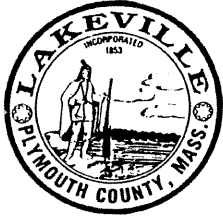
ROTATED BASED ON THIS LOT CORNER  
ORIGINAL BEARING SP/101°17' ROTATED TO  
MATCH RECORD BEARING SP/100°42'



**Vega Strategic**  
310 Kenneth W Welch Drive

**Concept Parking Plan**  
(Target of 250 Spaces)

**CSK-001**  
08/18/2022



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

## Town of Lakeville

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

### MEMORANDUM

**TO:** Board of Appeals

**FROM:** Planning Board

**DATE:** September 13, 2022

**SUBJECT:** Petition Review for TAC VEGA MA Owner, LLC  
310 Kenneth W. Welch Drive

At their Thursday, August 25, 2022, meeting, the Planning Board reviewed the concept parking plan submitted by the applicant. The Board voted to send a recommendation to the Zoning Board advising that the current plan still requires storm water management oversight. However, it generally satisfies the current parking needs.

**Zoning Board of Appeals  
Lakeville, Massachusetts  
Minutes of Meeting  
August 18, 2022**

On August 18, 2022, the Zoning Board held a meeting at the Lakeville Public Library. The meeting was called to order by Chairman Olivieri at 7:03 p.m. He asked if anyone present was recording the meeting. There was no response. LakeCam was making a video recording. Mr. Olivieri said that he would be taking items from the agenda out of order this evening.

**Members present:**

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

**Others present:**

Attorney Amy Kwesell, Town Counsel; Marc Resnick, Town Planner

**Solana - 29 Pilgrim Road**

Mr. Olivieri said in regards to this, the Board was looking for an updated set of plans which was one of the conditions of the decision. Mrs. Solana then submitted the plan to the Board. Mr. Youngquist said the garage has been pulled back even to the house, and it has now been reduced to 13' x 20'. They have done everything they have been asked to do. Mr. Resnick noted after reviewing the decision conditions that in order to maintain the 25% coverage of the lot, the garage size had been reduced. The Solana's said that was correct.

Ms. Leigh Brienzo of 25 Pilgrim Road stated that she had written another letter and submitted it to the Board. She asked if anything else could be done at the house, such as adding a fence, gazebo area, or pavement. Mr. Olivieri said she could confirm this with the Building Inspector, but he believed a fence would not impact the impervious area. A gazebo or anything that would not allow rainwater to absorb into the ground would constitute changing the impervious area.

Mr. Olivieri noted that this had been approved with the condition that an accurate updated plan had to be submitted to the Board. This has now been done. Mr. Youngquist made a motion, seconded by Mr. Campeau, to accept the plan as submitted. The **vote** was **unanimous for**.

**Dixon hearing, continued – 36 Main Street**

As the applicant was not present, Mr. Olivieri suggested continuing the Dixon hearing. Mr. Youngquist then made a motion, seconded by Mr. Campeau, to continue the Dixon hearing until September 15, 2022. The **vote** was **unanimous for**.

Mr. Youngquist recused himself and left the meeting. Mr. Carmichael joined the meeting at this time.

**Meeting minutes**

Mr. Noble made a motion, seconded by Mr. Youngquist, to approve the meeting minutes from the July 28, 2022 meeting.

Mr. Youngquist, Mr. Noble, Mr. Carmichael, Mr. Campeau, Mr. Olivieri – **Aye**; Mr. Sheedy – **Abstain**

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

Mr. Olivieri opened The Residences at LeBaron Hills, LLC hearing at 7:12 and read the legal ad into the record. Mr. Resnick then went through a history of the permitting of the project from 2004 up to the present. Mr. Olivieri then asked Town Counsel to give those present an overview of what abilities the Board has, what the Board's role is, and how it incorporates into the 40B process.

Atty. Kwesell advised this is a 40B project which means it can seek waivers from the zoning bylaw to create a project that is 25% affordable. This project was granted in phases, so they have had to return to the Board numerous times. Sometimes these phases have changed, so modifications have been sought. When reviewing a modification request, that is the only thing the Board can consider. With a 40B project, they want to try to work with the applicant to get the best project for the Town. If they deny the project, the applicant goes to the Housing Appeals Committee (HAC), which has an approximate 97% rate of overturning cities and towns. The normal course is to go over what the applicant is proposing and ask for items to be changed, in order to make the project more desirable. Lakeville is currently at about 6% for affordable housing, and would need to be at 10% for Safe Harbor or to be able to say no to a project.

Mr. Mohamad Itani, the developer was present. He advised this project was approved for 386 dwellings. They have built approximately 218 units and have been approved for 279. This consists of Phase One through Five. For this Phase, they are asking the Board to allow them to expand Phase Five to add buildings that are similar, but slightly less in size and volume, and place them between the multi-family building and the condos that are under construction. They would also like to add Phase Six, which would be three 36-unit buildings. This requires the elimination of three single family homes from Phase Three. This will give them 419 total units or 33 more than the original approved.

Mr. Jason Youngquist from Outback Engineering then gave a brief presentation. He indicated on the plan where the expansion of Phase Five would be located. This would be three ten-unit buildings and one five-unit building. These have been designed in a courtyard configuration. They will tie into the sewer system that already exists and will be expanded. Drainage will be below grade, with a small infiltration basin located by the wetlands. He advised that Phase Six is more off of Fern Avenue on the southern edge of the project. It consists of a three-story building and two four-story buildings with the associated parking required. The drainage will be below grade. Infiltration systems will recharge any runoff and will be sent back into the ground water. This will

also be tied into the existing sewer treatment plant. He noted that was built for what is there now and a whole other treatment train gets added as the units increase.

Mr. Itani added for the Phase Five expansion they would like to tie into the existing treatment plant, and they have the capacity. They currently have 66,000 gallons per day capacity, and the two new trains that were added to the community. They have an 18,000 gallon per day train that is sitting idle that can be activated. However, for the buildings on Fern Avenue, they can put septic systems there. He advised that the 200 occupied units are currently using 14,000 gallons per day. They have to go in front of DEP who will then determine what they can do. He noted that if they are able to tie those new buildings into the treatment plant, the cost of maintenance will drop with the addition of more units.

Mr. Olivieri asked what would be in place so the Fern Avenue access would not become a cut through. Mr. Itani replied at one time they had said they would put a gate there and give remote controls to the residents. They could put speed bumps or private property signage not allowing cut throughs. He said one problem with the gate is GPS sends users to the Fern Avenue location. He would like to get feedback from the community for their preference.

Mr. Carmichael asked how many units were affordable. Mr. Itani replied going forward 25% of the units would be affordable. He said typically the market rate and affordables are mixed in at the same time and they happen at the same time. Mr. Carmichael asked if impact statements had been received from other Town Departments. Mr. Olivieri then read the August 1, 2022, letter from the Fire Department into the record. They had no opinion on the overall request, but asked the ZBA to require that Fern Avenue be improved to meet the fire code requirements of a fire department access road.

Mr. Carmichael asked if they had sufficient water. Mr. Itani replied the community was approved to use up to 70,000 gallons a day. They are only using on average 14,000 gallons per day. In regards to a stormwater question, Mr. Youngquist advised they had done a preliminary analysis of the drainage running the calculations to ensure they can accommodate any stormwater runoff. As the plans are finalized, they will create a full drainage report for all the drainage systems. Mr. Carmichael noted that if there was to be rooftop a/c units, he would want them to be screened so as to not disturb the neighbors.

Mr. Noble asked how many of the current units were affordable. Mr. Itani replied it is 25%. Right now there are 70 units that are affordable. If they go to 419, they will need to add an additional 35 units. Mr. Olivieri then asked Atty. Kwesell to clarify what was meant by an affordable unit. Atty. Kwesell explained under the statute and regulations an affordable unit is anything that is less than 80% of the area median income. It is not subsidized or section 8 housing. She then referred to a document that had been provided that the 80% income for a family of four is \$89,350 for the Town of Lakeville. Mr. Itani added that people whose incomes qualify still have to have good credit, jobs, and qualify for a mortgage.

Mr. Noble asked if any traffic impact studies had been done. Mr. Itani said they had not. Usually the Board would request that, and they would then authorize it. There was a traffic study done in 2004, and he said it wouldn't change much. He noted that because there will be a road widening on Route 79, there might be an existing study they can look at from the Town. However, they

would be fine with having the traffic engineer who did the original study to update it to reflect what they were asking the Board for.

Mr. Noble asked what the timeline was for the various Phases. Mr. Itani said it is usually market dependent. The expansion of Phase Five would be one or two buildings at a time. They would probably start with one building for Phase Six and then look at the market conditions. As they sell 50% of a building, they then would start building the other building. Mr. Carmichael said that he would like to see an updated traffic study as well as seeing some specification in regards to Fern Avenue from the Fire Department and DPW. He would also like to see a dark sky lighting study. Mr. Itani said most lighting available is the dark sky.

Mr. Resnick asked if the Board could have a brief presentation on the architectural of the project. The proposed plans were then displayed, and Mr. Itani discussed the two Phases. Mr. Campeau asked how Mr. Itani would characterize the look and feel of the proposed three buildings in Phase Six compared to the neighborhood that is there now. Mr. Itani replied in the original design, the taller buildings were in the middle of the community so they moved them to the side. They did two level multi-families as opposed to the larger buildings. They don't have enough land to fit the 107 units, which is why they tore down the house on Fern Avenue and are proposing to put the building there. They also took out three other single-family house lots to accommodate those buildings. He stated they were proposing 6 one-bedroom units, 6 one-bedroom units with a den, 20 two-bedroom units and 4 three-bedroom units.

Mr. Noble asked for an explanation for the additional units. Mr. Itani replied the idea is they added five and a half acres to this site so they are asking the Board for this 9% more. Atty. Kwesell said that she would first recommend that the Fire Department take a look at both phases for turning radii for the largest fire truck. She asked if any of the units would be rental. Mr. Itani said they are all for sale units. Mr. Olivieri then opened the hearing to public comment and questions.

Mr. Richard LaCamera of the Select Board stated that if Fern Avenue gets used, the road should be brought up to Town standards including drainage. The other thing to take into consideration is the waterline currently in the existing development. That line should be extended down Fern Avenue to tie it in so they have a loop. He would also like to see some 55+ units, Mr. Itani responded most likely they are going to ask Taunton Water to allow them to tie into Fern Avenue. They would have to add another meter that will improve water quality. As far as providing some age restricted units, it would depend on the final approval. If they are only allowed two buildings then he would prefer not to improve Fern Avenue and not do 55+ because that would be an additional cost to incur. However, if they were doing all three buildings, he would think they would be willing to do what Selectmen LaCamera had mentioned. They would still have to look at the final approval for the full picture, but he was not opposed to it.

Mr. Leonard Solana of 29 Pilgrim Road asked what the percentage was of the affordables going to residents of Lakeville. Atty. Kwesell said the Commonwealth does not allow local preference, but they can try to do that through the monitoring agency. Mr. Itani added that they will hire an independent third party who will have some educational sessions in Town. They then have a lottery, which is how the process works. Typically, they then end up with more than half of the applicants either employed or living in the local community.

Mr. Chad Smith of 8 Bunker Lane first received a clarification of the number of units in the project. He then asked if the three buildings could ever be changed from for sale units to rental properties. Mr. Olivieri replied that would be considered a substantial change, and they would have to return to the Board to request approval. Mr. Smith asked if garbage disposals would be allowed in the new buildings. Mr. Itani said their new engineer for the treatment plant prefers that they do not add disposals to the new units. Atty. Kwesell noted that in the past three projects she has done with wastewater treatment plants, pursuant to the regulations, garbage disposals are not allowed. Mr. Smith added that in regards to Fern Avenue, as a firefighter, driving ambulances or fire trucks over speed bumps is not something he would recommend. Signage also does not stop people from cutting through.

Mr. Olivieri recommended the HOA reach out to Mr. Itani or his representatives to see what they can come up with in regards to Fern Avenue. The Board can then re-address those suggestions, as they know it's an issue that needs to be resolved. Mr. Smith said regarding Phase Five and the way it is designed, it looks like it would be hard to get apparatus in there depending on the width. Mr. Itani said a simulation has been done based on the largest truck in Town. Mr. Smith also asked how much water usage increases in the summer. Mr. Olivieri said they could get those numbers for their next session. Mr. Smith asked if there could be a comprehensive study for the wastewater treatment plant based on the number of new units that are going in to see how much water usage would increase. Mr. Olivieri said that will be reviewed by DEP.

Mr. Carmichael asked if they could do a peer review on water and sewerage. Mr. Resnick said he had talked to their consulting engineers about that, but they felt they needed some additional information rather than spending time reviewing these preliminary drawings. They should continue tonight and find out what the issues are and then have Mr. Itani provide the additional information. The Board can then forward it to the engineer.

Mr. Bob Bethune of 24 LeBaron Boulevard asked how a modification could even be requested. Mr. Resnick replied the purpose of these hearings is to review the modification. It is not automatic. They review the drawings and plans, have them adjusted, and request additional information. Mr. Olivieri said the original permit was approved but if the petitioner wants to change it, they can come back and request that. Mr. Behune was concerned that additional Phases would continue to be added to the project.

Mr. Olivieri replied that the developer can come back and ask for additional modifications and increases in the number of units. However, depending on the amount of increase of units, at some point they would have the authority to say no and require a new permit. Atty. Kwesell additionally clarified that the expansion is for 33 units within the area of the development, and the Board has determined it is a substantial modification. That means they are looking at this as if it was brand new. They can go out to peer review and do reviews of architectural, civil, traffic, etc. As far as additional phases, that is not in front of the Board presently. Mr. Behune then asked how these new units would impact the schools. Mr. Olivieri replied that they didn't know who would move into those units, and they could not take that into consideration.

Mr. Behune noted that the roads are in disrepair from the new construction, and it wasn't in the contract that they be repaired. Will they have to pay to repair the roads? Mr. Resnick added that will be part of the review process and conditions that will be attached to the permit. They will

evaluate the existing conditions of what is there, and what was approved in the past. A roadway might still need a top coat which can't be done until construction is complete.

Mr. Christopher Walsh of 2 Putter Way first spoke about the proposed new water connection. He then said the wastewater treatment plant is a bone of contention with a lot of them. With the proposed four-story buildings, it could be a tremendous financial liability to the residents if something were to happen to that plant. Those buildings don't belong there. They are too high and out of character with what is there. Mr. Carmichael asked Mr. Itani if they were concerned with the aesthetics would he be willing to add landscape buffers, strips, screening, fencing, etc. He replied absolutely, and it was usually typical.

Mr. Sheedy then asked what the need was to create the four-story building. Mr. Itani replied, they were going to put an elevator in those building to make the economics work. Usually, when you have over 100 units you can have a resident manager or a handy man. It is more economical to have services on the ground as opposed to hired hands. In regards to Mr. Sheedy's question about adding phases to increase the number of affordable units, Atty. Kwesell replied that for the original permit the 386 units, there needed to be 97 units. For the four phases, there are only 62 units. He is adding phases to make up for the three and four modifications where there were no affordable units. She stated that even if the 33 units are not added, he can still make up those numbers with what he is providing, he just has to provide more affordables. Mr. Itani said they are already at 25% and going forward they would still be at 25%. Atty. Kwesell noted that by providing 33 additional units, the Town would get an extra eight affordable units.

Ms. Karen MacFarland of 36 LeBaron Boulevard felt there was plenty of room left to accommodate those 97 units without doing this additional phase and adding additional land. Ms. MacFarland then discussed the waste water treatment plant. She advised the last upgrade did not go well. Stonebridge continued to add homes to it until it failed requiring it to be pumped two or three times a week, with residents having to pay 50% of that cost. There is also an odor problem with the existing plant. She had taken a tour of the plant with NSU. The operator told her that they were doing about 20,000 gallons per day with the maximum at 66,000, but the optimum is 57,000. The odor problem could be corrected but it would cost approximately \$40,000+ for a filter. Stonebridge has still not rectified that issue. The operator said they are masking the problem but not solving the problem.

Ms. MacFarland also noted that LeBaron Boulevard is a private road. Traffic has increased with large trucks going up and down that street every day. Who is responsible to fix and maintain that after it has been abused by all that heavy machinery? Would Mr. Itani put money into their road reserve fund? Is the Town willing to take them on as public roads? Regarding the buildings, no one likes the look of them. They are too high, and there is nothing like them in Town except by the Train Station. Mr. Olivieri advised that the waste water treatment plant would be reviewed by their peer engineer, and it would be determined if it could handle the additional phases. Atty. Kwesell added that DEP will have the ultimate decision

Mr. Campeau asked who bears the financial responsibility for that system. Mr. Itani replied they have Homeowners Associations and residents are billed based on their water usage. Then they are billed for sewer. The sewer rate is calculated on the expense the plant has for that month. Part of that money goes to a separate account to allow for any failure in the plant. He thought there was



approximately \$500,000 in that account for any emergency or failure. That account is controlled by DEP and cannot be used for regular maintenance.

Mr. David Lodge of 21 Sandy Circle asked if the Board could have the Police enforce no through traffic on Fern Avenue? Mr. Olivieri replied they can ask for an impact statement from the Police Department to see if they have any suggestions on what to do. Mr. Lodge asked if Fern Avenue was extended, would it be built to standards. Mr. Resnick replied drawings would be submitted for the upgrade which would include drainage, as the condition is substandard today. Mr. Lodge also noted that in Phase Five one of the backs of the buildings faces LeBaron Boulevard. It would be nice if there was something design wise that could be done. He agreed that the buildings in Phase Six did not belong there with that design. Could there be four buildings instead of three in order to reduce the size of those buildings.

Ms. Lisa Phillips, realtor for PJ Keating, said her client understands the litigation that went on at the plant, and why the use was abandoned. Her client, who also owns two lots on Fern Avenue, thinks the Town should consider that he is going to have great difficulty selling, and that it will have a negative impact on his property. Mr. Gary Campbell of 14 Hybrid Drive asked if there was a setback dimension from LeBaron Boulevard to the proposed front building on Phase Five. He would like the Board to consider the impact on their properties for the line of sight for those units facing into their backyard, and whatever configuration setback they could impose to minimize that.

Ms. Kathryn Walker of 2 Ironwood Lane asked for a clarification on the 2018 modification, points eight and nine which reference mitigation measures. The developer agreed to provide a sidewalk from Fern Avenue to the Senior Center, but the Town decided they didn't want to do that. What new mitigation agreement has been made, if any? Mr. Itani replied they had received two proposals for the sidewalks, with an average cost of \$240,000. They agreed to make a \$300,000 payment to the Town, but that agreement has not yet been formalized. Ms. Walker asked the Board to consider how they are going to make sure these things that are being promised actually happen. Mr. Olivieri replied if it is in the Comprehensive Permit the Town can make sure it is done, and follow up with the Building Commissioner. He would suggest that whatever she thinks that is in the Comprehensive Permit that is not happening, let the Town know.

Atty. Tom Gay, who was representing Eric and Rebecca Jankins of 84 Precinct Street, asked that the Board consider the following items that had been brought up. If a septic system has to be designed for those buildings, the proximity of a system for that many units to the public water source should be considered. There should be groundwater studies done by the Town's peer review engineer, as well as Board of Health. There should be screening on the property with details on landscaping, fencing, and other things that can try to mitigate this development for an abutter and reduce the visual impact. Atty. Gay stated that Fern Avenue has always been considered to be an emergency access roadway through the Comprehensive Permit history. It was never intended to be a primary access for this site. If there is a way of not committing Fern Avenue to be another primary access point, that would be beneficial to anyone that lives on Precinct Street. If not, a traffic study needs to be done.

Mr. W. Lee Blackburn of 23 Loon Pond Road then read a letter that he had written into the record. Other properties he and his wife owned were 9, 11, 15, 19, and 21 Loon Pond Road. Ms. Lillian Rocher of 18 LeBaron Boulevard said they had been told that school buses would never go down their road. They are now, but she said that the Board has to consider if they are going to use Fern

Avenue that the road is a proper width so there will be no problems. Mr. William O'Connor of 10 Bunker Lane asked what the ordinance was for building height. It was 35 feet. Mr. Itani said their buildings would be about 40 feet. Atty. Kwesell explained that under 40B the developer is allowed to ask for waivers from the Zoning By-law. That height waiver would be included in what they are asking for. Mr. O'Connor asked what the threshold was for the Board to be able to say no. Atty. Kwesell replied there has to be a valid local concern, and it has to be for health or safety reasons.

Mr. Michael Danahy of 8 Bogey Way asked why Fern Avenue had to be annexed to this community. Mr. Olivieri said it was a request, but they had not made a determination. Mr. Danahy said they represent one of the HOA's, and they are questioning the use of Fern Avenue as a means to justify additional buildings. Atty. Kwesell reviewed that the applicant has agreed to provide an updated traffic study which will be peer reviewed by a traffic engineer. A civil review is needed for snow storage, screening, turning radius, architectural, etc. They will also need someone to look at the wastewater treatment plant. Mr. Resnick said that he would have to meet with Mr. Itani and his engineer to provide the additional information so they can have a more comprehensive package to be peer reviewed. They also need to discuss many of the items that have been brought up and how to address them.

Atty. Kwesell suggested at their next regular meeting to accept the proposals from the peer review engineers. They could accept them during the administrative portion of their meeting. Once the applicant funds the peer review account, the review can begin. After they have comments back, they can meet with the applicant again at either the end of September or the beginning of October.

After further discussion, Mr. Carmichael made a motion, seconded by Mr. Noble, to continue The Residences at LeBaron Hills, LLC hearing until October 20, 2022 and receive a peer review update from Mr. Resnick at their September 15, 2022 meeting. The **vote** was **unanimous for**.

The hearing closed at 9:36.

**Documents distributed for the hearing:**

- Legal ad
- Atty. Robert Mather correspondence of July 25, 2022
- Fire Department correspondence of August 1, 2022
- Phase 5 and Phase 6 proposed plans

**Next meeting**

The next meeting is scheduled for September 15, 2022, at 7:00 p.m.

**Adjourn**

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

Meeting adjourned at 9:37.



6

**Town of Lakeville**  
PLANNING DEPARTMENT  
346 Bedford Street  
Lakeville, MA 02347  
774-776-4350

**MEMORANDUM**

**TO:** John Olivieri, Robert Bouchard ✓

**FROM:** Marc Resnick, Planning Department

**CC:** Board of Selectmen; Ari Sky, Town Administrator; Planning Board

**DATE:** August 26, 2022

**SUBJECT:** Adoption of the Mullin Rule

It recently came to the attention of the Planning Department that the Town has never formally adopted the Mullin Rule, Chapter 39, Section 23D. The Mullin Rule allows, upon acceptance, a member of a Board, Committee, or Commission holding an adjudicatory hearing to vote in the matter even though the individual has missed one session, provided certain conditions are met. Please review the attached information and discuss this with your Board, Committee, or Commission at your next meeting.

The Planning Department intends to submit an Article to authorize use of the Mullin's Rule for their public hearings. If your Board would like to be included in this Article, which would be presented at the next available Town Meeting, please let me know. Thank you for your attention to this matter.

**Part I** ADMINISTRATION OF THE GOVERNMENT

**Title VII** CITIES, TOWNS AND DISTRICTS

**Chapter 39** MUNICIPAL GOVERNMENT

**Section 23D** ADJUDICATORY HEARINGS; ATTENDANCE BY MUNICIPAL BOARD, COMMITTEE AND COMMISSION MEMBERS; VOTING DISQUALIFICATION

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Section 23D. (a) Notwithstanding any general or special law to the contrary, upon municipal acceptance of this section for 1 or more types of adjudicatory hearings, a member of any municipal board, committee or commission when holding an adjudicatory hearing shall not be disqualified from voting in the matter solely due to that member's absence from no more than a single session of the hearing at which testimony or other evidence is received. Before any such vote, the member shall certify in writing that he has examined all evidence received at the missed session, which evidence shall include an audio or video recording of the missed session or a transcript thereof. The written certification shall be part of the record of the hearing. Nothing in this section shall change, replace, negate or otherwise supersede applicable quorum requirements.

(b) By ordinance or by-law, a city or town may adopt minimum additional requirements for attendance at scheduled board, committee, and commission hearings under this section.

LEONARD KOPELMAN  
DONALD G. PAIGE  
ELIZABETH A. LANE  
JOYCE FRANK  
JOHN W. GIORGIO  
BARBARA J. SAINT ANDRE  
JOEL B. BARD  
JOSEPH L. TEHAN, JR.  
THERESA M. DOWDY  
DEBORAH A. ELIASON  
RICHARD BOWEN  
DAVID J. DONESKI  
JUDITH C. CUTLER  
KATHLEEN E. CONNOLLY  
DAVID C. JENKINS  
MARK R. REICH  
BRIAN W. RILEY  
DARREN R. KLEIN  
JONATHAN M. SILVERSTEIN  
ANNEMARIE M. HYLAND  
JASON R. TALERMAN  
GEORGE X. PUCCI  
WILLIAM HEWIG III  
JEANNE S. MCKNIGHT  
LAUREN F. GOLDBERG  
MICHELE E. RANDAZZO

JANET HETHERWICK PUMPHREY  
DIRECTOR WESTERN OFFICE

KOPELMAN AND PAIGE, P. C.

ATTORNEYS AT LAW

101 ARCH STREET

BOSTON, MA 02110-1109

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FAX (617) 654-1733

LENOX OFFICE  
(415) 837-4300

NORTHAMPTON OFFICE  
(419) 585-8632

WORCESTER OFFICE  
(800) 752-0203

KATHLEEN M. O'DONNELL  
PATRICIA A. CANTOR  
THOMAS P. LANE, JR.  
MARY L. GIORGIO  
THOMAS W. MCENANEY  
KATHARINE I. DOYLE  
JEFFREY A. HONIG  
GREGG J. CORBO  
RICHARD T. HOLLAND  
ELIZABETH R. CORBO  
MARIA C. ROTA  
VICTOR S. MARSH  
JOHN J. GOLDBERSON  
SHIRIN EVERETT  
JONATHAN D. EICHMAN  
JOSEPH S. FAIR  
LAURA H. PAWLE  
CAROLYN M. MURRAY  
JACKIE COWIN  
BARAH N. TURNER  
JEFFREY T. BLAKE  
BRIAN M. MABER  
CAROLYN KELLY MACWILLIAM  
ANNE C. ROSENBERG  
PETER L. BELLO  
KATHERINE D. LAUGHMAN  
JEFFERY D. UGINO

SEP 13 2006

September 11, 2006

MEMORANDUM TO MUNICIPAL CLIENTS

TO: BOARD OF SELECTMEN/MAYOR/TOWN AND CITY COUNCIL  
TOWN MANAGER/TOWN ADMINISTRATOR/EXECUTIVE SECRETARY

Re: Recent Legislation Applicable to Local Adjudicatory Hearings

Chapter 79 of the Acts of 2006, entitled "An Act further Regulating Meetings of Municipal Boards," took effect on August 10, 2006. The Act inserts a new section in G.L. c.39, G.L. c.39, §23D, which, upon acceptance, authorizes a member of a board, committee or commission holding an adjudicatory hearing to vote in the matter even though the individual has missed one session, provided that certain conditions are met. The Act, if accepted, overturns in part judicial precedent providing that only members present at all sessions of an adjudicatory hearing on a particular matter are eligible to vote on that matter. See Mullin v. Planning Board of Brewster, 17 Mass.App.Ct. 139, 141 (1983). Except as specifically provided in G.L. c.39, §23D, however, the so-called "Mullin Rule" will continue to be applicable.

General Laws c.39, §23D(a) provides:

Notwithstanding any general or special law to the contrary, upon municipal acceptance of this section for one or more types of adjudicatory hearings, a member of any municipal board, committee or commission when holding an adjudicatory hearing shall not be disqualified from voting in the matter solely due to that member's absence from no more than a single session of the hearing at which testimony or other evidence is received. Before any such vote, the member shall certify in writing that he has examined all evidence received at the missed session, which evidence shall include an audio or video recording of the missed session or a transcript thereof. The written certification shall be part of the record of the hearing. Nothing in this section shall change, replace, negate or otherwise supersede applicable quorum requirements.

Memorandum to Municipal Clients

Based upon the language of G.L. c.39, §23D, the statute may only be relied upon in the event that all of the listed conditions are met:

- First, the statute must be accepted either generally for all boards, committees, commissions or authorities holding adjudicatory hearings in the municipality, or for one or more particular municipal entities, as described in more detail below.
- Second, G.L. c.39, §23D may be used only when a board member is disqualified from voting solely due to that member's absence. Accordingly, if a member did not participate in the proceedings due to a conflict, the provisions of G.L. c.39, §23D may not be used to remedy the conflict, or to otherwise authorize the member to vote.
- Third, G.L. c.39, §23D may be used only if a board member is absent from a single session of an adjudicatory hearing. If a member is absent from more than one session of an adjudicatory hearing, G.L. c.39, §23D will not allow the member to vote in the underlying matter.
- Fourth, G.L. c.39, §23D may be used only if there is an available recording or transcription of the hearing at which a member is absent. General Laws c.39, §23D does not, however, require that adjudicatory hearings be recorded or that any recorded hearing be transcribed.
- Fifth, G.L. c.39, §23D may be used only if the member certifies that he or she has examined all evidence received at the missed session.

If even one of these conditions is not met, G.L. c.39, §23D will not be applicable, and the Mullin Rule will prevent the member from participating in the vote. See Mullin, 17 Mass.App.Ct. at 141 (members of a board holding an adjudicatory hearing must attend the hearing in order to be able to participate in the vote).

As noted above, G.L. c. 39, §23D is a local acceptance statute. The statute may be accepted in a town by vote of town meeting or the town council, as applicable, and in a city, by the city council. See G.L. c.4, §4. However, it is not sufficient to simply accept the new law. The statute refers to acceptance for "one or more types of adjudicatory hearings." To properly accept the statute, a municipality must specify in its acceptance vote whether it is accepting the statute for all boards that conduct "adjudicatory hearings" or for particular boards. Although the term "adjudicatory hearings" is not defined in G.L. c.39, §23D, the term is defined for purposes G.L. c.30A, the State Administrative Procedures Act, in part, as "a proceeding before an agency in which the legal rights, duties or privileges of specifically named persons are required by constitutional right or by any provision of the General Laws to be determined after opportunity for an agency hearing." The Massachusetts Appeals Court has also stated that an adjudicatory hearing is one involving "particular persons, their business or property, and their relation to a particular transaction [rather than a question involving] ... governmental policy." Mullin, 17 Mass. App. Ct. at 142-143, citing Cast Iron Soil Pipe Inst. v. State Examiners of Plumbers and Gas Fitters, 8 Mass. App. Ct. 575, 586 (1979). Many types of boards conduct adjudicatory

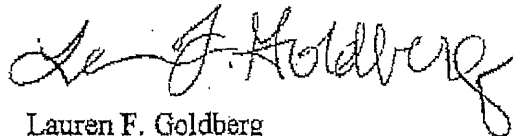
Memorandum to Municipal Clients

hearings, including boards of selectmen, city or town councils, conservation commissions, planning boards, zoning boards of appeal, boards of health, and other local licensing and permitting authorities. Examples of adjudicatory hearings include hearings on special permits, variances, licensing applications, and requests for determinations. Please note that such boards also conduct legislative hearings or meetings, to which the provisions of G.L. c.39, §23D are not applicable. Examples of legislative meetings include meetings at which regulations are promulgated, proposed warrant articles are considered, or other matters of general policy are discussed.

Once a municipality has accepted G.L. c.39, §23D for one or more types of adjudicatory hearings, a municipality may, but is not required to, adopt a bylaw or ordinance requiring minimum additional requirements for attendance at such hearings. A bylaw or ordinance could provide, for example, that G.L. c.39, §23D would be applicable only to adjudicatory hearings consisting of a minimum number of sessions or that a board member could utilize the provisions of G.L. c.39, §23D to cure an absence only a limited number of times during a fiscal or calendar year.

Enclosed are sample warrant articles and council resolutions we have prepared to address acceptance of the statute.

Very truly yours,



Lauren F. Goldberg

Memorandum to Municipal Clients

Towns

All boards holding adjudicatory hearings

To see if the Town will vote to accept, for all boards, committees or commissions holding adjudicatory hearings in the Town, the provisions of G.L. c.39, §23D, which provide that a member of a board, committee, or commission holding an adjudicatory hearing shall not be disqualified from voting in the matter solely due to the member's absence from one session of such hearing, provided that certain conditions are met, or take any other action relative thereto.

Specific boards holding adjudicatory hearings

To see if the Town will vote to accept, for the \_\_\_\_\_ Board, the provisions of G.L. c.39, §23D, which provide that a member of a board, committee, or commission holding an adjudicatory hearing shall not be disqualified from voting in the matter solely due to the member's absence from one session of such hearing, provided that certain conditions are met, or take any other action relative thereto.

Cities/Town Councils

All boards holding adjudicatory hearings

RESOLVED: Be It Resolved by the \_\_\_\_\_ Council of the City/Town of \_\_\_\_\_ that the City/Town accept, and hereby does accept, for all boards, committees or commissions holding adjudicatory hearings in the City/Town, the provisions of G.L. c.39, §23D, which provide that a member of a board, committee, or commission holding an adjudicatory hearing shall not be disqualified from voting in the matter solely due to the member's absence from one session of such hearing, providing that certain conditions are met.

Specific boards holding adjudicatory hearings

RESOLVED: Be It Resolved by the \_\_\_\_\_ Council of the City/Town of \_\_\_\_\_ that the City/Town accept, and hereby does accept, for the \_\_\_\_\_ Board, the provisions of G.L. c.39, §23D, which provide that a member of a board, committee, or commission holding an adjudicatory hearing shall not be disqualified from voting in the matter solely due to the member's absence from one session of such hearing, provided that certain conditions are met.





# Town of Lakeville

Town Office Building

346 Bedford Street

Lakeville, Massachusetts 02347

OFFICE OF  
SELECTMEN  
TELEPHONE 508-946-8803  
FAX 508-946-0112

## Board/Commission/Committee (B/C/C) Application

Full Name: Anthony Joseph Zucco Date: 7/19/22

Home Address: 14 Betty's Neck Road

Mailing Address (if different from above): \_\_\_\_\_

Email Address: anthony@eastcoastgenerator.net

Home Phone: 508-923-4635 Cell Phone: 508-962-1659

Please indicate how you would prefer to be reached by circling:  Email –  Phone(h) –  Phone(c)

### B/C/C Applying To:

- Agricultural Commission
- Zoning Board of Appeals
- Cable TV Advisory
- Conservation
- Energy Advisory
- Historical Commission
- Lakeville Arts Council
- Open Space Committee
- Master Plan Implementation
- Rent Control Board
- Zoning By-law Review Advisory
- Project Review for 43D
- Planning Board, Board of Health

**In addition to this application**, please provide a detailed cover letter discussing your experience and skills relevant to the B/C/C to which you are applying and a resume with your current and prior work/volunteer experience. Please make sure to include any other special abilities or attributes that may benefit the town.

Please be advised that applicants being considered for appointment to a B/C/C in the Town of Lakeville, MA may be subject to background investigation and financial disclosure.

*I understand that participation in a board or committee is strictly voluntary and is not subject to compensation. I further understand that the Town of Lakeville does not discriminate its selection process for committee members based on race, color, religion, national origin, disability, gender, age, military status, sexual orientation, or genetic history.*

*Signing below indicates my understanding of the above disclosures and certifies that the information provided above by me is true and accurate to the best of my ability.*

Signature of Applicant

7/19/22  
Date

Please return the completed application to Tracie Craig-McGee, Executive Assistant to the Board of Selectmen at 346 Bedford Street, Lakeville, MA 02347 or email: tcraig-mcgee@lakevillema.org

## Cathy Murray, Appeals Board Clerk

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**From:** Cathy Murray, Appeals Board Clerk  
**Sent:** Tuesday, September 13, 2022 9:52 AM  
**To:** Cathy Murray, Appeals Board Clerk  
**Subject:** FW: Openings on Boards-Committees  
**Attachments:** lakeville Board Form.pdf

Hi John and Bob,

Attached is an application from Anthony Zucco, who is interested in serving either on the ZBA or Conservation Commission.

*Tracie Craig-McGee  
Executive Assistant - Select Board  
& Town Administrator  
Town of Lakeville  
346 Bedford Street  
Lakeville, MA 02347  
508 946-8803*

---

**From:** Anthony Zucco <[anthony@eastcoastgenerator.net](mailto:anthony@eastcoastgenerator.net)>  
**Sent:** Tuesday, August 30, 2022 11:23 AM  
**To:** Nathan Darling, Building Commissioner & Zoning Enforcement Officer <[ndarling@lakevillema.org](mailto:ndarling@lakevillema.org)>; Tracie Craig-McGee <[tcraig-mcgee@lakevillema.org](mailto:tcraig-mcgee@lakevillema.org)>  
**Subject:** RE: Openings on Boards-Committees

Hi Tracie,

I'm super sorry I didn't get back to you sooner.... Work has been nuts and as I'm sure you know help is scarce... Attached is the Board/ commission application. I would like to get involved with the town in an attempt to provide and apply any of my experiences and knowledge that could benefit us all for the future. I've truthfully never been on any town board/ committee before but I'm sure it cant be that hard to pick up on. The boards I have chosen have the most interest to me, and with my construction background I think I would be able to apply myself best in these fields.

My life story..... I was raised by two hard working parents, my mother was an LPN for 13 years, and went back to school once I was born to pursue her dreams as a hair stylist, and ended up purchasing a Hair Salon in Weymouth where she has been for the past 26 years, and now has 13 stylists that she employs. My father was a master electrician for Consolidated electrical contractors for 7 years, and in 1985 he went on to open his own business Zucco Electrical Incorporated, which he still runs today. It's safe to say I grew up in a blue collar household that taught me my most valuable lesson, to work hard and give anything I did a 110%, also treat people with respect along the way.

I'm 30 years old, raised in West Bridgewater, moved to Bridgewater with my parents at 12 years old, and continued my education in West Bridgewater via a school choice program. After High School I went on to Attend Southern Maine Technical College at be an electrical engineer, and learned quickly that college was not for me, and I was much better off working with my hands. I Came home after my first semester with all my belongings in the bed of my truck (my parents were not thrilled to say the least) but there wasn't a chance I was going back haha. I convinced my father to let me work for him, and I started night school to get my hours for my journeyman electrical license. My father stuck me with his

senior Forman who was an old school electrician in his 60's at the time, and he taught me 90% of what I know today in the trade. Once I got my journeyman license In 2014 I went on to open up East Coast Generator, which at the time was just a division of my fathers company... but has grown to where we are today, appx. 3,000 annual maintenance clients, 7 company vehicles, various heavy equipment machines, 9 employees, and soon to be a second building because we are running out of space fast.

While building the business, I furthered my education and got my Master Electrical license, Hoisting license, became an industrial certified master technician for Kohler Power systems, Briggs and Stratton Power Products, and Generac Power Systems. I am currently working on getting my Real estate license, also taking flight classes to get my private pilots license at some point in the near future, and hopefully get my Home Improvement Contractors license at some point.

In the future, or realistically when the positions becomes available... I would like to apply to become a wiring inspector... I would preferably like to apply in Lakeville once Bob decides he wants to retire, but If the position is filled then I would apply in one of the surrounding towns.

I've Designed and built 3 houses, 2015 I built a colonial in Bridgewater, after completion I found my way to Long Pond with a friend and fell in love with the town and the lake, sold Bridgewater in 2017, and bought a cottage in the Hemlocks, knocked the cottage down and built a new house on the property... met my soon to be wife shortly after I finished the house and in 2019, we found the 9 acre property on Bettys neck road where we wanted to build our dream home, so we sold the Hemlocks home and built again on Bettys neck road where we plan to raise a family.

This is probably way more information than you were looking for, but oh well.

In the long and short of it... I have a strong construction background, the ability to critically think, problem solve, and come up with solutions to overcome road blocks/ issues in everyday scenarios, so I think applying for one of these boards is a great way to be involved in the community and try to make a positive impact on the future of our town.

*Best regards,*

**Anthony Zucco**

**East Coast Generator**

**180 Fireworks Circle**

**Bridgewater, MA 02324**

**[www.eastcoastgenerator.net](http://www.eastcoastgenerator.net)**

**email: [anthony@eastcoastgenerator.net](mailto:anthony@eastcoastgenerator.net)**

**cell: 1-508-962-1659**

**office: 1-774-223-5020**

**"Never Feel helpless during a Power Outage"**

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---

**From:** Nathan Darling, Building Commissioner & Zoning Enforcement Officer <[ndarling@lakevillema.org](mailto:ndarling@lakevillema.org)>

**Sent:** Monday, July 18, 2022 8:49 PM

To: Tracie Craig-McGee <[tcraig-mcgee@lakevillema.org](mailto:tcraig-mcgee@lakevillema.org)>  
Cc: Anthony Zucco <[anthony@eastcoastgenerator.net](mailto:anthony@eastcoastgenerator.net)>  
Subject: Openings on Boards-Committees

Hi Tracie,

I have heard a couple folks asking about openings on Town Boards and Commissions and have been directing them to the Town's website <https://www.lakevillema.org/select-board/pages/current-vacancies-lakeville-town-committees> . Is this a current list or did a bunch of these just get filled?

Anthony Zucco (copied above) is a resident electrician and business owner that is currently looking for a good opportunity to serve. I have worked with Anthony for many years and would not hesitate whatsoever recommending him for any open position that he is interested in.

Can you give him a hand if he finds something that interests him?

Thank you,  
Nate

*Nathan Darling*  
*Building Commissioner*  
*346 Bedford Street*  
*Lakeville, MA 02347*  
*Phone: 508-946-8804*  
*Fax: 508-946-8812*

