



The Commonwealth of Massachusetts
House of Representatives
State House, Boston, 02133-1054

REPRESENTATIVE
NORMAN ORRALL
12TH BRISTOL DISTRICT

STATE HOUSE, ROOM 540
TEL. (617) 722-2090.
Norman.Orrall@MAhouse.gov

March 2nd, 2021

Lakeville Planning Board
346 Bedford St.
Lakeville, MA 02347


Dear Members of the Lakeville Planning Board,

Thank you for your service to the townspeople, particularly during this pandemic. I write to you today regarding the 43D development at the "former Lakeville Hospital". I have been asked by some residents of Lakeville to forward their emails as they indicated difficulty in submitting them to the board. While I have found that the online form submittal is working, I would like to provide all eight of the emails that were sent to my office out of an abundance of caution to make sure their voices are heard. Please find the attached hard copies of the emails.

I would also like to take this opportunity to thank the 43D Committee for their hard work in reviewing all of the elements of this proposal. You have done a tremendous job and our community benefits from your attention to this project.

I stand ready as your State Representative to support the decisions you make in your elected capacity. It has been my pleasure to work with the town and Senator Rodrigues to secure bond authorization for transportation improvements along the Route 105 corridor, and I look forward to continuing to provide support at the State level.

Sincerely,


Representative Norman J. Orrall
12th Bristol District
Serving Berkley, Lakeville,
Middleborough and Taunton



November 24th, 2020

VIA EMAIL

Lakeville Planning Board
Attn: Mark Knox, Chairman
Michelle MacEachern, Permits Coordinator

Re: Letter of Support for proposed redevelopment of the former Lakeville State Hospital

Dear Chairman Knox,

Please accept this Letter in support of the proposed redevelopment of the Lakeville State Hospital. As a resident of the Town of Lakeville, please accept my signature below as a demonstration of support for the proposed project located at 43 Main Street.

Sincerely,

Name: Stacey Bernice Wee Little Monchkins

Address: 216 Main Street

Signature: Stacey Bernice

Name: Brend Fitzgerald

Address: 28 Main St. Lakeville

Signature: Brend Fitzgerald

Name: Daryl S. Bernier

Address: 30 MAIN ST.

Signature: DARYL BERNIER

Name: Michael G. Inema

Address: Horton St

Signature: Michael G. Inema



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Sincerely,

Name: Laura-lee Giberti

Address: 1 Hunters Way

Signature: [Handwritten Signature]

Name: Collin Hunt

Address: 1 Hunters Way

Signature: [Handwritten Signature]

Name: DAVID F. ROOPE, JR

Address: 17 MAIN ST LAKEVILLE, MA 02342.

Signature: [Handwritten Signature]

Name: STEPHEN GILBERT, SFG ASSOC.

Address: 28 MAIN ST. LAKEVILLE

Signature: [Handwritten Signature]



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Sincerely,

Name: RUTH E. PIASECKI

Address: 222 OLD MAIN ST.

Signature: Ruth E. Piasecki

Name: DAVID M. PIASECKI

Address: 222 OLD MAIN ST.

Signature: David M. Piasecki

Name: Jeffrey Bernier

Address: 135 Main St.

Signature: Jeffrey Bernier

Name: Scott Holmes

Address: 54 KINGMAN ST

Signature: Scott Holmes



March 1st, 2021

VIA EMAIL

Lakeville Planning Board
Attn: Mark Knox, Chairman
Michelle MacEachern, Permits Coordinator

Re: Letter of Support for proposed redevelopment of the former Lakeville State Hospital

Dear Chairman Knox,

Please accept this Letter in support of the proposed redevelopment of the Lakeville State Hospital. As a resident of the Town of Lakeville, please accept my signature below as a demonstration of support for the proposed project located at 43 Main Street.

Sincerely,

Name: Erik Stanley

Address: 1 hickory ln, Lakeville MA

Signature: *Erik Stanley*

Name: Patrick Walsh

Address: 36 Central Ave

Signature: *Patrick Walsh*

Name: Christina Dankiewicz

Address: LOT 7A Main St Lakeville

Signature: *Christina Dankiewicz*



November 24th, 2020

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Lakeville Planning Board
Attn: Mark Knox, Chairman
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Dear Chairman Knox,

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Sincerely,

Name: David Bridgwood
Address: 15 Holloway Brook Rd #
Signature: [Signature]

Name: Mary Ann Bridgwood
Address: 15 Holloway Brook Rd
Signature: [Signature]

Name: Julia Dixon
Address: 36 ~~Parkwood~~ Main Street
Signature: Julia M Dixon

Name: Michael J. Murphy
Address: 104 Main St
Signature: [Signature]

From: [Marybeth MacKay](#)
To: [Michele MacEachern](#)
Subject: Support of Lakeville Hospital redevelopment
Date: Wednesday, March 3, 2021 11:56:58 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good Afternoon Ms. MacEachern,

I'm a Lakeville Resident (5 Ruby Drive) of 25 years.

I just wanted to voice my support of the Hospital redevelopment plan.

That current abandoned building is a blight on our beautiful town, the first thing people are greeted with when they enter Lakeville is that eyesore. I drive by every day to and from work and I'm looking forward to seeing a prosperous business replace it, the sooner the better!

A bonus to no longer seeing that wasted space with broken windows is the tax revenue that the facility will bring.

Thank you for your time and effort making Lakeville a better place for everyone!

Best,

HOMETOWN AMERICA
COMMUNITIES

Marybeth MacKay
Recreational Director, Oak Point
200 Oak Point Dr, Middleborough, MA 02346
P: 508.947.3535 | F: 312.205.3169 | W: www.HometownAmerica.com/OakPoint



Come check out our **Monthly E-Newsletter!**

Mark J Bosse'
22 Johnson Drive
Lakeville, MA 02347
508-946-8885

To: Michelle MacEachren

March 1, 2021

Town of Lakeville

RE: Lakeville Hospital Redevelopment Project

Rhino Capitol Developer

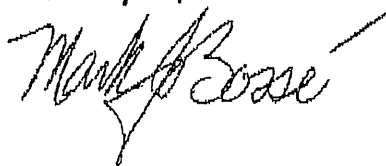
Dear Michelle,

I wish to voice my strong support for this pending project. As a long-term resident of Lakeville, we have watched for decades the wasted existence of the hospital laying dormant waiting for some functional use of this location. The proposed removal of this building and development of a new distribution center would be an ideal solution. More importantly, the needed and welcome source of new tax revenues to our town would be extremely beneficial short and long term.

My office place of business, 45 Main Street, is directly adjacent to this pending project. I believe that the temporary inconvenience to the redevelopment and intended function of the distribution center, does not outweigh the benefit of the short and long term tax revenues our town surely needs.

Please count me and my family as strong supporters for this project.

Thank you,



TO ALL BOARD MEMBERS

Lakeville Hospital, was a state-operated sanatorium located here in Lakeville Massachusetts. The sanatorium opened its doors in 1910 for the treatment of those with tuberculosis. In the 1950s, following a decline in the number of tuberculosis cases, the sanatorium began treating patients with other crippling conditions. Pursuant to recommendation by the Special Commission for the study of the Consolidation of State Facilities, the hospital was closed in 1993.

In 2002, the 73 - acre hospital site, valued at \$5.1 million, was purchased at auction. The owner planned and acquired permits for a large-scale mixed-use development which would include a Stop&Shop, Target, Chili's Restaurant, 100-unit senior housing complex, and office park. The project was terminated when the development team experienced difficulties securing water and sewer service to the site.

In 2010 Sysco, one of the largest food companies in the country, publicly expressed interest in relocating their Norton-based distribution center to Lakeville. The site of the former Lakeville Hospital was identified as a possible location, despite the fact the site was zoned for mixed-use and not industrial purposes. A special town meeting was held on October 18, 2010, in which Sysco's proposals were defeated. During that meeting a resident claimed that he had investors with a better use for the property. Ten years have passed, where are they?

For 28 years since the closure of this property, we as Abutters on Main Street (30 Main Street as Residents and 26 Main Street as business owners) have watched this once pristine property, become the Community Eyesore. From pornography shoots, 3 arson attempts, countless vandalism, and an armed trespasser this past December, is this the mixed-use you would want in your neighborhood?

In closing we support the Rhino Capital Advisors project, located on 43 Main Street, and look forward to this Community Eyesore finally getting cleaned up and developed. Also thank you to all board members and the thankless hours you put in to our community.

RESPECTFULLY

Darryl J. Bernier

Stacey L. Bernier

From: orrall@comcast.net
To: [Michele MacEachern](#)
Subject: planning board
Date: Wednesday, March 3, 2021 10:11:02 AM

Hello,

Please do not postpone the planning board vote to approve the proposed project at old Lakeville Hospital.

The applicant deserves an answer.

Thank you,

Emery Orrall

Rhode Island Road, Lakeville

From: mark knox
To: Michele MacEachern; MacEachern Michele; Nathan Darling, Building Commissioner & Zoning Enforcement Officer
Subject: Fwd: 43 Main Street - Former Lakeville Hospital Redevelopment Project
Date: Wednesday, January 6, 2021 6:01:08 PM

Sent from my iPhone

Begin forwarded message:

From: Mike O'Shaughnessy <Mike@mposesq.com>
Date: January 6, 2021 at 4:42:00 PM EST
To: mark knox <mjknox05@gmail.com>, "Cathy Murray, Appeals Board Clerk" <cmurray@lakevillema.org>
Cc: Robert Mather <rjmather@rjmatherlaw.com>, Paul Turner <ptrealtytrust@gmail.com>
Subject: 43 Main Street - Former Lakeville Hospital Redevelopment Project

Dear Chairman Knox,

On January 5, 2021, Paul Turner, Robert Forbes from Zenith Consulting Engineers and I met with Tyler Murphy and Michael Olson both of Rhino Capital Advisors LLC ("Rhino") and Attorney Robert Mather. The purpose of this meeting was to discuss the concerns raised in my December 23, 2020 letter to the Lakeville Planning Board. The meeting was cooperative and productive and we thank the Applicant's team for meeting with us.

At this meeting, we viewed the rear of the proposed warehouse project from the condominium cul de sac and the second story bedroom of a unit that was being completed. The discussion turned from a 20 foot high acoustic sound wall (as was shown on the sketch that accompanied my letter) to Rhino providing an earthen berm with landscaping enhancements. Mr. Turner suggested to Rhino that instead of the sound wall a better option may be to lower the site elevation 6" to 12" and to use the excess material to construct an earthen berm as a sound barrier. He also suggested that additional plantings on the berm and around the proposed detention basin would soften the view of the proposed building and the proposed detention basin from the condominium project.

Mr. Murphy indicated that his team was receptive to the earthen berm concept and agreed to provide same with additional landscaping but that he needed to speak with members from his team to revise the site drawing and incorporate the berm into the site design. Mr. Murphy indicated to us that given that their next meeting is on 1/7/2021 with the Planning Board it was not likely that they will have plans available before then.

The representations of the folks from Rhino to provide an earthen berm with landscaping enhancements and their willingness to work with us is a positive

response and we look forward to reviewing the revised site and landscaping plans that incorporate these changes.

Thank you

Mike

Michael O'Shaughnessy, Esq.
43 East Grove Street, Suite 5
Middleboro, MA 02346
Phone: (508) 947-9170
Fax: (508) 947-9130
Email: mike@mpoesq.com

Re: [External]: Lakeville Hospital

From: copelandamuffy@aol.com

To: Orrall, Norman - Rep. (HOU) Norman.Orrall@mahouse.gov, copelandamuffy@aol.com

Date: Saturday, February 27, 9:29 AM

Everyone is saying NO to the proposed Lakeville Hospital becoming a warehouse
100 trucks/cars a day. Got it no warehouse

But pray tell do we plunk down in its place?. If it homes like down on Settlers Drive,, very nice
BUT what if it one of these homes Take a spin up 495. Cross over route 24,. Take a squint
to your right at these homogenous new apartment complexes The Lakeville Police will be overtaxed
and the LFD and yes our schools.

Yes to the warehouse
Norman and Corinne



From: [Frederic Carey](#)
To: [Michele MacEachern](#)
Subject: Lakeville Hospital Redevelopment Project
Date: Monday, March 1, 2021 12:00:15 PM

As a Captains Way resident I cannot believe this is happening or how it is even legal. 600 plus cars and trucks everyday 5 traffic lights within a mile and many will use Captains way as a cut across to Rt. 79. Captains Way has an abundance of people walking dogs children and riding bicycles. I am totally against this as all other residents in the area. I have heard no mention of the hazardous materials that are on site not to mention the environmental impact it will have by an unknown tenant. This must be stopped. Permits must not be issued.

Sincerely, Frederic Carey

From: [Chris Poullas](#)
To: [Michele MacEachern](#)
Subject: Lakeville Hospital Redevelopment
Date: Sunday, February 28, 2021 6:54:53 PM

Michelle,

My name is Chrysavge M. Poullas and I am the current home owner of 46 and 44 Montgomery, St. in Lakeville.

I am AGAINST the Rhino Capital Warehouse Proposal. This will have a negative impact for our town. The planning Board should not grant the permit with or without conditions.

I can be reached at 508-947-3750 Or cpoullas@comcast.net.

Thank you for your attention to this issue.

Chrysavge Poullas

Date: March 1, 2021

To: Lakeville 43B Coordinator, BOS, BOH, and Planning Board

From: Richard & Janet Scott

Subject: Lakeville Hospital Redevelopment Project DO Special Permit

A recent article in the Middleboro Gazette, dated February 25, 2021, states, “After a long series of public hearings on the proposed redevelopment of the Lakeville Hospital campus off Main Street, the town’s 43D Review Committee appears ready to approve the site plans and special permit requests needed for the commercial project.” It went on to say that “Planning Board Chair, Mark Knox, running the review committee meeting, set March 4 as the date the panel would review the long list of conditions likely to be attached to the special permit.”

I would like to take this opportunity to note a needed correction to the newspaper story. The reporter mistakenly listed this proposal as a “commercial project”. This proposal is definitely seeking a Special Permit for a fully Industrial site. There seems to be lots of misinformation concerning this project. A peer reviewer, for the Lakeville Hospital Redevelopment Noise Study, referred to the existing hospital property as an “abandoned industrial site”. They claimed “it previously had sound sources on it that were likely much higher than those from the proposed trucking facility on a 24-hour basis.” Having lived across the road from the property for 42 years, we can confirm that it was a hospital property, quiet, having no comparison to an Industrial site, certainly not a trucking warehouse distribution center.

In September 2020, we were informed that there might be an agreement between the Town of Lakeville and Rhino Capital that would be attached to the Special Permit. This agreement would identify the commitments that would be made to protect the town and Rhino from misunderstandings. This was done by National Development in 2005 for their mixed use proposal. We are inquiring if there is any formal agreement, between the Town of Lakeville and Rhino Capital, to attach to the Special Permit so that any conditions or safeguards, required by the Permit, can be legally enforced.

We have also attached a list of conditions or safeguards that we feel should be included, by the Planning Board and 43D Committee, in the final Special Permit.

The MEPA process has identified numerous regulatory requirements that Rhino Capital must meet including, MADOT, MADEP, Town of Middleboro, SE Regional Planning and other state agencies. Considering the many agencies involved and the various requirements the Rhino Capital company will be asked to meet, we have several questions we would like to ask.

Will the MEPA, MADEP, MADOT and other regulatory permits and approvals be included in the Special Permit conditions?

We would like to know how the submitted “**Plan**,” to be approved and conditioned by the 43D Committee, will be continuously updated to reflect the necessary regulatory permits and approvals? In addition, it can be anticipated that the demolition and construction processes will also generate numerous changes to the “**Plan**” submitted to the 43D committee. How will these changes be documented?

Will there be any further review by the Planning Board or 43D Committee as a result of the Building & Occupancy Permits for this project?

Will there be a condition to supply the “as Built” drawings of the Plan before the temporary or final occupancy permit is issued?

We would like to ask these questions in the public hearing so that we can hear the answers, but we were not sure if there would be enough time. In that event, I would like this letter to be accepted into the formal Public Hearing Record and discussed in an open public meeting.

These comments are respectively submitted,

Mr. and Mrs. Richard Scott

From: Casey Simon
Subject: March 4 Vote
Date: Monday, March 1, 2021 8:21:33 AM

Good Morning,

I'm writing as a concerned citizen of Lakeville about the vote on March 4. While I have not lived here for long (5 years total, but 3 years owning a home on Bridge Street), I have come to truly enjoy living here in Lakeville and all that it has to offer. However, the proposed warehouse on the hospital property is not in line with the Lakeville we have come to love. Not only is it way larger than anything in surrounding areas (ex: Christmas Tree)- it is completely opposite of what we were all promised when Masky purchased the property for a mere \$1. The idea of a mixed purpose property; shops, restaurants, homes; that would've benefited Lakeville immensely without having such a large monstrosity.

I understand that at this point, the warehouse is happening. However, the special permit doesn't need to. Keep it limited in its lighting, running hours and size. Don't take away Lakeville's charm. And do not have a vote on zoom where only an incredibly small portion of residents tune in. I completely understand that town meetings don't have a large turnout; but I think if you look at the posts on our town pages you will see that this is not a zoom worthy vote.

Please, take the time to consider that young families like ours moved here for Lakeville's open space, small businesses and charm. I understand that Lakeville must move forward with the times, but the special permit to make the warehouse even more than it should be is not the answer.

-Casey Simon
38 Bridge St.

Dear Mrs. Michele MacEachern,

It came to our attention that the town of Lakeville and 43D committee is planning to allow a mega warehouse to be built on the former Lakeville hospital property and we would like to voice our opinion about that. We have been living in Lakeville for 22 years now and love it here. We also understand that the property should be developed but putting a mega structure there does not seem to match the 2030 Master Plan or resident's comments about what they think Lakeville should look and feel like.

The Master Plan stated in part:

"In the future Lakeville will remain a small semi-rural community We support small businesses as well as low impact commercial use in areas where they will not harm the towns environment or scenic beauty."

Allowing a single mega structure to be placed onto the property does not sound like a development plan for Lakeville. But an easy solution for someone to make a big profit quickly and for the town to collect some revenue. Unfortunately, we could not find any details of this project on the Lakeville website in order to see the revenue impact. However, I would argue since we have a flat tax rate that residential housing, small businesses and restaurants while still preserving some of animal's habitat, would probably bring in a similar revenue stream. Especially when you factor in the additional cost for Lakeville on this kind of business.

2011-2015 report showed the 2nd highest accident rates on RT105 in the area around the hospital. The additional traffic will only make things worse.

Equivalent projects like the Sysco warehouse on RT44 or the Amazon Fulfillment center on RT24 are well isolated from residential neighborhoods. Even if only half the loading bays are constantly occupied, that would mean 65 trucks running 24/7 all year round. Pollution, noise, increased traffic will all lead to residents having to leave the area, property values will decrease and therefor the towns income will be reduced.

This kind of business will not bring more families to Lakeville or increase the amount of school enrollments or contribute to our local businesses' income.

Please do whatever you can in order to stop this or similar project in Lakeville. I also think if the town partitioned the resident's they would rather pay higher taxes than having this as a neighbor.

Thank you for your time.

Best regards,

Julie and Jens Zink

16 W. Vaughan Street

Lakeville, MA. 02347

Date: February 26, 2021

To: Michele MacEachern-Permit Coordinator 43D Committee, Town of Lakeville, MA

From: John Ayers -Resident of 21 Rush Pond Road

Subject: Hospital Project

Attachment: Traffic Risk Evaluation

Dear Michelle MacEachern

I am writing this letter to the 43D committee to express my concerns with the Hospital Project. I want it on the record.

MY BACKGROUND

I am an engineer with over 30 years' experience with project and project risk management. I have managed numerous projects in the defense and construction industries and some in the IT industry. The value of these projects ranged up to \$ 100 M. I authored a book titled **Project Risk Management**, now on sale at Amazon. My second book is due out in April. I have given a number of webinars to PMI (Project Management Institute) receiving up to 10,000 views each. I have written and published dozens of papers on the subject. I write blogs for APM (association for project management). They are Europe's equivalent to PMI. I think this qualifies me to voice my concerns about project and risk management issues on this project.

PROJECT RISK ASSESSMENT

Based on the hearings I have attended and information I am aware of; I have not seen any evidence that the Town or Contractor have done a project risk assessment and no signs that they plan to conduct one. At the Jan 21 planning board hearing, the Contractor project manager asked me what a risk assessment was indicating she had no experience with it. I searched but could not find any project risk management experience on the Environmental Partners website This is unacceptable. A project of this size, complexity and potential impact on the town of Lakeville demands one be

done. It needs to address every aspect of the project including traffic, noise, demolition, construction, drainage system, building design, and other areas.

Traffic

I conducted a traffic risk evaluation based on the traffic analysis conducted by the Contractor. This evaluation, dated February 23, 2021, was sent to the Chairwoman of the 43D Committee under separate cover. My evaluation shows some potentially serious risks especially at the traffic lights at Season's gas station. The road goes from 2 lanes to 1 lane as you proceed through the intersection to the warehouse facility. Every truck coming off rt 495 must go through this intersection to get to the warehouse. This means traffic delays disrupting traffic. Also, a potential safety issue for pedestrians. This risk is being ignored by the Town.

My understanding is that Environmental Partners has a traffic engineer who is consulting for the town. To my knowledge, they did not object to this issue. I believe they did not respond because the traffic analysis conforms to Mass law and regulations. Who is looking out for the interest of the Lakeville residents? It appears no one is.

DEMOLITION OF THE HOSPITAL

Does the Contractor or Environmental Partners have any experience with demolition of a building investigated by asbestos? I searched the Environmental Partners website for demolition experience for building infested with asbestos. I could not find any. Who is going to look after the interests of residents Lakeville? So far, no one.

SUMMARY

The Town, their consultant, Environmental Partners, and the Contractor have no risk management experience. They both do not have demolition experience for a building containing commingled asbestos material throughout it. The project management by the Town and their consultant appear to focus on Mass laws and regulations but not the best interests of the Lakeville residents. Project management oversight needs to be beefed up.

Recommendations:

STOP the project until the following actions have been taken.:

1. Contractor hires an experienced project risk manager to perform a in depth risk assessment for all phases of the project

2. Town of Lakeville hires an experienced project risk management consultant to peer review the Contractor's assessment
3. Environmental Partners perform an independent traffic analysis that serves the interests of Lakeville residents, not just the Mass laws and regulations
4. Town of Lakeville hires an experienced demolition consultant to review and oversee the Contractors plan and execution
5. Contractor generates a demolition plan for the town to review
6. Town project management effort needs to be beefed up by adding another consultant or insisting Environmental Partners improve their oversight.

John Ayers

Abutter

21 Rush Pond Road

Lakeville, MA 02347

February 23, 2020

HOSPITAL PROJECT TRAFFIC RISK EVALUATION

I performed a traffic risk evaluation based on the traffic study report presented on January 21 planning board hearing. It is presented below. Key risks and suggested solutions are presented. The solutions need to be discussed and analyzed before they can be finalized. This by no means substitutes for a complete risk assessment for traffic. It simply highlights some of the major traffic concerns.

KEY TRAFFIC RISKS

Risk: Traffic Delays and Accidents Due to Vehicle Traffic Exiting/ Entering Warehouse facility

Consequence: The traffic analysis assumed there will be no traffic lights at the entrance/exit of the facility. The traffic analysis that was presented in summary fashion at the hearing shows there are no traffic issues. No traffic lights mean high probability of safety issues (accidents) and traffic delays.

Solution: Install traffic lights.

Risk: Two Lanes to One Lane Bottle Neck

Consequence: One abutter pointed out that the lanes go from 2 to 1 as you proceed through the traffic lights at Seasons gas station. The risk is this intersection will become a bottle neck and cause traffic delays along rt 105 in North Lakeville.

Solution: Widen road

Risk: Truck Trips leaving Warehouse Facility Cause Traffic Delays and Accidents at Bridge Street

Consequence: An abutter pointed out that currently there are numerous trucks that use Bridge street to get to Ocean Spray and other facilities. As they turn onto the road, only car traffic (riding on the shoulder of the road) can pass by the truck. The additional warehouse truck and car traffic will cause traffic jams and accidents.

Solution: Traffic lights at Bridge street intersection

Risk: Commuting Traffic to New Train Location Not Included in Traffic Analysis Will Cause Traffic Delays and Accidents

Consequence: The traffic analyst was asked if the traffic analysis considered additional commuting traffic from homes by the current train location to the new location in Middleboro. Answer was no. Risk is numerous traffic issues have been left out of the analysis resulting in traffic delays.

Solution: Review traffic study for assumptions made. Update study accordingly. Put in place corrective action plan as necessary.

Risk: Diverted Traffic From rt 105 Will Overload rt 18 and Rotary Not Included in The traffic Analysis Causing Traffic Delays

Consequence: An abutter asked if the spill over traffic from rt 105 moving to rt 18 and its impact on rotary traffic was included in the analysis. Logic says some traffic will be diverted to rt 18 to avoid rt 105 truck traffic. The additional traffic will disrupt traffic causing delays at the rotary.

Solution: Update analysis and take corrective action with plan if necessary

Risk: New Truck Trips Disrupts Traffic Through Middleboro

Consequence: Today trucks drive unimpeded through Middleboro on rt 105 to get to rt 44. Our town leaders want to eliminate the new projects truck traffic from driving through Middleboro. So, they are specifying that warehouse truck traffic cannot go through Middleboro on rt 105. The risk is truck drivers will ignore the instructions not to drive through Middleboro causing traffic disruption on rt 105 in Middleboro.

Solution: Add large signs just ahead of 495 interchanges warning truck drivers. Take other applicable actions.

John Ayers

Abutter

21 Rush Pond Road, Lakeville MA ,02347

From: copelandamuffy@aol.com
To: Michele MacEachern; copelandamuffy@aol.com
Subject: Re: Lakeville Hospital
Date: Wednesday, March 3, 2021 6:21:25 PM

We do not necessarily want the warehouse, **"what if not the warehouse?"**

300 units, or more Guesstimate 2/3/4 person per unit
Lakeville just added 1,200 new residents More burden on the men, and women in blue of the LPD
More school children

How often do the LPD respond to calls at Kensington Court at Lakeville Station vs, Kenneth Welch Drive?

I listen to the police scanner and it is a rare day when I hear the LPD responding to calls down on Kenneth Welch drive

"I think I was so surprised to read a letter of support." Michele people don't play nice anymore
We are no longer civil to one another. FB is got to be a Vince McMahon wrestling match

Yes I fully understand if we lived in the vicinity of the Lakeville Hospital Not sure
I would want 24/7 truck traffic, BUT do I want the apartments pictured below
that are from Bridgewater? Ask any long time Bridgewater resident, and
they are not happy with these humongous apartment complexes

And a repeat of my previous emails

One other fly in the ointment, How long do you believe the end time will be for completed demo of the
Lakeville Hospital, 2/3 + years? And is the land polluted, is there hazardous waste in the buildings?

This will not be completed overnight, Best Guess before the warehouse, or apartments, or homes
done/did? "4" years

Oh yes I read the opponents of the warehouse are bemoaning more traffic of more MBTA trains? I drove
through
the Lakeville MBTA parking lot on a weekday morning a week ago Lucky if 25% capacity

Copelands
11 Holloway Brook Road
Lakeville



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

From: Michele MacEachern <mmaceachern@lakevillema.org>
To: copelandamuffy@aol.com <copelandamuffy@aol.com>

Sent: Wed, Mar 3, 2021 5:49 pm
Subject: RE: Lakeville Hospital

Hello again,

I think I was so surprised to read a letter of support that I forgot to ask for your last name and street address so I may forward along with your comments. Will you please forward your last name and street address?

Thank you!
Michele

From: copelandamuffy@aol.com <copelandamuffy@aol.com>
Sent: Wednesday, March 3, 2021 8:40 AM
To: Michele MacEachern <mmaceachern@lakevillema.org>; Michele MacEachern <mmaceachern@lakevillema.org>
Cc: copelandamuffy@aol.com
Subject: Lakeville Hospital

1. Warehouse
2. <https://www.apartments.com/axis-at-lakeshore-bridgewater-ma/543q8eq/> 300 units, with probable 3 or more persons per unit that is 1,000 new residents LPD will probably be visiting, <https://www.apartments.com/axis-at-lakeshore-bridgewater-ma/543q8eq/> more often than they would a warehouse And 300 units, and probable 500/600 cars a day

We will take the warehouse

One other fly in the ointment, How long do you believe the end time will be for completed demo of the Lakeville Hospital, 2/3 + years? And is the land polluted, is there hazardous waste in the buildings?

This will not be completed overnight,

Everyone is saying NO to the proposed Lakeville Hospital becoming a warehouse 500 trucks/cars a day. Got it no warehouse

But pray tell do we plunk down in its place?. If it is homes like down on Settlers Drive,, very nice BUT what if it not these type of home? Take a spin up 495. Cross over route 24,. Take a squint to your right at these homogenous new apartment complexes The Lakeville Police will be overtaxed And the LFD and yes our schools.

Yes to the warehouse
Jon. and Corinne

Date: February 18, 2021

To: Michelle MacEachern

From: Janet Scott

Subject: Possible Safeguards and Conditions to be listed on the Rhino Project/ Lakeville Hospital Property DO District Special Permit

I attended the February 18, zoom meeting of the Lakeville Planning Board to hear more about the Rhino Warehouse project purposed for the Lakeville Hospital property. I voiced concerns about the various conditions or restrictions that might be set or attached to the Special Permit for the DO District required for this project.

Mark Knox requested that I send you a copy of the list of conditions that I had heard discussed during the several hearing meetings that I attended. The following items were mentioned by various Board members during those meetings:

1. There should not be any refrigeration trucks or rooftop units.
2. No trucks should travel on Bridge Street.
3. No trucks should turn left onto Route 79.
4. No trucks should use route 105 to travel through the center of Middleboro going to route 44.
5. Truck activity at night should be restricted to the east side of the warehouse building.

More importantly, I also inquired what system would be included for the monitoring and the mitigation for infractions of the stated restrictions. How would residents know who to contact to inform authorities about infractions and who would be held responsible for needed mitigations?

These are concerns for many of the home owners that live all around the site, along Rush Pond Road, Rhode Island Road, South Main Street, Patrick Thomas Court and Lori Lane. Businesses along Main Street may have concerns as well. We appreciate that the Planning Board feels the responsibility of following the Lakeville Zoning By-Law 7.9.1, when considering the issuance of a Special DO Permit. The by-law requires that they apply "safeguards and conditions to prevent detrimental effects and impact upon neighboring properties, natural resources and upon the Town of Lakeville as a whole."

We are eager to hear all the other conditions or requirements the Lakeville Town Boards are considering to be included in this Development Opportunities Special Permit. We were pleased that a Planning Board Member stated that the necessary conditions would be listed at a public hearing. We look forward to hearing those conditions stated and discussed.

I hope the list that I have included will be helpful.

Sincerely, Janet L. Scott
9 Rush Pond Road



Sat 2/20/2021 3:05 PM

Susan <sspieler@comcast.net>

Re: [Lakeville MA] Lakeville Hospital Redevelopment Project (Sent by Susan Spieler, sspieler@comcast.net)

To Michele MacEachern

Hi Michele,

Could you send me a copy of the certificate of Expanded Environmental Notification form? Sounds like it has lots of information action.

I also went back to view the videos of the first 3 meetings I missed. A few more things jumped out at me.

Can the driveway directly across the street from Lori Lane be moved down since those residents will not have a sound barrier? If not, could it be used for visitors only or employees only making a right hand turn? Did I look at the plan correctly that the other driveway is on the right side of the funeral home if you are facing the FH and no where need the Bridge St light? If that is correct, both of those lights will have backups during peak times due to lights at CVS and Bridge St being so close together and the trucks exiting the property.

I'm also curious if the tenant will be a triple net lease or Rhino will be responsible for the upkeep of the landscaping, etc. The landscape designer mentioned something, I believe, about the tenant would be responsible for the maintenance of the landscaping. If that is the case, I hope the tenant will have to be held accountable for maintaining it to the highest standards.

Thank you for your time.

Susan Spieler

Sent from my iPad

From: [Karen MacFarland](#)
To: [Michele MacEachern](#)
Subject: Rhino Capital Warehouse
Date: Wednesday, February 24, 2021 9:26:01 AM

I believe the Rhino Capital Warehouse on the old Lakeville Hospital site will NOT be a good thing for the Town of Lakeville.

Please do not approve this! Thank you.

Karen C. MacFarland
36 Lebaron Blvd
Lakeville, MA

Resident of Lakeville since 1985

Sent from my iPad

From: [Leeann Bradley](#)
To: [Michele MacEachern](#)
Cc: [Barbara Mancovsky \(barbara.mancovsky@rmsmortgage.com\)](#); [Cathy Murray, Appeals Board Clerk](#)
Subject: Middleborough - Lakeville Hospital Redevelopment - Truck Traffic Condition to Special Permit
Date: Thursday, February 25, 2021 5:07:08 PM

Hi Michele,

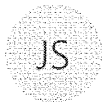
Below you will find a condition the Town of Middleborough encourages the Town of Lakeville to incorporate into the special permit for the Lakeville Hospital Redevelopment project. I will be attending the meeting on March 4. If you have any questions in the meantime, please feel free to reach out to me. Thank you.

Upon confirmation of an occupant for 43 Main Street, representatives from the Town of Lakeville, Town of Middleborough, current/future property owner and current/future occupant shall negotiate, agree to and draft a Traffic Routing Agreement that is acceptable to the above parties and enforceable by the Town Lakeville and/or the Town of Middleborough. Enforcement protocol shall be detailed within the plan. The Traffic Routing Plan shall address truck traffic directed into the Town of Middleborough by and agreement of the parties to prohibit said traffic from utilizing Route 105 as a "cut through" to access Route 44 or any other local roadways in Middleborough that bisect the town and connect with Route 44. Truck traffic shall be primarily directed to Route 495 North/South. Any truck traffic primarily (more than 50% of the deliverable load) for local Middleborough deliveries is excluded.

The parties will acknowledge and agree that in consideration for Lakeville granting this special permit and Middleborough not opposing the permit based on traffic issues, the owner will acknowledge for himself and all successors and assigns, that he knowingly and willfully is waiving his right to use the state and federal roadways to the extent agreed to in the above paragraph. The Town of Lakeville and the Owner/Occupant both agree that Middleborough is a third-party beneficiary to the condition. It is confirmed that the owner of the property is in agreement with this special condition and forfeits any rights to challenge this condition, as this condition was a material inducement to the Town of Lakeville in granting the permit and Middleborough waiving its opposition to the project on the grounds of traffic.

Leeann Bradley
Town Planner
Town Hall Annex
20 Center Street
Middleborough, MA 02346
508-946-2425 ext. 1150

When responding, please be aware that the Massachusetts Secretary of State has determined that most email is public record and therefore cannot be kept confidential.



Wed 2/24/2021 8:43 PM

Jeffrey Soderholm <jeffrey.soderholm@gmail.com>
Lakeville Hospital Proposal Opposition

To Michele MacEachern

You replied to this message on 2/25/2021 8:22 AM.
We removed extra line breaks from this message.

Dear Michele,

I am writing to express my wife and I's strong opposition to the proposed distribution warehouse for the Lakeville Hospital site.

At this point I personally find it difficult to understand how we can allow this to be approved after the residents voted down the Sysco foods distribution center proposal for the same property. Did we as residents of Lakeville not already go to great lengths to get the property re-zoned to its current allowed use to prevent this from occurring?

I also find it hard to believe that Rhino capital has gone to such great lengths of time and investment yet claim to not have a tenant for this proposal. It is my belief that they know and are purposefully hiding the fact of who it maybe.

Of greatest concern is the certain impacts to the quality of life by this massive distribution center that is obviously designed to operate 24/7 within earshot as the crow flies to our neighborhood. In reading the language in the sound study the impression is they are fully prepared to push their noise impact the fullest extent allowed.

Their sound study was not comprehensive enough and absolutely should have been required to allow for more variety for seasonal noise levels based on ALL compass directions of wind and weather. A calm still winters night peacefulness could potentially be destroyed for neighbors by the continuous activity this sight has been designed to endure. At the very least they should be required to expand and record the sound levels under more and varied weather conditions.

Approval of this proposal has the potential to put the Lakeville community into a similar situation that the residents of Milford are experiencing. Their small-town character has been ruined by the distribution center operated by Amazon. This brief article touches on numerous traffic headaches and impacts to quality of life that has been taken away by allowing this to take place in their town-

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpatch.com%2Fmassachusetts%2Fmilford-ma%2Famazon-execs-respond-milford-traffic-complaints&data=04%7C01%7Cmmaceachern%40lakevillema.org%7Cdb3036fb19d247fae15408d8d92ead58%7C742674a9eebd4af69ddf31f78e271c2%7C0%7C0%7C637498141792838493%7CUnknown%7CTWFpbGZsb3d8eyJWJoiMC4wLjAwMDAilCjoiV2luMzliLCBTIl6lk1haWwiLCXVCI6Mn0%3D%7C1000&data=Xg2F6iIFKvrc30gFWAcolEvmnHwIC7TeRRdl%2B1bFGhA%3D&reserved=0>

My wife and I have enjoyed living in the town of Lakeville for many years but are now seriously considering moving out due to the direction it is taking with this proposal and the approval of the recent marijuana growing operations on Kenneth Welch drive that have the smell of body odor emanating and drifting around the local neighborhoods.

At this point we would like to go on record that we do not support this project's approval.

Sincerely,
Jeffrey Soderholm
Resident Captains Way



Thu 2/25/2021 8:36 AM

NANCY S <nancy8041@msn.com>

Lakeville Hospital Redevelopment Project

To: Michèle MacEachern

You replied to this message on 2/25/2021 8:45 AM.

Good morning, Michelle -

I am a resident of Bridge Street Crossing in Lakeville and I would like to express my concerns with this project and the effects it will have on my neighborhood, the value of my home, and to me as an individual.

The amount of noise, light and environmental pollution that is expected from a warehouse of this size operating on a 24/7 schedule is no doubt going to be disruptive to the quality of life for the surrounding neighbors. And, the increase in traffic not only by the substantial number of employees expected, but the high volume of large trucks driving through this residential neighborhood, increases the risk of accidents, pollution, crime, and most definitely significant congestion to the local roads that are already heavily traveled causing trouble for our travels within a small rural town. To go the simple short distance from my house to Rte 495 already takes longer than it should due to the traffic and two sets of traffic lights. With the increase of truck traffic and possible need for more sets of lights, it will be a ridiculous commute to go that short distance when I'm trying to get to and from work with an already exhausting commute. I chose to live in this community to eliminate that type of commute and would not expect the mostly residential friendly town of Lakeville to change that. Neighbors like to walk in the neighborhood, kids and pets play in yards. These activities will all be at higher risk with such a drastic increase in traffic, and less enjoyable with the increase of noise and pollution. There will be an increase of trash and debris left in homeowners yards due to the disrespect of those passing through town going to and from work, whom have no respect for a town they don't live in.

As a neighbor I would like to request the size of this warehouse be reduced as well as the hours of operation limited to standard business hours. This type of warehouse does not belong in a residential neighborhood but rather in an industrial park. If it must happen and can't be stopped, with respect to the neighbors, all measures should be taken to reduce disruption to the quality of life and impact to the residential neighborhood all us neighbors are used to living in. I ask that this project be considered with conditions that take the best interest of the neighborhood into account. Other more suitable options for this property have been passed up to only now allow the worst possible option to move forward. I believe as a taxpayer, it is most considerate to listen to our concerns and help eliminate the negative impact, out of our control, it will have on us and our lives.

Thank you, in advance, for listening to my concerns and helping to find the best solution for the neighbors and taxpayers effected by this project.

Kind Regards,
Nancy Snell

February 22, 2021

Chairman Mark Knox
Project 43D Committee

Dear Mr. Knox and Committee members,

I am writing to you to express my concerns about the proposed Lakeville Hospital project. My husband and I both grew up in Lakeville and it was our goal to be able to buy a home for our children to grow up in the same rural town that we did. We were able to make the goal happen last year. I understand that change is inevitable throughout the years, but a project of this magnitude is not the type of change we need in our town. I am not opposed to development at this site, however, I do not believe this project is in the best interest of Lakeville. I am greatly concerned about the amount of traffic that this proposed project is going to cause.

I travel on Main Street to and from work during the week. Trying to take a left-hand turn onto Main Street from Bridge Street is already difficult. I understand that a traffic light is going in at Bridge Street, however, the additional vehicle and truck flow from this proposed facility is going to create a bottleneck with the 5 traffic lights that will now be within less than a mile. Not to mention that the intersection of Vaughn Street and 105 has had numerous accidents. This facility will cause both main roads traveling from Middleboro to Lakeville a traffic nightmare. Ocean Spray has a detail to assist with traffic, which still becomes extremely backed up. This facility would now create a major traffic issue on Route 105. I understand that there will be conditions for trucks to only exit the facility by taking a left to 495, how is this going to be enforced? Also, how is this facility in conjunction with the large MBTA project combined going to affect traffic? Traffic and accidents in this area will take away from the policing that is well done in our town creating an extra burden on our officers. The amount of parking spaces at this proposed facility is also distressing adding to the truck traffic that will be exiting as well.

This project seems very similar to the previously proposed Sysco warehouse that was voted down by the town. This project in my opinion is the same as Sysco due to the amount of truck bays at this facility and its nonstop hours of operation. I am also concerned that we do not have any idea who this potential tenant will be. How can noise pollution properly be speculated without knowing the tenant? This facility belongs in an industrial park. Local surrounding warehouses that are currently located within an industrial park do not have this many truck bays nor operate 24/7.

Please consider denying this permit, this facility as it stands does not belong at this site and should be located within an industrial park. If the committee allows the permit I hope the amount of truck bays and parking spaces are extremely reduced. The square footage of the facility should be downsized to create more of a buffer for the abutting residents. The hours of operation should be reduced so that it is not a 24/7 facility.

Thank you for taking your time to read my concerns outlined in this letter.

Respectfully,

Nicole Bartlett
28 Montgomery Street

From: [Contact form at Lakeville MA](#)
To: [Michele MacEachern](#)
Subject: [Lakeville MA] Lakeville hospital site RHINO (Sent by Patricia wrenn, Patwrenn@yahoo.com)
Date: Monday, March 1, 2021 10:21:57 AM

Hello mmaceachern,

Patricia wrenn (Patwrenn@yahoo.com) has sent you a message via your contact form (<https://www.lakevillema.org/user/2846/contact>) at Lakeville MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.lakevillema.org/user/2846/edit>.

Message:

The town should postpone everything having to do with this project until we are allowed an in person vote! Zoom meetings are NOT cutting it!

Thank you
Pat wrenn

28 Feb 2021

Re: 43 Main Street, Lakeville Hospital Site

To whom it may concern:

Please read the attached letter regarding the Lakeville Hospital / Rhino Capital project at the next meeting, March 4, 2021, into the Public record, and forward to any appropriate parties.

Thank you

Mary Murphy
2 Lori Lane
Lakeville, MA 02347

Town of Lakeville

43D Committee
Selectmens Office
Planning Board
Zoning Board
Board of Health
Conservation Commission

Re: 43 Main Street. Lakeville Hospital Property

28 February 2021

As an abutter to the Lakeville Hospital site, I am respectfully asking the Town to NOT approve this "redevelopment" project as proposed. I believe the project is too large for the site, with too many negative implications to traffic, noise, and emissions, and very few reasonable offers of mitigation being offered by Rhino.

Contrary to what others have experienced, as one of the residences MOST impacted by this project, I HAVE NOT been contacted by anyone from Rhino, or their engineers, despite having sent an email requesting a conversation with Tyler Murphy thru their project website sometime back in January.

After having attended the meetings via Zoom, I am apprehensive and very disturbed that NO mitigation for any impacts to my property has been proposed; in fact, none even seems to have been considered. No baseline sound studies have been done by Rhino OR the Town for Lori Lane, which will be critical for future enforcement. Once the facility is operating, the chance to establish a TRUE, UNBIASED baseline sound level is long gone, removing an avenue the abutters could use to seek remedy in the future, for harm we can realistically predict now.

And the fact that the Town has excluded 5 of the houses on Lori Lane from abutter notification is unconscionable. The seven households on Lori Lane, as well as Patrick Thomas Court, and at 36 & 38 Main Street, have the UNIQUE "privilege" of being the only 10 households in the entire town who will have to deal with the gauntlet of trucks and employee vehicles EVERY SINGLE time they leave or go home. Everyone else in Town has the option to detour by another route in & out of town. While I understand the abutters list was created by a 300-foot radius, the moral, and ethical thing to do was include 3,4,5,6, and 7 Lori Lane, as well as Patrick Thomas Court, in that list, since they have NO OTHER route to get to their homes, except past this project.

The trucks are my major concern, what with their engine idling noise, possible refrigeration droning, their accelerating and decelerating noises, their back up beeps, their headlights shining into my house and their diesel emissions, not to mention having to navigate into and out of Lori Lane in the midst of all their activity on and off the site. I would suggest that the Bridge Street or easterly entrance to the facility be designated as the sole driveway for tractor-trailers, and the driveway opposite Lori Lane used for passenger vehicles only. This would curtail most of the worst truck impacts to my property as well as serve to limit the length of a potential truck lane west from the lights at Rt.79, which I feel should also be considered to improve the traffic conditions near the site.

Should the excess car traffic prove to be overwhelming to those trying to enter or exit Lori Lane, a traffic light should be considered for the safety of all; or, at the minimum, a traffic detail, such as the one at Ocean Spray on Rt. 18.

I also think **all** night-time operations, 7 pm to 7 am, should be limited to the east side of the building. This one requirement would go a long way at reducing impacts to sleeping residents at Lori Lane AND at Rush Pond Road.

In closing, to say I am dismayed over yet another Sysco-type project being considered for the Hospital property is a huge understatement. I understand the need to develop the Hospital site, but a project that would benefit the entire town, such as retail or age-restricted housing or a combination thereof - what was proposed by National Development, for instance- would be preferable to a trucking/warehouse facility, which only serves to benefit itself, to the huge detriment of abutters. I do not understand how an Overlay District can be allowed to change the underlying Zone. This site is NOT zoned for an Industrial use, and the Overlay District should not be allowed to change that. This is an example of spot-zoning, to the benefit of one person/entity. The Town's zoning by-laws suggest that it is incumbent upon the Town to protect all its citizens.

Relative to that is the meeting format being used to discuss this project. Besides the technical challenges posed by the use of "Zoom", using an online-only format to discuss a project of this magnitude has been grossly unfair to the citizens of Lakeville. At a traditional, live, in-person meeting, **ANY** resident is allowed to attend and comment on the proceedings. At these Online meetings, only abutters are given the access codes to attend; the rest of interested citizens have to watch via Facebook. Although they can submit written comments, this tends to limit discussion- one can only type so much, so fast as the meeting proceeds, and discussions go back & forth. Furthermore, the meeting Chairperson seems to have imposed time limits on how long abutters are allowed to speak, chastising some for taking up too much time, and causing the meetings to extend too long, which leaves a distinct impression that the Town wants to stifle all opposition to this project.

There does not seem to be easy or logical solutions to mitigate the traffic, noise and lighting impacts caused by the tractor trailers inherent to this project, but if this project is approved, all of those impacts will cause irreparable harm to my property value, my enjoyment of my property and to my health.

Trying to live in my house under such unrelenting onerous conditions will quickly become unbearable and stressful.

Thank you for your consideration.

Sincerely,

Mary E. Murphy
2 Lori Lane
Lakeville, MA 02347

From: [Contact form at Lakeville MA](#)
To: [Michele MacEachern](#)
Subject: [Lakeville MA] Lakeville hospital property (Sent by Kerry Palaiologos , Ksuegp@hotmail.com)
Date: Monday, March 1, 2021 11:26:21 AM

Hello mmaceachern,

Kerry Palaiologos (Ksuegp@hotmail.com) has sent you a message via your contact form (<https://www.lakevillema.org/user/2846/contact>) at Lakeville MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.lakevillema.org/user/2846/edit>.

Message:

Hi Michelle ,

I wanted to voice my opinion on the upcoming vote for the industrial project that is going in at lakeville hospital property.

I do Not agree with having an industrial complex at that site. I was born and raised in lakeville and I am a local business owner located on Main Street in lakeville.

There are so many concerns with having a industrial complex there , the traffic alone is going to be a major problem . It is hard enough for our patients to leave our office now , when the train traffic is getting out never mind when all the employees and trucks are present if this is passed . It will be a NIGHTMARE! People with children live in this area still , lakeville is loosing its small town charm . I know some change is necessary but this is going way to far .

We are loosing our beautiful town and I don't understand how in good conscience, the planning board can approve this project !!!!! It's Not good for out town !!!!!

Thank you for your time .

Kerry Palaiologos

From: [CLIFFORD CHAUSSE](#)
To: [Michele MacEachern](#)
Subject: Lakeville hospital project
Date: Sunday, February 28, 2021 5:26:39 PM

Cliff and Nancy Chausse 1 old bridge street lakeville. We are opposed to the above project

Sent from my iPhone

From: [Allie C](#)
To: [Michele MacEachern](#)
Subject: Lakeville Hospital Property
Date: Sunday, February 28, 2021 7:24:42 AM

To whom it may concern,

I have live on Bridge Street my entire life and I believe a development such as a warehouse of the capacity that Rhino is looking to build will be detrimental to the surrounding neighborhood and to Lakeville due to the size, the increased noise, light pollution as well as the traffic and overall look of Lakeville Main St. A few years before the property was purchased by Derek Mandy, the town voted NO to turning the land into an industrial zone. Then a couple years later it was changed to DO, Derek purchased it and Derek himself was the chairman of the board of selectman when it was sold to Rhino. It was as if the towns people were not listened to! This is an extreme conflict of interest and the town needs more time to come up with a better solution that doesn't benefit only Derek. Derek has been flip flopping on his intentions since he purchased it. There are other people in this town who want their voices heard and Rhino is NOT what we want going on that property. PLEASE RECONSIDER THIS SPECIAL PERMIT!

Thank you,
Allison Caswell

From: [Aimee Avila](#)
To: [Brian Day](#); [Lia Fabian](#); [Michele MacEachern](#); [Richard LaCamera](#)
Subject: Lakeville Hospital Postponement Request
Date: Monday, March 1, 2021 8:20:31 AM

Good morning,

I would like to request a postponement of the meeting for the Rhino Warehouse.

As a fairly new and young Lakeville Resident, I can see that this would severely and negatively impact this beautiful town.

While I do understand this town needs growth, as all towns do, there are several other proposed projects that would also bring in a variety of issues including, but not limited to, pollution, traffic, noise and safety issues.

There are many creative alternatives that this warehouse could be used for, which could also bring in a positive amount of traffic and keep locals happy. To be honest, I believe the townspeople would be willing to help and add positive input if they had the option and opportunity to. I'm happy to provide some alternative, lucrative solutions if requested.

At a minimum, I would request that the meeting is open to the public and not only the abutters. As COVID restrictions are easing, it is very possible to create a meeting space for those who are willing to attend. Additionally, COVID has taught us and provided us with many alternative forms of communication, in which the meeting could be held and open to all who were interested in attending.

As it currently stands, I've always said I would never move out of Lakeville since becoming a resident. With all the proposed changes, and the inability to add input from the townspeople, I know that myself and many other currently happy residents would leave this town.

What makes Lakeville great is its quiet nature, ability to grow and adapt, and the community it has. Without the community, or neglect for the opinion of the community, Lakeville would not be the town it is today.

A postponement does not necessarily mean the projects ceases, instead it is a time to receive the valuable opinion of those who make up the town, and their ability to add to the character of this town.

Thank you for your time, please let me know if you have any questions or comments.

Best,
Aimee

From: [Amy Dow](#)
To: [Michele MacEachern](#)
Subject: March 4 planning board meeting zoom link and concerns
Date: Wednesday, March 3, 2021 7:35:11 AM

Hi Michele my name is Amy Dow I live at 1 Nelsons Grove Rd, and I would like to express my concerns about the development of the hospital site.

I live in North Lakeville my backyard sits approximately a couple hundred feet back from Main Street. As I am writing this from inside my house I can hear the traffic on Main Street. I feel that developing the hospital property into a trucking warehouse that is going to bring additional large trucks to the north end of Lakeville is not well thought out and seems to appear as all of this has been motivated by financial gain for the previous owner. I also might add that it does appear very shady for the previous owner had access two information about this location because he was a selectmen before buying the property. There are a lot of things that don't add up here but I think the most important thing is that this is going to severely impact the north end of Lakeville with traffic problems and noise from the large trucks.

I would like to attend the March 4 planning board meeting and I am asking for the zoom link.

I would also like to ask a couple questions so I am submitting them now I do not know if you were allowed to submit them or ask them during the zoom meeting.

First question: I would like to know what the steps have been to include the Middleborough and Lakeville highway department in this process of determining how the traffic is going to flow out of the former Lakeville hospital property site once it is developed into a trucking warehouse.

My second question is: are there any other tracking warehouses that are allowed to operate 24 hours a day outside of our industrial parks?

Thank you for your time can you please forward this on to all of the other planning board members and the board of selectmen per my request.

Amy Dow

Date: February 28, 2021

To: 43D Coordinator, 43D Committee, BSO, BOH, Con Com

From: Richard Scott

Subject: Noise Public Hearing Facts Not Included in the Formal hearing Record

On January 7, 2021 Public hearing #3 took place via Zoom for the Rhino Capital Lakeville Hospital Redevelopment Project at 43 Main Street in Lakeville. Noise was the last item on the agenda. At the meeting it was revealed that Environmental Partners and Rhino Capital sound Engineers had communications that were not made available to the public or discussed in the Public hearing. I requested the information and received it after the hearing.

On January 21, 2021, at the Public hearing #4, after the Traffic discussions were complete, I attempted to discuss and ask questions on the EP and Rhino Noise communication I had received and was told I could not do that and I must "STOP". I want to assure the 43D committee and Planning Board that my comments would not have required an additional 45 minutes.

There has been very little opportunity to hear and discuss the results of EP peer reviews in general and no discussion regarding this noise letter to allow the "Fact Finding" hearing to have this information available to the public. I have included that letter for your review.

I have therefore prepared a letter and submit it to discuss its contents for consideration for Noise mitigation controls in the "Special Permit". I am asking that it be included in the public hearing record and responded to by EP, Rhino and/or the 43D Committee before the conclusion of the Public hearings.

I have not heard anything in the Public hearings regarding Noise from the BOH who has noise enforcement authority and responsibility. I understand that MADEP will not respond to noise complaints from the public unless the BOH has been notified. I am requesting the BOH say something about how noise should be managed by the developer, Rhino Capital before the conclusion of the Public hearings.

I have provided numerous documents showing how this mitigation can be accomplished but as of today I have not received a response. This may be an oversight or intentional, regardless, it is arbitrary.

A brief discussion of the letter from Tech to Ep dated follows:

I will highlight those items I am concerned about and my comments will appear in blue.

From: [Jon Markir](#)
To: [Michele MacEachern](#)
Subject: Objection to planned Lakeville Hospital development
Date: Wednesday, March 3, 2021 7:14:50 PM

To whom it may concern,

We are writing to inform you of our objection to the planned development at the existing Lakeville Hospital site. While it's true that the town could benefit from development of this property, we think it is important to consider the impact to the community, especially the abutting neighborhoods. There are probably many residents who live miles away from the property who are happy to see something finally done there, without regard to what the intended use will be, however abutters may feel quite differently based on the plans as described. It is our feelings that a 24 hour a day, seven day a week commercial/industrial operation will have traffic, noise, and light pollution amongst other significant impacts on our local neighborhoods, while bringing little value to the people who live there. It seems that there are many other ways to develop the site that could enhance, rather than diminish the relatively quiet lifestyle that we have come to relish.

I'm sure everyone will recall several years ago what this town went through while ultimately deciding that Sysco Systems would not be a good fit in our local community. That decision was based on all the factors that are in play now. We are not sure why a facility such as what is proposed to be built, has any less impact on the town as the Sysco Systems project would have had. If this is the path the town is going to travel, we should have just decided that Sysco was an acceptable solution all those years ago.

Sincerely concerned abutters,

Laurie Barone
Jonathan Markir

20 Captains Way

From: Troy Leavitt
To: Michele MacEachern
Subject: Lakeville hospital redevelopment project
Date: Wednesday, March 3, 2021 9:07:55 AM

Hello-

I'm a Lakeville resident and want to voice my concern with the project. As a taxpayer from this town I would like you to consider rejecting this proposal. It will add to the following problems to the town...

-this is not an industrial zoned area.

-traffic

-noise pollution

-light pollution

-smog pollution

-X-Tra wear and tear on our roads

-a lot of unhappy residents that love this small town just for that reason, it's a small town.

Best regards,
Troy Leavitt

From: [jennessa1121](#)
To: [Michele MacEachern](#)
Subject: Lakeville Hospital redevelopment project
Date: Tuesday, March 2, 2021 11:01:35 AM

Hi Michelle,

I received your notice today. I disagree with the project. We already have enough traffic on 105!! How can I help?

Jennessa Stafford
88 Vaughan St, Lakeville, MA 02347

From: [Kara Ayers](#)
To: [Michele MacEachern](#)
Subject: Lakeville Hospital Rhino Warehouse Project
Date: Wednesday, March 3, 2021 4:58:01 PM

Dear Michele MacEachern and other members of Lakeville Planning Board,

I am writing this email to express my opposition and disapproval of the proposed Lakeville Hospital/Rhino Warehouse Project. I am calling this project SYSCO number 2, although the town was able to vote on that proposal. This is so different from Mr Maksy's 2017 proposal. I am one of the many abutters living on Rush Pond Rd. I grew up in Lakeville on Rush Pond Rd and have recently moved back to the same street so my daughter can enjoy growing up in this quaint rural town of Lakeville that we have grown to love. If this proposed project moves forward we will lose that feeling of being a quaint rural town. I can only imagine the excess noise levels, increased traffic on route 105 and connecting roads, as well as the increased air pollution with the increased truck movements in and out of the hospital land. As it is now, we are dealing with the temporary disturbance of the new condos going in just off route 79 near intersection of 105. However, those building noises and shakes of our house will be temporary. This project would be permanent. I do not want route 105 or other connecting and surrounding roadways to become the next Rt 44 with the immense daily traffic that it endures. There already has been increased traffic on route 79 and route 105, especially with the T station traffic and all the new condos being built off route 105. It would be devastating to change this picturesque town into the next up and coming city. I am asking to please reconsider moving forward on the proposed Lakeville Hospital/Rhino Warehouse Project. This is not the right move for this town!

Respectfully,

Kara Ayers

From: [Elizabeth Sypher](#)
To: [Michele MacEachern](#)
Subject: Lakeville hospital
Date: Wednesday, March 3, 2021 10:38:40 AM

To all Members of the Lakeville Planning Board.
The purpose of this email is to express my disapproval of the Lakeville Hospital / Rhino Warehouse Project.

It is very similar to the SYSCO Project that Lakeville Voters sounding rejected. Furthermore, it is so different than what Mr. Maksy proposed at the 2017 meeting. At that time, he proposed a "Campus of Shops with mixed use Commercial and over 55 residences."

I ask all of you to reconsider your decision to move forward as proposed.

Liz and Pat Sypher

8 Captains Way
Lakeville

From: Daniel Cooney
To: Michele MacEachern; Cathy Murray, Appeals Board Clerk; Mancovsky Barbara
Cc: Christine Cooney; Daniel Cooney
Subject: Lakeville Planning Board - Main Street
Date: Wednesday, March 3, 2021 3:06:46 PM

To the Lakeville Planning Board,
RE: Heavenly Concept meeting and Rhino Warehouse project

Firstly, I would like to thank you all for your service to the town and for allowing us to present our concept of building a small business office/ storage facility with one dock-door on Main Street. I appreciate your honest attempt at providing useful feedback. The task you face as a board, working with bylaws that never seem to get updated or clarified seems challenging.

What we learned from our meeting with you is that if we have any hope of bringing our small, low-impact, import business operation here to Lakeville, we will need to invest quite a bit of time and money, and jump through many hoops to even possibly bring a bylaw variance vote to a town meeting. The earliest this could happen would be in the fall, but more likely a year from now, with no guarantee at all of positive results. Unfortunately for the town, and sadly for most small businesses like ours, this kind of costly delay will probably keep us from achieving our goal, as it just doesn't seem like a wise gamble.

Ironically, you are about to vote on whether or not to endorse the Rhino warehouse project located almost directly across the street from our little proposed import office/warehouse. In contrast to our 10k sq ft. project concept, they want to put in a 9 acre warehouse distribution center truck depot with 130 dock-doors and be open 24/7, and no town meeting is required.

In our opinion, the Rhino project is way too much for that neighborhood and site. If you allow it at all it should be restricted to half the size with some limit to the hours of operation. It is essentially the same project as the SYSCO Project with less land, which Lakeville voters firmly voted against with a record-setting turnout for a town meeting. Additionally, it has nothing to do with what Mr. Maksy proposed at the 2017 meeting, when he all but promised a - "campus of shops with mixed use commercial and over 55 residences."

We strongly urge you to limit the negative impact on our neighborhoods and roads.

Sincerely,
Daniel & Christine Cooney
59 Main Street
Lakeville, MA

Daniel Cooney
Heavenly Spirits
www.heavenlyspirits.com
508 947-9973

BFA, MFA, Lifetime Member, Compagnie des Mousquetaires d'Armagnac

December 28, 2020

Mr. Tyler J. Murphy
Head of Construction & Development
Rhino Capital Advisors LLC
33A Commercial Wharf
Boston, MA 02110
(508) 367-0631
tyler@rhinocapitalllc.com

Ref 4597

Re: Lakeville Hospital Redevelopment Noise Study – Peer Review Response to Comments

Dear Tyler:

Below is Tech Environmental, Inc. (Tech) response to the comments from the Lakeville Hospital Redevelopment Noise Study – Peer Review letter from Epsilon dated December 16, 2020. Overall the comments were very helpful. They identified areas where we could expand and clarify our study approach.

Presented below are our point-by-point responses to the questions/comments in the Epsilons peer review letter.

1. *Existing condition sound level measurements were taken in September 2020. The text in the report states the sound levels were measured over a five-day period, however, the text also says data were collected from September 14, 2020 through September 23, 2020 (10 days). This discrepancy should be clarified.*

To clarify the discrepancy, the existing condition sound level measurements were collected over a ten (10) day period from September 14, 2020 through September 23, 2020. The five-day reference was incorrect. We have amended our report to include this correction.

No Comment

2. *Please clarify that the “average ambient L90 sound levels” in Table 3 were averaged over every day in the measurement program. For example, the L90 from 1:00 AM-2:00 AM was arithmetically averaged across the entire 10 days.*

Yes, as stated in the comment above, the average ambient L90 sound levels were arithmetically averaged over the entire ten-day period. We often will either average the data or take the lowest. In this case taking the lowest would not be representative of historical or future conditions. The current average conditions that were monitored are artificially low for a two primary reasons:

I am not sure that taking the lowest would not be representative. The site has been closed for 28 years, and remained very quiet. When it was operational, it was also very quiet. We have lived near it since 1978 !

- (1) **The background conditions collected are lower than usual because of less traffic on the roads today during the pandemic, especially when all residents are encouraged/required to stay home during overnight hours. As a result projecting future truck traffic and RTUs**

While the background has increased in the last 28 years, due to traffic on Rt. 495 and the MBTA today's sound is representative of current ambient background conditions.

Lakeville Sound Study

While the pandemic may reduce the noise during the day, it really has not changed the evening and night that much. Moreover, the noise ~~now~~ and before the pandemic is much higher than it was in 1992, when the hospital closed. The 2005 and 2010 background data may be available from National Development or Sysco planning studies.

The Tech Environmental response is incorrect. The Lakeville Hospital was **** NEVER ****an INDUSTRIAL SITE

The sound sources were very minimal both day, evening and at night!

The point is well stated, however, the Developer has said "it will be an unconditioned warehouse" at it is a problem.

operating compared to the average sound measured is more than representative of reasonable worst-case.

Since the data is not currently available to me for independent analysis, it is not possible to determine the difference in taking the lowest, average, or median approach.

2) The existing site is not a virgin site but an abandoned industrial site. It previously had sound sources on it that were likely much higher than those from the proposed trucking facility on a 24-hour basis, but these were abandoned some time ago. The proper conservative assumption is to assume that the site background is as-is, in its current abandoned condition, even though the intent was never to restore this site to virgin land. Therefore, treating this site like virgin land and setting up the long-term sound meters within the abandoned property, and averaging this artificially low background sound as the baseline is more than representative of reasonable worst-case.

the response provided is not correct. Boards have been given the MADEP regs for ambient background calculation. They will be able to see that it is clear that the proper procedure has not been followed for calculating the ambient background level.

3. The sound study assumed three (3) mechanical rooftop units (RTUs) for the building which could all be operating simultaneously at maximum load. This is conservative and appropriate. No sound power level (Lw) data for the RTUs were provided in the report. Even though detailed design is not available at this stage of permitting, it would be useful to know what Lw value was assumed in the sound model. In particular, if a "low-noise" model was assumed, and the RTUs are a potentially significant sound source off-site, then "low-noise" units could be included as a condition of approval.

By neglecting this noise source, this noise study does not address the potential noise that is high above the berm that is there to protect the nearby residents. Also, Internet research shows that many warehouses are hot in the summer. The MADEP reviewed the current project, stating that it does not provide a high level of insulation.

As noted by the reviewer, details of the RTU units' designs are not available at this stage, so Tech assumed a sound power level of 76.7 dBA for each of the three (3) mechanical rooftop units (RTU). These RTU units are to be used solely for heating and ventilating the warehouse. Tech also asked the question posed by the reviewer with respect to air conditioning and we were told to assume that it will be an unconditioned warehouse. The units are heat only units, and not "Low-noise" heating and cooling units.

By not including this noise source, the project is not providing mitigation and abatement of this stationary roof top source.

4. No mention is made of any rooftop refrigeration equipment. In the event the ultimate tenant utilizes refrigeration equipment, these should be added to an updated sound study since they are potentially significant sound sources which may operate 24-hours per day.

This item should be a condition of the Special Permit.

Again, Tech is in complete agreement here with the reviewer. Tech asked a similar question at the start of this permitting effort with respect to roof-top equipment. Tech was told that although the future tenant has not been selected, it is not going to be a tenant that would require refrigeration.

5. Tables 4A-4C and Figures 2-4 in the TEI report present the total "Sound Level impact of Project." Presumably this includes all contributions from the RTUs, passenger car traffic, truck traffic, truck idling, and truck back-up beeper noise. There is insufficient detail in the results to determine which source(s) are the primary contributors to the community. An additional table should be provided for each scenario (day; evening; night) breaking down total Project sound levels into their constituent components.

Tech is always willing to provide more numbers and data. Tech did not do so initially to try to limit confusion. Tables 1-3 below present each scenario (day; evening; night) broken down by each sound source sound levels impact at each sensitive receptor location.

TABLE 1

The tables identify roof top units, passenger cars, truck traffic, and back-up alarms. Each of the table source items is an opportunity to provide necessary noise source controls. The controls can be Equipment hardware, operational controls and/or administration control. The developer has "modeled out" of providing these controls by saying our analysis shows no increase above 10 dBA . (decibels)

These tables should have been provided to the town of Lakeville and in the MEPA EENF as part of the original sound study submittal.

PREDICTED SOUND LEVEL IMPACTS FOR EACH SOUND SOURCE FROM PROPOSED WAREHOUSE DEVELOPMENT AT 43 MAIN STREET, LAKEVILLE DAY TIME (6:00 AM- 5:59 PM)

Sensitive Receptor Location	Rooftop Units (dBA)	Passenger Cars (dBA)	Truck Traffic (dBA)	Truck Idling (dBA)	Truck Back-Up Beeper (dBA)	Total Sound Level Impact of Project (dBA)
22 Main Street	0	0	28	17	14	29
2 Lori Lane	14	31	46	39	39	48
23 Rush Pond Road	17	16	37	37	36	41
21 Rush Pond Road	16	14	37	37	38	42
19 Rush Pond Road	16	13	39	38	39	43
20 Rush Pond Road	18	17	39	39	39	44
18 Rush Pond Road	18	16	39	39	40	44
16 Rush Pond Road	19	14	42	42	45	48
14 Rush Pond Road	18	12	42	42	42	47
12 Rush Pond Road	15	6	39	36	36	42
10 Rush Pond Road	15	7	42	40	35	44
New Development #1	13	6	42	37	34	44
New Development #2	13	6	43	38	35	45
New Development #3	13	0	41	33	28	42
21 Rhode Island Road	7	0	30	30	26	34

**TABLE 2
PREDICTED SOUND LEVEL IMPACTS FOR EACH SOUND SOURCE FROM PROPOSED WAREHOUSE DEVELOPMENT AT 43 MAIN STREET, LAKEVILLE EVENING TIME (6:00 PM- 10:59 PM)**

Sensitive Receptor Location	Rooftop Units (dBA)	Passenger Cars (dBA)	Truck Traffic (dBA)	Truck Idling (dBA)	Truck Back-Up Beeper (dBA)	Total Sound Level Impact of Project (dBA)
22 Main Street	0	0	22	11	3	23
2 Lori Lane	14	28	40	33	31	42
23 Rush Pond Road	17	13	31	33	28	36
21 Rush Pond Road	16	11	31	32	31	36
19 Rush Pond Road	16	10	33	32	33	37
20 Rush Pond Road	18	14	33	36	30	38
18 Rush Pond Road	18	13	33	36	33	39
16 Rush Pond Road	19	11	36	35	39	42
14 Rush Pond Road	18	9	36	33	37	41
12 Rush Pond Road	15	3	33	27	31	36
10 Rush Pond Road	15	4	36	27	30	37
New Development #1	13	3	36	26	29	37
New Development #2	13	3	37	26	30	38
New Development #3	13	0	35	26	9	36
21 Rhode Island Road	7	0	24	24	5	27

When MADEP responds to a complaint about an existing source of noise, it focuses on protecting affected people at their residents. Please note that an existing source of sound may or may not have needed a MADEP air approval before it is built. 2 and 4 Lori Lane in Lakeville has not been provided any needed mitigation. This must be a condition in the Special Permit.

The MADEP 310 CMA 7-11 clearly states that it applies in the Southeastern MA Air Pollution Control District.

**TABLE 3
PREDICTED SOUND LEVEL IMPACTS FOR EACH SOUND SOURCE FROM
PROPOSED WAREHOUSE DEVELOPMENT AT 43 MAIN STREET, LAKEVILLE
NIGHT TIME (11:00 PM- 5:59 AM)**

Sensitive Receptor Location	Rooftop Units (dBA)	Passenger Cars (dBA)	Truck Traffic (dBA)	Truck Idling (dBA)	Truck Back-Up Beeper (dBA)	Total Sound Level Impact of Project (dBA)
22 Main Street	0	0	19	4	0	20
2 Lori Lane	14	25	37	33	28	39
23 Rush Pond Road	17	10	28	33	25	35
21 Rush Pond Road	16	8	28	32	28	35
19 Rush Pond Road	16	7	30	32	30	35
20 Rush Pond Road	18	11	30	36	27	37
18 Rush Pond Road	18	10	30	36	30	38
16 Rush Pond Road	19	8	33	35	36	40
14 Rush Pond Road	18	6	33	33	34	38
12 Rush Pond Road	15	0	30	27	28	33
10 Rush Pond Road	15	1	33	26	27	35
New Development #1	13	0	33	26	26	34
New Development #2	13	0	34	26	27	36
New Development #3	13	0	32	7	6	32
21 Rhode Island Road	7	0	21	4	2	22

6. In addition, other than the truck traffic (which can be seen in the sound contours of Figures 2-4), it is unclear where the other sources were modeled within the site. A site layout drawing indicating the location of all sound sources in the model should be provided.

Figure 0 on the following page is an annotated figure showing the location of the sound sources modeled, and is added to the revised letter report.

I am requesting a copy of the "revised letter report"

The noise study concludes that the Project does not create a pure tone condition. Since back-up beepers by definition are tonal, further discussion and explanation of back-up beepers is needed.

Yes, standard back-up beepers provide a tonal sound typically in one or more tight octave bands. Back-up beepers are a safety feature of trucks and an OSHA requirement, and therefore are not typically included in the tonal discussion with respect to compliance with noise policies. There was no noise mitigation provided in the original sound study for back-up alarms

They are however a noise concern for abutting residents and Tech approached this project with the intent to minimize residential exposure to back-up beeper sound, while at the same time providing the flexibility the Project desired to offer various truck loading and unloading times because the final trucking tenant's needs are unknown at this time.

back-up alarms are included in noise regulations and policies. There are many examples of back-up alarms in addition to tonal noise, tonal discussion, white noise Broad band and duration.

The question is which combination of the 4 suggestions listed below, to minimize the back-up beeper noise, will be selected for use. These mitigations must be made part of the conditions required as a part of the Special Permit.

There are many ways to minimize back-up beeper noise:

1. **Standard beepers for trucks entering mostly during daytime when the background is higher.**
2. **Standard beepers with less total sound output at night that are still readily audible on-site, but not nearly as audible in the neighborhood.**
3. **Quieter "white noise" or "swishing" back-up beepers that emit noise over several octave bands to limit the piercing effect, but still provide the proper sound to alert for safety.**
4. **No noise, light flashing back-up warning lights.**

The key is that whatever combination is selected will need to satisfy OSHA requirements:

The relevant OSHA regulation is 29 CFR Part 1926.601(b)(4) which requires "a reverse signal alarm audible above surrounding noise level", but only when the motor vehicle has "an obstructed view to the rear". The determination of the noise level is left to the employer.

This is a site with a known range of ambient sound conditions that are dominated at night by a continuous highway "rumble" or sound, and by typical daytime traffic and residential and commercial activities.

What "low noise" beeper was used for the noise study? Because the Planning Board does not know who will own the trucks, the type of beeper must be clearly and adequately conditioned as a part of the special permit to address this noise source and avoid future noise problems for abutters near the project.

Tech assumed a "low-noise" beeper to demonstrate the trucking flexibility provided. The goal here was not to provide the exact back-up beepers to be specified in a condition, but to demonstrate that one or a combination of the above can work for this facility, and it is up to the owner to require the proper back-up beepers in any lease it develops with a potential tenant. The actual mixture of the four items above will be dependent on the ultimate tenant's needs, and their ability to modify trucks accessing their facility.

The developer says a mitigation plan will be part of the lease for the tenant. Therefore this must be included in the Special Permit. If this is not addressed in the Special Permit, then there is no enforcement. This must be addressed proactively and not passed off on the Building Department, police, Board of Health or MADEP enforcement actions.

The noise study mentions that a landscaped earthen berm is proposed to shield the nearest residences from Project noise. Presumably, the results and conclusions in the noise study rely on this berm for noise reduction. This should be confirmed.... Any Project approval should include the construction of this berm as a condition, including the parameters listed above.

I agree the berm is integral to the sound modelling and therefore should be included as part of the project conditions added to the Special Permit.

The buffer distance provided does not automatically require a berm or mitigation, however, the berm was included as part of the future topography modelled. It is integral to the sound modelling, and therefore should be included as part of the project conditions.

At the public hearing, Rhino Capital promised noise calculations for the residential locations in the noise study. To date that information has not been made available. Please explain.

I once again call the 43D Committee's attention to the total lack of any berm, fencing, or any other noise mitigating strategies mentioned for 2 and 4 Lori Lane. This must be addressed and a safeguard condition for that must be added to the Special Permit.

The tenants don't own the trucks, they may not be able to modify them so a condition must be included in the Special Permit to deal with this contingency in an approval case. There are several hardware, procedural and administrative solutions to this identified noise problem.

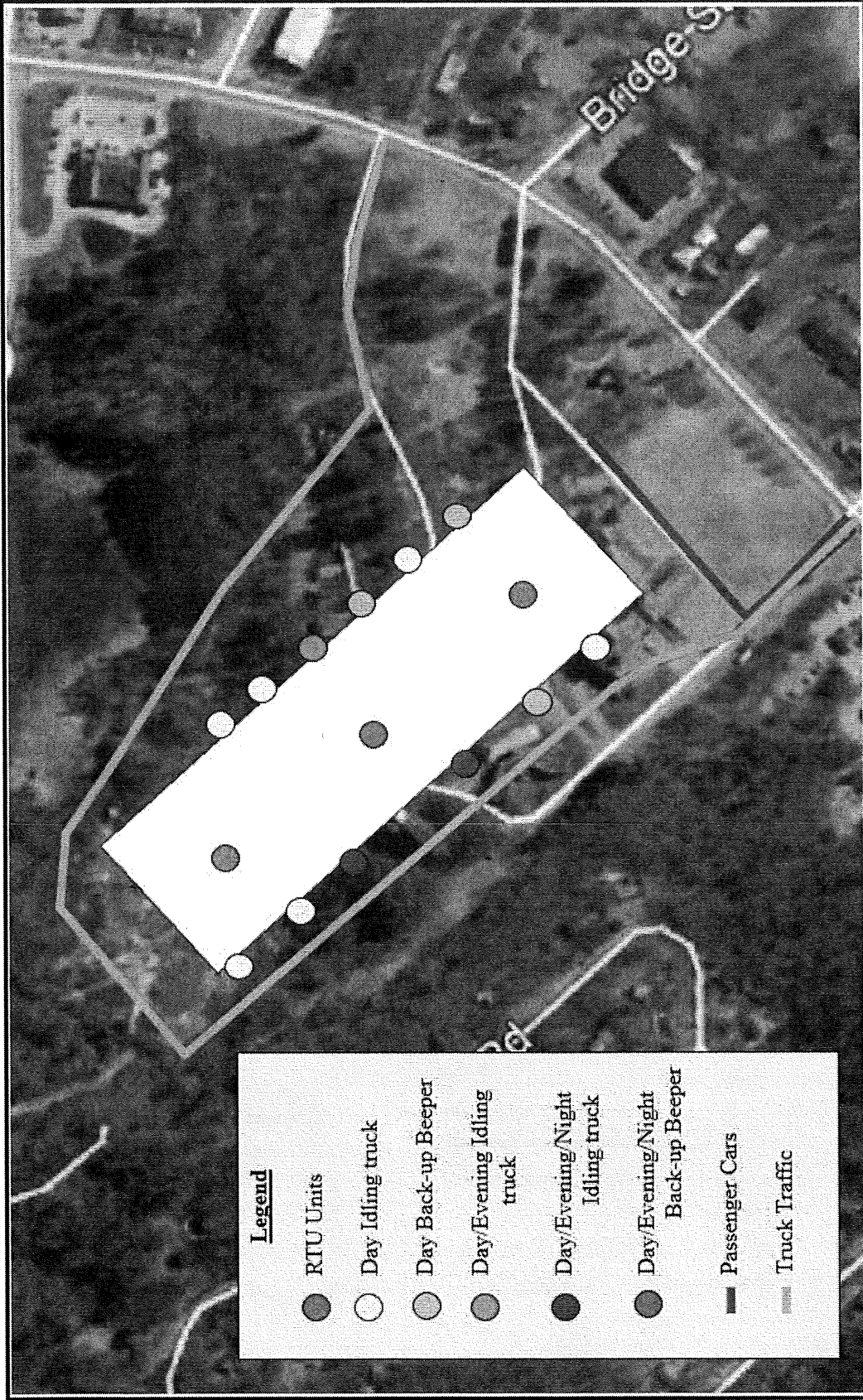


Figure 0
Sound Source Locations
43 Main Street, Lakeville, MA

No mention of refrigerated tractor trailers predicts a major problem. By not including this in the project and noise scope, the Developer is avoiding required MADEP submittal forms for BWP AQ Sound. This is a serious omission on the part of the project planner. This should therefore be addressed in the Special Permit as a condition or the noise regulations will be abused .

- 9. *No mention is made of any refrigerated tractor trailer trucks. In the event the ultimate tenant handles goods requiring refrigeration, these refrigeration trailers ("reefers") should be added to an updated sound study since they are potentially significant sound sources which may operate 24-hours per day.*

The distinction is a 10 dBA increase above ambient vs "best available current technology or economic infeasibility. The MADEP BAP AQ Sound regulations and policies are very clear and should not be ignored!

Again, Tech is in complete agreement with the reviewer here, and asked this question initially, at the start of permitting as well. Tech was told that this Project is not intended to be a refrigerated warehouse and therefore refrigerated trucks are not required. If the future tenants does prefer a refrigerated area within the warehouse and tractor trailer trucks, they would likely have to be located on the side opposite Rush Pond Road and "reefers" could not be stored on loaded on this side as well. If the facility wanted to install a major refrigerated operation, then the owner would likely have to revise its sound study and resubmit it to the town as part of a revised permitting effort.

If you have any questions, please call me at (781) 890-2220 x33.

Sincerely,

TECH ENVIRONMENTAL, INC.

Michael T. Lannan, P.E.
President

I was pleased to have the opportunity to see this sound study and its peer review. Now we anticipate the completion of the Environmental Impact Report , which will articulate all of Rhino Capital's planned mitigation commitments for noise. We are anxious to hear Rhino Capital's plans and assume that the Lakeville Boards will not consider providing a Special Permit until their plans are reviewed and they are satisfied that Rhino Capital's plans will be adequate, and " conditions and safeguards" will be stated as part of the Special Permit.

If a permit is granted before the comitments are specified, it indicates the studies and reports are being ignored and the permit is being issued arbitrarily.

As stated in the MEPA Certificate " The Single EIR should identify noise mitigation measures that will be incorporated into the project.

Respectfully submitted, Richard D. Scott

From: [Robert Chestnut](#)
To: [Michele MacEachern](#); [Robert Chestnut](#)
Subject: [Link to Planning Board Meeting 3/4](#)
Date: Wednesday, March 3, 2021 2:08:23 PM

Hi Michele. I am a Lakeville resident and am requesting a link to the Planning Board Meeting on 3/4. I would ask you to forward my email to the Planning Board because I am not in favor of the proposed warehouse located on the Hospital Site.

To all Members of the Lakeville Planning Board.

The purpose of this email is to express my disapproval of the Lakeville Hospital / Rhino Warehouse Project.

It is very similar to the SYSCO Project that Lakeville Voters sounding rejected.

Furthermore, it is so different than what Mr. Maksy proposed at the 2017 meeting. At that time, he proposed a "Campus of Shops with mixed use Commercial and over 55 residences."

I ask all of you to reconsider your decision to move forward as proposed.

Rob

Robert Chestnut
Broker Associate
Keller Williams Realty
574 Washington Street
Easton, Ma. 02375
(C) 508.294.0281

From: [Jennifer Benton](#)
To: [Michele MacEachern](#)
Subject: Re: Letter for 43D public hearing Thursday 3/4/21
Date: Wednesday, March 3, 2021 10:50:35 AM

Sorry - the rest of the email was not included, please forward to the board members and I would like my questions answered during the public hearing. Thank you.

To the Lakeville Board of Selectmen and Planning Board :

We have been residents of Rush Pond Rd and taxpayers for the past 20 years, we would like to voice our opposition to the proposed Rhino Warehouse / 43D project. Mainly because the taxpayers of the town voted down a mirror image project not too long ago. It is disheartening to learn that since then the current owner of the property and former selectmen, worked on various committees to find loopholes to get his self fulfilling project approved. It seems obvious that an industrial warehouse that runs 24/7 does not belong within 100 feet of residential homes, but here we are again.

The current owner, who's attempt to bring Sysco to town failed, misled the taxpayers by promising to bring a mix of residential and commercial business to the property, which would truly benefit the town. He also claimed the landfill on the hospital property would be remediated prior to any construction on the property. Again, another broken promise. Recently, I had a discussion with the Board of Health agent in town regarding the arsenic levels that are rising in the residential wells in the area. The increased construction in the area has created an arsenic plume that is invading the well water which many residents use to cook and drink because they are unaware of this issue. However, the town is very aware of the issue as the Board of Health agent told me so. He also told me that not only the neighborhoods along Rt. 79 are experiencing this issue, but also the neighborhoods along Main St. Low levels of arsenic in water is common, but if you look at the numbers over the past 10 years in the area, the levels have increased dramatically with all of the construction in the area to a level which makes the water dangerous to consume. Dangerous because it can lead to cancer and other serious health issues, your average household water filtration system is not designed to remove arsenic. It is a requirement in Lakeville in order to pass Title 5 that the arsenic level in your well test below a certain number, otherwise you are required to install a water filtration system that costs on average 7000 dollars. We cannot pass Title 5 or sell our homes without this. I asked the Board of Health agent what the town is doing to address the issue, his response was "hopefully, when the landfill on the hospital property is cleaned up it will help". So please answer this question, why would the town allow the 40B project on Rt. 79 and the funeral home on the hospital property to commence with construction without the landfill being cleaned up first as promised knowing there is a public health issue with residential well water? What have you done as elected officials in this town specifically to address this issue and inform the taxpayers? As a taxpayer who has been directly affected by this issue, I know the answer is nothing but I would still like the question addressed. This well water issue is minor compared to what is to come with the destruction of the former hospital and the construction of a massive warehouse. The taxpayers have already been witness to a lack of follow through and accountability with the two smaller projects on the property. The promises made by the current owner are a farce and just another attempt to fill his pockets and run. As our elected officials in town I am asking you to please vote no on this project, focus on making the current failures right and move forth with complete transparency. In person public hearings and a vote by the taxpayers on projects regarding the hospital property. Lakeville deserves better and so do the taxpayers who love this town.

Respectfully - The Benton Family of Rush Pond Rd

On Wed, Mar 3, 2021 at 8:21 AM Jennifer Benton <jenbenton22@gmail.com> wrote:
Good morning Michele - I would like the following to be included in the public hearing on 3/4/21.

From: [Patricia Moretti](#)
To: [Michele MacEachern](#)
Subject: Re: Proposed shipping terminal/warehouse at Lakeille Hospital
Date: Wednesday, March 3, 2021 7:39:04 PM

4 pace court

On Wed, Mar 3, 2021, 6:40 PM Michele MacEachern <mmaceachern@lakevillema.org> wrote:

Hi Patty,

Please forward your street address so I may forward along with your comments to the Planning Board and applicant.

Thank you,

Michele

From: Patricia Moretti <pjmsherman@gmail.com>
Sent: Wednesday, March 3, 2021 1:34 PM
To: Michele MacEachern <mmaceachern@lakevillema.org>
Subject: Proposed shipping terminal/warehouse at Lakeille Hospital

Michele MacEachern

Permit Coordinator 43D Committee

Town of Lakeville, MA

and to All Members of the Lakeville Planning Board

This email is to express my disapproval of the Lakeville Hospital/Rhino Warehouse Project.

I chose Lakeville as my retirement town and moved into a beautiful over 55 community in 2019. I chose this town for it's natural beauty and resources, and the feeling of a quiet town with charm and a close community.

I am VERY disappointed to learn that a proposed warehouse which will bring heavy trailer truck traffic is being considered at the Lakeville Hospital site. Furthermore, I understand this proposal is in place of an earlier proposal of small shops/mixed commercial use and perhaps over 55 residences.

Although I have not been a Lakeville resident for a long time, I have lived in congested, heavily travelled small towns that lost their charm from over development and wrong development.

Once gone, forever gone.

Please reconsider your decision on this proposed warehouse.

Sincerely,

Patty Moretti

From: misiaszek84@hotmail.com
To: Michele MacEachern
Subject: RE: Warehouse project
Date: Wednesday, March 3, 2021 6:29:47 PM

Marisa and Zak Elgart
4 Katie's Way Lakeville

On Mar 3, 2021 6:05 PM, Michele MacEachern <mmaceachern@lakevillema.org> wrote:

Hi Marisa,

Please forward your address so I can forward along with your comments to the Planning Board and applicant.

Thank you,

Michele

From: marisa misiaszek <misiaszek84@hotmail.com>
Sent: Wednesday, March 3, 2021 9:48 AM
To: Michele MacEachern <mmaceachern@lakevillema.org>
Subject: Warehouse project

To all members of the Lakeville Planning Board-

The purpose of this email is to express my disapproval of the Lakeville Hospital/Rhino Warehouse Project.

It is very similar to the SYSCO project that Lakeville voters rejected.

Furthermore, it is so different than what Mr. Marks proposed at the 2017 meeting. At that time, he proposed a "campus of shops with mixed use commercial and over 55 residences."

I ask you all to reconsider your decision to move forward as proposed.

Marisa Elgart

From: [Eileen Golub](#)
To: [Michele MacEachern](#)
Subject: Resident Feedback Regarding Lakeville Hospital / Rhino Warehouse Project
Date: Wednesday, March 3, 2021 10:58:02 AM

Hello,

The purpose of this email is to express my disapproval of the Lakeville Hospital / Rhino Warehouse Project.

As a homeowner on Main Street, I have significant concerns about the impact to traffic of both passenger vehicles and large trucks that a 24 hour operation will bring. I understand that a traffic study was conducted, but was unable to attend that specific hearing due to family obligations and cannot find specific information on the town site.

I ask you all to carefully consider the impact this decision will have on the North Lakeville area and vote against this proposal.

I understand that you are the primary point of contact for this matter. Please pass my email along to all board members involved in this decision.

Thank you for your time and consideration.

Regards,
Eileen Golub
92 Main Street, Lakeville

From: [ConnieLee Bebis](#)
To: [Michele MacEachern](#)
Subject: Proposed Lakeville Hospital Property
Date: Tuesday, March 2, 2021 2:19:51 PM

We have lived in Lakeville for over 40 years and love the character of the town. Growth is vital but not when we cannot voice our concerns. Zoom is not the platform but in person voting is. We fully understand the covid restrictions and we, the taxpayers, have the right to vote as a whole town. Please, let's place not rush this process. You, all members of the Boards, are under obligation to hear all of us. It is your duty to hear the town's voices. Maybe we can have an outdoor town meeting at the high school to be covid safe. We would like to be heard and we would like to hear directly from you, in person. **We do not want this industrial building in Lakeville without in person discussion.**

Thank you for your time, George and Connie Bebis

--

Connie

From: [Patricia Moretti](#)
To: [Michele MacEachern](#)
Subject: Proposed shipping terminal/warehouse at Lakeille Hospital
Date: Wednesday, March 3, 2021 1:34:48 PM

Michele MacEachern
Permit Coordinator 43D Committee
Town of Lakeville, MA

and to All Members of the Lakeville Planning Board

This email is to express my disapproval of the Lakeville Hospital/Rhino Warehouse Project.

I chose Lakeville as my retirement town and moved into a beautiful over 55 community in 2019. I chose this town for it's natural beauty and resources, and the feeling of a quiet town with charm and a close community.

I am VERY disappointed to learn that a proposed warehouse which will bring heavy trailer truck traffic is being considered at the Lakeville Hospital site. Furthermore, I understand this proposal is in place of an earlier proposal of small shops/mixed commercial use and perhaps over 55 residences.

Although I have not been a Lakeville resident for a long time, I have lived in congested, heavily travelled small towns that lost their charm from over development and wrong development.
Once gone, forever gone.

Please reconsider your decision on this proposed warehouse.

Sincerely,

Patty Moretti

From: [kathryn scripser](mailto:kathryn_scripser)
To: [Michele MacEachern](mailto:Michele_MacEachern)
Subject: Re: Lakeville hospital / rhino warehouse
Date: Wednesday, March 3, 2021 6:05:52 PM

10 Margeaux dr, Lakeville, MA 02347

On Wed, Mar 3, 2021 at 5:27 PM Michele MacEachern <mmaceachern@lakevillema.org> wrote:

Hi Kathy,

Please forward your street address so I can include when I forward your comments to the Planning Board and applicant.

Thank you,

Michele

From: kathryn scripser <kathrynscripser@gmail.com>
Sent: Wednesday, March 3, 2021 7:43 AM
To: Michele MacEachern <mmaceachern@lakevillema.org>
Subject: Lakeville hospital / rhino warehouse

The purpose of this email is to express my disapproval of the Lakeville Hospital / Rhino Warehouse Project.

It is very similar to the SYSCO Project that Lakeville Voters sounding rejected.

Furthermore, it is so different than what Mr. Maksy proposed at the 2017 meeting. At that time, he proposed a "Campus of Shops with mixed use Commercial and over 55 residences."

I ask all of you to reconsider your decision to move forward as proposed.

Thank you,

--

Kathy Scriptor
(cell) 774-766-0678

--

Kathy Scriptor
(cell) 774-766-0678

From: [LISA ZOOLECK](#)
To: [Michele MacEachern](#)
Subject: Re: Lakeville Hospital Project
Date: Wednesday, March 3, 2021 7:32:46 PM

181 county

Sent from my iPhone

> On Mar 3, 2021, at 6:00 PM, Michele MacEachern <mmaceachern@lakevillema.org> wrote:

>

> Hi Lisa,

>

> The Planning Board will determine whether or not to grant a Special Permit based on facts and laws, it has absolutely nothing to do with how much money the applicant has spent.

>

> Please send me your street address for the record.

>

> Thank you,

> Michele

>

> -----Original Message-----

> From: LISA ZOOLECK <lisavetsa@msn.com>

> Sent: Wednesday, March 3, 2021 9:08 AM

> To: Michele MacEachern <mmaceachern@lakevillema.org>

> Subject: Lakeville Hospital Project

>

>

> Dear Ms. MacEachern:

>

> I am writing to express my concern and disapproval of the Lakeville Hospital/Rhino Warehouse project.

>

> This proposed building was not what we as a town were promised when the property was bought in 2017.

>

> At that time, Mr. Maksy proposed a "Campus of Shops with mixed use Commercial and over 55 residences."

>

> I moved here five years ago. My husband and I chose Lakeville because of its small town charm, low crime, good schools and also the space, the ability to just drive and not be in traffic congestion. All these wonderful qualities of this town and more will be lost.

>

> I've heard that the planning board can't vote no, because Rhino has already invested too much money into this project. I hope that this is just a rumor. Rhino Capital Advisors are a huge commercial real estate investment and development firm. If the planning board votes against this project, it will not break them!

>

> I am pleading to all of you to reconsider your decision to move forward as proposed.

>

> I would also appreciate the link for the zoom meeting to be sent to me.

>

> Thank you very much!!

>

> Sincerely,

>

> Lisa Zooleck

>

>

From: [Mary-Helen Holland](#)
To: [Michele MacEachern](#)
Subject: Re: Lakeville Hospital Site Concerns
Date: Wednesday, March 3, 2021 5:46:49 PM

Hi Michele,

Thank you! My address is 48 Fuller Shores Rd.

Mary-Helen

> On Mar 3, 2021, at 5:29 PM, Michele MacEachern <mmaceachern@lakevillema.org> wrote:

>

> Hi Mary-Helen,

>

> Please forward your street address so I can forward along with your comments to the Planning Board and applicant.

>

> Thank you,

> Michele

>

> -----Original Message-----

> From: Mary-Helen Holland <mh_holland@hotmail.com>

> Sent: Wednesday, March 3, 2021 8:02 AM

> To: Michele MacEachern <mmaceachern@lakevillema.org>

> Subject: Lakeville Hospital Site Concerns

>

> To all Members of the Lakeville Planning Board,

>

> The purpose of this email is to express my disapproval of the Lakeville Hospital / Rhino Warehouse Project.

>

> It is very similar to the SYSCO Project that Lakeville Voters rejected.

>

> Furthermore, it is very different than what Mr. Maksy proposed at the 2017 meeting. At that time, he proposed a "Campus of Shops with mixed use Commercial and over 55 residences".

>

> I ask all of you to reconsider your decision to move forward as proposed.

>

> Thank you,

> Mary-Helen Holland

From: [Rachel Bucklin](#)
To: [Michele MacEachern](#)
Subject: Re: Lakeville Hospital/Rhino Warehouse Project
Date: Wednesday, March 3, 2021 7:36:36 PM

Hi Michele,

My address is 2 Apponequet Drive Lakeville.

Thank you,
Rachel Collins

On Mar 3, 2021, at 6:21 PM, Michele MacEachern
<mmaceachern@lakevillema.org> wrote:

Hi Rachel,

Please forward your street address so I may forward along with your comments to the Planning Board and applicant.

Thank you,
Michele

From: Rachel Bucklin <rbucklin11@gmail.com>
Sent: Wednesday, March 3, 2021 11:02 AM
To: Michele MacEachern <mmaceachern@lakevillema.org>
Subject: Lakeville Hospital/Rhino Warehouse Project

Good Morning,

The purpose of this email is to express my disapproval of the Lakeville Hospital / Rhino Warehouse Project.

It is very similar to the SYSCO Project that Lakeville Voters sounding rejected.

Furthermore, it is so different than what Mr. Maksy proposed at the 2017 meeting. At that time, he proposed a "Campus of Shops with mixed use Commercial and over 55 residences."

I ask all of you to reconsider your decision to move forward as proposed.

Sincerely,
Rachel Collins

From: [Barbara Pomeroy](#)
To: [Michele MacEachern](#)
Subject: Re: lakeville hospital redevelopment
Date: Monday, March 1, 2021 4:50:17 PM

Hi
Barbara and Michael Pomeroy
56 Montgomery street

Sent from my iPhone

On Mar 1, 2021, at 7:50 AM, Michele MacEachern
<mmaceachern@lakevillema.org> wrote:

Hi Barbara,

Could you please forward your address so I can distribute along with your comments to the Planning Board and applicant?

Thank you.

Sincerely,

Michele MacEachern
Permit Coordinator 43D Committee
Town of Lakeville, MA
Cell: 774-222-0518
Email: mmaceachern@lakevillema.org

From: Barbara Pomeroy <BPDR@msn.com>
Sent: Sunday, February 28, 2021 5:04 PM
To: Michele MacEachern <mmaceachern@lakevillema.org>
Subject: lakeville hospital redevelopment

I am writing in opposition of the proposed redevelopment of Lakeville hospital into massive ware house and parking. we've lived in Lakeville since 1984 and I actually worked at Lakeville Hospital. We moved to Lakeville for its rural character and hate to see development that will result in such an increase in traffic congestion. thank you. Barbara Pomeroy

From: [Lois Neilson](#)
To: [Michele MacEachern](#)
Subject: Re: Lakeville Hospital
Date: Monday, March 1, 2021 12:40:26 PM

Lois Neilson
51 Harcourt Ave.
Lakeville, MA 02347

On Mon, Mar 1, 2021, 12:30 PM Michele MacEachern <mmaceachern@lakevillema.org> wrote:

Hi Lois,

Could you please forward your address so I may forward along to the Planning Board and applicant?

Thank you!

Michele

From: Lois Neilson <lneilson.maac@gmail.com>
Sent: Monday, March 1, 2021 11:51 AM
To: Michele MacEachern <mmaceachern@lakevillema.org>
Subject: Fwd: Lakeville Hospital

----- Forwarded message -----

From: **Lois Neilson** <lneilson.maac@gmail.com>
Date: Mon, Mar 1, 2021, 11:46 AM
Subject: Lakeville Hospital
To: <mmaceachern@lakevillma.org>

First of all, thank you for giving your time and talents to be on this Board.

Regarding the development of Lakeville Hospital for a distribution Center, I've been able to read some of the things the Board has done to answer citizen concerns particularly those of the abutting neighborhoods

Which I believe should always be of utmost concern when these projects are proposed.

Do you feel the concerns of these neighbors have been answered satisfactorily by the developer as far as noise, water runoff, lights at night and traffic congestion?

The traffic issue appears to me to be a major hurdle to this kind of use.

Are there restrictions in place to mitigate the peak traffic congestion other than traffic lights i.e. hours of operation that conflict with commuting hours that will inevitably be greater with the new T station?

And have you considered the many ramifications of this operation in light of what may be coming with the distribution center proposed for the LCC? The prospects of what these proposals are going to do to the rural character of this town are quite alarming on many levels especially for those of us living this side of our community.

Thank you for considering the future of what Lakeville will look like in a few short years unless we develop wisely. Most people I believe, have come here for the beauty and quiet enjoyment which a rural town like ours has offered. Unfortunately this seems to be fast disappearing unless you and other town leaders seek to offer some protections for this vision.

Thank you for listening

Lois M. Neilson

Offsite Roadway Vehicle control

Prohibited Routes:

1. No truck travel Southeast on Bridge Street
2. No truck Left turn onto Route #79 at Lights at Commercial Drive
3. No truck travel on Route #105 through Middleboro to enter Route# 44
4. No truck Left turn onto Route #28, Grove St. Heading west to Middleboro Rotary
5. No truck traffic on: Captain's Way
Clear Pond Road
Vaughn Street
6. Turn Lanes will be constructed on Route #105 near driveways into and out of the Warehouse site for turn and merge lanes.

Tenant Trucks Permitted Routes

1. Route # 495 North/South at Exit 4
 2. Clarify and document permissible routes?
-

Onsite Roadway Vehicle Control

1. Primary entrance for employees & visitors Autos will use driveway opposite Lori Lane to enter front parking lot.
2. Night shift employee's autos will enter & exit on driveway nearest Bridge Street to go to the rear parking lot.
- 3 All trucks, both day and night, will enter & exit using the driveway nearest Bridge Street. (No trucks will enter or exit at driveway opposite Lori Lane, except in case of emergency.)
4. If it is required for trucks to access driveway opposite Lori Lane, **noise mitigation measures must be provided** for numbers #2 and #4 at Lori Lane prior to this activity.

Noise and Potential Problem Abatement:

1. Ambient background noise needs to be recalculated, and determined by a sound study to address effective mitigation and submitted to the Board of Health and MADEP.
 2. All vehicles will be equipped with broad-band ambient sensing or non-audio back-up-alarm devices.
 3. Warehouse tenant will use hand-warning signalization personnel with non-tenant owned vehicles equipped with standard backup alarms, in the off position.
 4. All night-shift operations, from 7pm to 7am, will be limited to the east side of the warehouse building.
 5. There will be a formal **noise complaint system** with written procedures and a log kept to document, investigate and follow up actions to prevent reoccurrence. This will be kept by the tenant under the owners supervision and available for inspection by the Lakeville Board of Health.
 6. Department of Energy Resources indicates the project could eliminate onsite emissions and be fossil fuel free if the project incorporated efficient electric space and water heating PV Solar installation on 25% of the rooftop. This should be carefully considered at tenant selection, before issuing the occupancy permit.
-

Notification Requirements: Rhino Capital will supply official notices to the Lakeville Building Department at least thirty days before any of the following:

1. Addition of any noise producing stationary or mobile equipment.
2. Increase of truck traffic over the expected daily 242 (121 in and 121 out). That is a 5% increase of truck traffic daily or 6 trucks per day,
3. Increase of general vehicular traffic over 440 trips per day. That is a 5% increase of passenger cars daily, or 22 autos per day.
4. Before the construction of any banked parking spaces.
5. When tenants are identified or changed, the Owner shall give notification to the Lakeville Planning Board. The Planning Board may require the Owner/ Tenant provide an updated noise impact analysis, mitigation plan and traffic impact analysis.

Date: February 28, 2021

To: Michelle MacEachern

From: Mr. and Mrs. Richard Scott

Rush Pond Road Abutter to the Lakeville Hospital / Rhino Capital Advisors, LLC Proposal

Subject: Following are the safeguards and conditions that were discussed during the public hearings for the Lakeville Hospital / Rhino Capital Advisors, LLC Redevelopment Proposal. Conditions and Safeguards covered in the **Certificate of the Secretary of Energy and Environmental Affairs on the Expanded Environmental Notification Form** are also included. These should be included in the requirements and attachments to the DO Special Permit requested by the Rhino Capital Company for their Lakeville Hospital Redevelopment project.

Controls & Limits to Modification of the Land Alterations, Building & Operations

1. All changes to the existing plan, as a result of tenant selection or any future operational changes, including changes due to the MEPA Environmental Impact Report or MADEP and other regulatory reviews and permits, shall be evaluated to allow modification of the Special Permit conditions. Certification of any project changes should be clearly illustrated on the plans or the as built drawings.
2. Plans should clearly locate and delineate areas proposed for development and those to be left undisturbed. Those trees and shrubs to **be left undisturbed during demolition and preparation** of the property, (especially those located along the edge, on the abutter's property) should be clearly marked, in the field and shown on the "Plan," before all demolition begins.
3. Future noise generating equipment, or modifications, will be evaluated (before implementation) by DEP using economic and technical feasibility criteria and not just an increase in ambient noise criteria.
4. Any equipment such as rooftop refrigeration, air-conditioning, HVAC equipment or stand-by generators shall be provided with enclosures providing sound absorbing mitigation.
5. Any existing driveway from the warehouse property onto Route #79 will be closed upon the completion of the project, as per MADOT and the Town of Lakeville.
6. To endeavor to reduce the amount of land alteration and the unnecessary increase of impervious area, the number of auto parking areas will be reevaluated. (The EENF Certificate noted that "the passenger vehicle parking provision, of 403 spaces, is almost double the estimated daily passenger trips to the site.) They should use pervious pavement for parking areas or increase the number of banked parking spaces until warranted by demand and with Town of Lakeville approval.

From: BRUCE EVANS
To: Michele MacEachern
Subject: Proposed Warehouse
Date: Sunday, February 28, 2021 8:54:45 AM

Michelle,

I am writing to express extreme concern about the proposed building of a warehouse at the former Lakeville Hospital site

I feel this will have a major negative impact on the current property and surrounding area.

This will make an already bad traffic situation a nightmare that we will not be able to fix.

I feel the impact and future cost of this proposal to our town is totally unacceptable.

Sincerely,
Bruce Evans
39 Haskell Circle
Lakeville, ma 02347

From: [Christina Barefoot](mailto:Christina_Barefoot)
To: bmancovsky@lakevillema.com; pconroy@lakevillema.org; jlynch@lakevillema.org; [Michele MacEachern](mailto:Michele_MacEachern)
Subject: Old Lakeville hospital Project
Date: Thursday, February 25, 2021 10:39:34 PM

Good Evening,

I am writing to express my concerns and hopes regarding this project.

I was undecided regarding my feelings with this project for quite some time but safety has been a very large concern for me and I am just unable to let that go.

As beautiful as this project is the location is absolutely not the right location for a project of this magnitude. Here is a list of pro's and cons and some significant concerns regarding safety.

Pro's.

- Clean-up of the site (Can be completed by alternate means the project is not necessary to provide cleanup of a site that has been unclean for Many Many years).
- the town and it's residents will make some tax money (not by far enough for the detrimental concerns, and another more suitable/safe project in the appropriate location can do the same)
- potential for jobs. (unless they do what dollar tree did and hire from out of state-there are zero guarantees and we don't even know who they will be renting to-and drivers will potentially/most likely be coming from all over the country)

Con's.

- Not enough tax money will be generated for the amount of disruption and increase in safety issues to the town
- Noise and 24/7 noise.
- 24/7 operation outside of an actual industrial park is 100 percent unacceptable in residential and small business areas.
- Far too large for the site and surroundings of the site (this means road congestion, traffic and the safety issues that fall into place with these items as well)
- Disruption of the lives of residents that have lived here for years and paid their dues to the town in numerous ways-they deserve what was promised by the seller-this includes all Residents who use the roads, and Highways.
- This is Not what was promised by the seller prior to the town voting the special zoning for this site- therefore it should not be accepted.

*****MOST IMPORTANT is the SAFETY of our Residents and the residents of the neighboring town. I took a ride by the site this evening and the road was extremely busy. It made me really think long and hard about the original concerns I had. Safety issues are enormous with this project. The roads are far too small to manage all of the traffic in and out of the distribution center. We have accidents every summer between exits 4 and 6, some fatal. How are numerous speeding trucks and delivery vans going to improve that situation? If anything the current safety issue would need to be resolved before any business with this traffic magnitude could even think to move to the area. It is irresponsible of Rhino and the seller to think this is acceptable. This project will be detrimental to the residents of Lakeville and Middleboro. It is a hazard.

495 is a gridlock from May to October Thursday thru Monday and the 2 lane highway is extremely unsafe to manage the number of current cars that pass through during these times.

How is it going to manage the nonstop 24/7 deliveries? We will be making this highway unsafe 24/7 360 days per year, not to mention our main roads. When these trucks realize that they will be sitting in hours of traffic to get off at exit 4 you better believe they will be getting off at exit 5 and bombing down rt 18, into our very dangerous 105 and 18 intersection, past our elementary school and congesting up both of the main roads and highway accesses in town. Just the thought of 1 accident with 1 of these trucks colliding with one of our Residents at 105 and 18 is devastating. The thought of one of these trucks rushing to be on time for a pick up or drop off after driving all night, colliding with one of our highschool teen drivers or elementary buses is devastating. These drivers will be tired and on a tight schedule at all times!!! The Amazon drivers coming down my street daily are constantly speeding, flying into the entrance of the cul de sac on the wrong side of the road and going far far faster than they should be- because they are on a schedule and this is what we will see on our two main roads, our main intersection, and our 2 highway ramps 24/7-360 days per year if this distribution center is allowed.

Multiple large tractor trailer trucks will be speeding over to either exit 4 or 5 cutting off residents to the town 24/7. This is not acceptable. This area was not made for this type of traffic. We can tell them what they **can't** do all day long, but like with stop and shop in Freetown- they are going to do what they want and there will be no way to stop it from happening if this gets approved, history always repeats itself. **My hope is this project does not get approved, it is not safe** for this location and it is not conducive to the neighborhood, it is a detriment to the town and neighboring town. It is not an industrial park and an industrial park is where this project belongs. Please ensure the safety of our teens, kids, elderly and residents. **Say NO** to this project. **THERE ARE ZERO ADVANTAGES** and multiple risks that would be detrimental to Lakeville and Middleboro.

Sincerely
Jeff, Christina and Danny Barefoot

From: thedorrstop@verizon.net
To: [Michele MacEachern](#)
Subject: Opposition to the Rhino Capital project
Date: Monday, March 1, 2021 2:18:15 PM

Ms. MacEachern:

Frankly, we are astounded that the Planning Board is even considering this project given that the proposal by Cisco was denied.

Questions abound:

What will be the water supply (a deal could not be reached with Middleboro for the Cisco project)?

Will there be on-site septic and how will that effect neighboring properties with their well water supply?

What is the topography; will drainage flow toward private wells?

What will be the mitigating procedures to offset runoff containing vehicle fuel emissions? There will be some!

How close will this proposed facility come to adjacent residential properties, including the new construction along Route 79 and the neighborhoods on roads off Route 105?

Are mitigating measures required and are they adequate to offset the noise, light, and environmental pollution which will be very considerable for a 24/7 operation? We doubt adequate measures are even possible; every residence in the near vicinity, especially those on Route 105, and nearby businesses will certainly be adversely effected.

What type of material(s) will be manufactured or stored or transferred in and out of the facility? How can we know with an "unknown tenant"?

We can expect that if this project is approved the demolition and construction projects will be prolonged and extremely disruptive to both residential and business areas.

Route 105 will become essentially a parking lot during daylight hours given the number of traffic lights involved. The on and off ramps for Route 495 (and especially the on ramp for 495 south and east) are not designed nor capable of handling the increased traffic that would be generated by this facility, in particular truck traffic. The back-up at the two lights at 495 will be considerable to say the least.

There appears to be access to the proposed facility only from Route 105. Therefore it can be expected that employees coming generally from the west, including north and south on Route 18, will use Route 79, but to avoid backups, WILL cut through the roads leading from Route 79 to Route 105 (Clear Pond Road, West Vaughn Street, Captain's Way) right through dense residential neighborhoods that have no sidewalks.

In short, this proposal should absolutely be denied. There may be a place in Lakeville for a facility of this sort, but the former hospital site is not it. The flyer we received reads: "The Planning Board is listening and can grant the permit with conditions." That statement is ominous as it could be construed to imply the permit is going to be granted, but may be with conditions. We hope that is not the case. We expect that any "conditions" sufficient to adequately mitigate the adverse impacts of this proposal would make the project non-viable economically for the developer and the "unknown tenant."

And, finally, why would the Planning Board, on behalf of the citizens of Lakeville, consider approving any project in the town for an "unknown tenant"?

It boggles the mind!

Sincerely,

Peter D. and Danielle A. Dorr
7 West Vaughn St., Lakeville, MA 02347-1318

From: [Laurie Driscoll](#)
To: [Michele MacEachern](#)
Subject: RE: Lakeville Hospital project
Date: Saturday, February 27, 2021 3:58:16 PM

Certainly – it's 26 Galfre Road. Thank you!

Laurie Driscoll
VP, Commercial Loan Officer
SEED Corporation
80 Dean Street
Taunton, MA 02780
Office: 508-822-1020 x316
Cell: 774-226-8070
Fax: 508-880-7869
ladriscoll@seedcorp.com
www.seedcorp.com

From: Michele MacEachern [mailto:mmaceachern@lakevillema.org]
Sent: Saturday, February 27, 2021 1:08 PM
To: Laurie Driscoll <ladriscoll@seedcorp.com>
Subject: Re: Lakeville Hospital project

Hi Laurie,
Thank you for sharing your concerns. Would you please provide your address so I can forward along with your comments to the Planning Board and applicant?
Thank you,
Michele

Get [Outlook for iOS](#)

From: Laurie Driscoll <ladriscoll@seedcorp.com>
Sent: Saturday, February 27, 2021 11:35:00 AM
To: Michele MacEachern <mmaceachern@lakevillema.org>
Subject: Lakeville Hospital project

Hi Michele - I am reaching out with some concerns about the proposed 43D Hospital Property Development. I am a Member of the Economic Development Committee (which has not met since shortly before Derek Maksy purchased the hospital property) and although I am not an abutter, ultimately the entire town will be impacted. When purchased, the intent for development was much different than what is being proposed; a 24/7 trucking operation is far from the smaller mom and pop businesses or 'Derby Street-like' scenario that many in our town expressed interest in, in the survey that the EDC conducted prior to the purchase. More thought and thoughtful discussion is needed, as most would agree the traffic will adversely affect anyone who uses our roads and the noise levels and significant activity will forever change the quality of life for those in that neighborhood.

I understand you are hearing from a number of concerned residents and I appreciate the

opportunity to add my thoughts to the mix. Enjoy your weekend! Laurie

Laurie Driscoll
VP, Commercial Loan Officer
SEED Corporation
80 Dean Street
Taunton, MA 02780
Office: 508-822-1020 x316
Cell: 774-226-8070
Fax: 508-880-7869
ladriscoll@seedcorp.com
www.seedcorp.com

From: [Bob Karen Keohane](#)
To: [Michele MacEachern](#)
Cc: [Karen](#)
Subject: Fwd: Public Hearing
Date: Tuesday, March 2, 2021 6:23:07 PM

Sent from my iPhone

Begin forwarded message:

From: Bob Karen Keohane <irishrover549@gmail.com>
Date: March 2, 2021 at 6:15:21 PM EST
To: www.mmaceachern@lakevillema.org, Karen Keohane
<irishrover549@gmail.com>
Subject: Public Hearing

To whom it may concern,

.In my mailbox today, I received a notice of a Final Public Hearing. It wasn't mailed.

It's illegal to put something in someone's mailbox.

This is the final meeting? First I've heard anything about it.

I had no idea that the Lakeville Hospital land might be used for an abomination like this.

We voted Sysco down. Are we going to be asked ad infinitum, to vote every time some huge entity, wants the land to build some monstrosity on it?

Lakeville is a small town with a small town's ambience and peace and tranquillity. People move here for the quality of life that this town affords them.

Of course it's actually all about the money. Always. I'm sick of it.

.Where is the meeting being held? The notice doesn't say.

Who is Rhino Capital?

Big question, who is the tenant????

What is the 43D committee?

Who is Michelle?

I think a notice of a public hearing should give a lot more information than this one.

I do not want any part of this in Lakeville. I say "NO".

Is there anyone on this board that has any creativity???? Any creative ideas that would put this land to some good use that would bring in some revenue, benefit the residents, and add to their quality of life, instead of practically destroying it? And have the experience and brains and wherewithal to make it happen??? Good questions huh?

Karen Keohane

41 Haskell Circle.

From: [C.Hall](#)
To: [Michele MacEachern](#)
Subject: Hospital property
Date: Tuesday, March 2, 2021 3:31:27 PM

Dear Michelle,

I'm writing this email because I live on Lori Lane and I oppose having a 24/7 trucking facility at the end of our street. That's where my children now wait for the school bus and will continue to for the next 14 years or so. The existing congestion already results in a less than safe situation for people on the sidewalk where vehicles are using the breakdown lane to go around other turning vehicles. I'm also curious as to why they plan to put another intersection between Rhode Island Rd. and Bridge St., why not at Bridge St where there's already an unsafe intersection without any existing signaling. The taxpaying residents of Lakeville didn't choose to live in Lakeville in order to be closer to 24/7 shipping depots, and this project won't improve the town in the short nor long term.

-Corridon Hall and Family

[Sent from Yahoo Mail for iPhone](#)

From: [Contact form at Lakeville MA](#)
To: [Michele MacEachern](#)
Subject: [Lakeville MA] Special permit-hospital site (Sent by Kerry Mcgann, Kerry.mcgann@hotmail.com)
Date: Monday, March 1, 2021 6:55:51 PM

Hello mmaceachern,

Kerry Mcgann (Kerry.mcgann@hotmail.com) has sent you a message via your contact form (<https://www.lakevillema.org/user/2846/contact>) at Lakeville MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.lakevillema.org/user/2846/edit>.

Message:

I am writing to express my concern about the plans currently being reviewed for a special permit at the old hospital site. This type of development is completely inappropriate and is ruining our small town. If it isn't stopped now, we will end up living in a congested, loud and dirty town instead of the beautiful place it has been.

Additionally, there are two senior housing areas that would be highly impacted by this huge disruptive business, causing noise and traffic. The elderly do not deserve that and neither do those of us that want our small town protected!