

From: [Judi Sferrazza](#)
To: [Michele MacEachern](#)
Subject: Lakeville Hospital Property
Date: Wednesday, March 3, 2021 10:13:01 AM

Dear Members of the Planning Board,

I am writing to express my concerns over the current plans for redevelopment of the Lakeville Hospital Property. I am an abutter and would like to attend the March 4th zoom meeting. Please forward me a link to attend.

As an abutter I have concerns as do many others in Lakeville over the plans for a large scale trucking distribution site. For many reason I am opposed to this plan, traffic and trucking which inevitably will be heavy and noise at the site as we are located on route 79. I have attended previous meetings via lakecam and continue to be baffled how all of this is proceeding as it seems very similar to the previous CISCO plans. I enjoy our small town and feel that without careful consideration that small town will be lost to truck traffic, loading docks and sound issues. I am deeply concerned that the initial plans included retail and restaurant development and it has now morphed into something very different without the town of Lakeville having any input. My observation of the prior meetings are talk of a "Unknown" tenant but the large scale plans indicate that this is intended for a busy distributor and traffic is my greatest concern. Despite the plans calling for trucks entering on Route 105 but we all know that truck routes will include increased travel on route 79.

I am hoping that mine and the concerns of the citizens of Lakeville will be heard and considered before moving this plan forward. Perhaps now is the time to pause and hear from the people in a larger forum and perhaps not make mistakes in moving forward a plan that can't be undone.

Thanks You,

Judi Sferrazza
25 Rhode Island Road
Lakeville, MA 02347
Email judibulger@hotmail.com

From: dblachly@verizon.net
To: [Michele MacEachern](#)
Subject: Lakeville Hospital / Rhino Warehouse project
Date: Wednesday, March 3, 2021 12:29:08 PM

Dear Ms. MacEachern:

The purpose of this email is to express our disapproval of the Lakeville Hospital / Rhino Warehouse project. It is very similar to the SYSCO Project that the Lakeville voters previously rejected. The project is so different from what was originally proposed, it is difficult for us to believe that the Town of Lakeville would even consider allowing this to go forward.

The SYSCO project is a monstrosity and something like it does not belong in our small rural town of Lakeville.

We live on Pierce Avenue in Lakeville. We moved here from Maryland and built our dream home 4 years ago mainly because we loved the small town, rural atmosphere of Lakeville. Although we don't live close to the hospital grounds, if this industrial project goes through, it will forever effect our travel almost everywhere we want or need to go. Not to mention the environmental impact it will have on our community and roads.

We implore all of you to reconsider your decision to move forward with this proposed plan.

If possible, please email us the link to tomorrow night's meeting.

Thank you for listening to our concerns.

Regards,

Donna and Frank Blachly
78 Pierce Avenue
Lakeville, MA

From: Elaine
To: Michele MacEachern
Subject: Lakeville Hospital /Rhino Warehouse project
Date: Wednesday, March 3, 2021 2:39:41 PM

TO: ALL Members of the Lakeville Planning Board

The purpose of this letter is to express my disapproval of the Lakeville Hospital /Rhino Warehouse project and the vote taking place on Thursday, March 4th for the special permit. As a tax paying resident, I would also like to request the zoom link to this meeting.

The negative impacts this project brings to our town far outweigh the benefits. Additionally, this is significantly different than what was proposed at the 2017 meetings and DEFINITELY not what was promised when the property was purchased. This project does not speak to the character of Lakeville and why most of us moved here. The community has already spoken, given that the Sysco project was voted down.

Additionally, this is too far of an impactful vote to be determined on a virtual platform. To sneak this vote in at a time when this pandemic has consumed most of us is irresponsible and dishonorable. At the very least this vote should be postponed so that members of the entire community can be heard.

Please reconsider your decision to move forward.

Sincerely,
Elaine Dugdale

6 Forest Park Drive
Lakeville, MA

From: [Erica DuFresne](#)
To: [Michele MacEachern](#)
Subject: Lakeville Hospital Project Plea
Date: Wednesday, March 3, 2021 4:39:57 PM

Hello Michele,

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.

Best,
Erica DuFresne

Sent from my iPhone

From: [Kim & JC](#)
To: [Michele MacEachern](#)
Subject: Lakeville Hospital project
Date: Wednesday, March 3, 2021 1:45:55 PM

Dear Ms. MacEachern,

I'd like to request the link to tomorrow night's (March 4th) meeting for the Lakeville Hospital Project. I wanted to attend the last meeting and somehow didn't catch on that I needed to request the link.

My family has lived in Lakeville for 17 years. We moved here from Middleboro because we wanted to get away from all the development and traffic in the area. I dealt with Middleboro center and rotary traffic every day as part of my commute. After Rte 44 was widened to facilitate traffic to Plymouth it got even worse. We were thrilled when we found our Lakeville house! It was in a quiet residential town, yet close to the highway and everything we could ever need. The town has grown over the years and we've been completely welcoming to the changes. Our daughter has thrived in the FLRSD schools and we have nothing but wonderful things to say about the experience so far.

The last few years we've noticed Hill St has become a "cut through" between highways. I can always tell whether Rte 24 is heavily backed up based on the number of cars flying up our road. We've been concerned about the changes the Taunton casino will have on traffic in our area. Our daughter recently got her drivers' permit and I've experienced an alarming number of incidents just driving with her in town, despite having a student driver magnet on the car. People are driving aggressively and without consideration for others - especially on Routes 79 and 105. This makes me nervous about her safety once she get her license in May.

I strongly feel that adding a distribution center on the Lakeville Hospital site is not the right decision. I'm not opposed to a distribution center in town, but it should be in an industrial zone that is equipped for the resulting traffic noise and volume. You'll be putting a massive structure in the middle of a residential (or mixed residential) area. Its proximity to Rte 495 shouldn't be a rationale - it will still add an overbearing amount of traffic to the area. Trucking and warehouse employees will need to commute in and out of town, added to the delivery trucks coming and going. There is also a huge increase in traffic when people flock to their seasonal homes every summer. If/when the casino is built I anticipate that the same area of town will be used for its employees' and patrons' commutes. I just don't think our roads are equipped for all that traffic! In my opinion, adding the warehouse is the equivalent of putting in a factory. It certainly wouldn't add to the charm of the town; if anything it would detract from it. I already avoid the center of Middleboro and I'll have to do the same for the Hospital area if the distribution center goes in. The gas station, coffee shop, pharmacy & bank that I frequent will no longer get my business.

I understand & agree that something needs to be done with the property, but decisions shouldn't be made by a small minority of the town's population during a pandemic. I'm disturbed that the voting requirements were changed so that only a small number of attendees would be considered a majority when voting on topics that have such a large, long-lasting effect on our town. Please consider the opinions of everyone you've heard from.

Thank you for your time and attention.

Sincerely,

Kim DiClemente
43 Hill Street
Lakeville

From: [Anne McGann](#)
To: [Michele MacEachern](#)
Subject: Lakeville Hospital Project
Date: Wednesday, March 3, 2021 1:06:20 PM

To: Permit Coordinator

I live in Edgeway, located behind Twin Coach, both over 55 communities. The exit and entrance are one and the same for both communities. Both the town of Lakeville and the town of Middleboro approved the one entrance/exit when Edgeway was being built. Edgeway has 52 homes and Twin Coach has 64, plus visitors and ambulances.

This plan is impossible. As we age, we move slower, but 18 wheelers seem to move faster. Please think this through. We will also consider our next move.

Sent from my iPad.

From: [Steve Howe](#)
To: [Michele MacEachern](#)
Subject: Lakeville Hospital
Date: Tuesday, March 2, 2021 10:25:18 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 soundly 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.

Steve Howe

East Coast Automation / SRH Industrial Sales.

3 Myricks Street

Lakeville, Ma. 02347

Cell #: 781-258-8307

Email: steve.howe@srhindustrialsales.com

Representing:

www.PfannenbergUSA.com

www.ExpoWorldwide.com

www.PulsPower.com

www.Turck.US.com

www.SprecherSchuh.com

www.InvertekDrives.com



From: [Brian Raynor](#)
To: [Michele MacEachern](#)
Subject: lakeville hospital
Date: Tuesday, March 2, 2021 9:11:42 AM

Dear Michelle,

I am writing to add my opposition to the Lakeville Hospital Project. I moved to Lakeville to retire in a small quiet community without traffic on main street, numerous traffic lights, and trucks day and night. I see the project as not good for the uniqueness and attractiveness of our community and am opposed to the noise, light, and environmental pollution it will bring.

Sincerely,

Brian Raynor
Twin Coach Estates
29 Haskell Circle, Lakeville

From: [Maggie Bodwell](#)
To: [Michele MacEachern](#)
Subject: Lakeville Redevelopment Project
Date: Monday, March 1, 2021 7:16:49 PM

Hello, my name is Maggie Bodwell and I live at 13 Rush Pond Road in Lakeville, MA. Please forward this email to the Planning Board stating my opposition to the Rhino Project. I am asking the Planning Board to vote no. This site is not an industrial park where this sort of business should be placed. The traffic implications will be horrendous as well as disrupt the everyday residents of Lakeville.

Thank you,
Maggie Bodwell

From: Julie B
To: [Michele MacEachern](#)
Subject: Planning Board
Date: Tuesday, March 2, 2021 5:41:36 PM

Dear members of the Planning Board,

I am a tax paying resident of Lakeville and my address is 9 Deerfield Lane. I am writing today asking you to delay your vote on Thursday until a better platform has been made for the town residents to attend. This vote is far too important for the future of this town. I moved my family to Lakeville 13 years ago and built my family home. I chose Lakeville for its small town feel, excellent school system and small/local businesses. The results of the vote on Thursday has the power to change all that. I ask you to please delay this vote until the towns voice can be heard and present. Thank you for your time and consideration.

Julie A Bettencourt RN

Please forward to all members of the planning board and present at this Thursday's meeting.

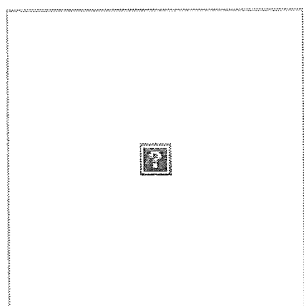
From: [Cynthia Murphy](#)
To: [Michele MacEachern](#)
Subject: Re Lakeville Hospital Redevelopment Project
Date: Tuesday, March 2, 2021 1:26:44 PM

We DO NOT approve. of the proposed expansion project at the old Lakeville Hospital.
Woody and Cynthia Murphy 5 Lincoln Street Lakeville,MA

Cynthia Murphy
cyntmurphy@aol.com

Begin forwarded message:

On Monday, March 1, 2021, 8:09 PM, CIC Health Vaccination <vaccine-support@cic-health.com> wrote:



Important Information About Your Vaccination Appointment at Gillette Stadium West

Hi there.

We're excited to see you tomorrow at our **Gillette Stadium West** vaccination site!

Please note that Gillette Stadium now has two separate areas for vaccinations located on opposite sides of the arena. You are scheduled to be vaccinated on the west side.

To help ensure a smooth visit, please keep in mind:

1. **Please arrive just 5 minutes before your appointment, not any earlier.**

From: [andrew virostek](mailto:andrew.virostek)
To: [Michele MacEachern](mailto:Michele.MacEachern)
Subject: Re: Lakeville hospital redevelopment project
Date: Tuesday, March 2, 2021 1:36:44 PM

Thanks Michelle. Our address is 10, Rush Pond Road, Lakeville MA 02347.

Sincerely,
Andy

Sent from my iPhone

> On Mar 2, 2021, at 7:43 AM, Michele MacEachern <mmaceachern@lakevillema.org> wrote:
>
> Hi Andy,
>
> Could you please forward your street address so I can forward along to the Planning Board and applicant with your comments?
>
> Thank you,
> Michele
>
>
> -----Original Message-----
> From: andrew virostek <avirostek74@yahoo.com>
> Sent: Tuesday, March 2, 2021 5:51 AM
> To: Michele MacEachern <mmaceachern@lakevillema.org>
> Subject: Lakeville hospital redevelopment project
>
> Hello Michelle,
>
> I and my family are abutters to the Lakeville hospital redevelopment project. We feel this project will be a great disruption our house and property as well as to the wildlife that lives on the undeveloped property that the hospital owns due to increased noise and light/environmental pollution.
>
> Also, with the 500 additional parking spaces at the MBTA and 24/7 operation as well as the 600+ vehicle warehouse traffic will be disrupted greatly. Will 105 be widened to 2+ lanes to alleviate traffic disruption?
>
> In closing, I and my family moved to Lakeville to be in a small rural setting away from city and feel the Hospital Redevelopment project would be a bad idea for Lakeville.
>
> Sincerely,
> Andy Virostek

From: Kerry
To: [Michele MacEachern](#)
Subject: Re: Zoom for PB mtg
Date: Tuesday, March 2, 2021 4:27:27 PM

Ms. MacEachern,

Thank you for providing the zoom information. I regret that I'm only just learning about this proposed development now. I've done some research on it and I realize I'm late to the game on this but I would like to express my concerns with the proposed project to the board.

I have read the Master Plan and have some concerns that this project does not align with the intent of the 2020-2030 Master Plan. The first vision listed in the plan is to balance future growth with maintaining Lakeville's semi-rural character, natural beauty and animal habitat areas. This was supported through public comment during the public discovery workshops. This vision seems to be further supported by subsequent strategies listed in the plan; specifically Strategy 2.2.1 "create zoning districts that encourage mixed-use village type development in specific locations" and Strategy 2.2.2 "update the town's sign bylaw to encourage types that compliment the rural, historical and natural characteristics of Lakeville"

It does not appear that a trucking warehouse with over 100 bays, 500 parking spaces and hundreds of trucks leaving per day meets the intent of these visions or strategies. In contrast, the previously discussed project by Mr. Maskey including mixed-use retail and over-55 housing seems to be more in-line with the intentions, visions and strategies of the Master Plan. Beyond this concern, I have several additional concerns about the increased truck traffic. I live on Johnson Drive off of Rt. 79, I'm envisioning it will be nearly impossible to turn out of our development on to Rt. 79 with this volume of truck traffic. Additionally, how is the town infrastructure going to handle all of this increased truck traffic?

I would appreciate if you could share my concerns with all members of the planning board.

Thank you,
Kerry Bogdan

On Tuesday, March 2, 2021, Michele MacEachern <mmaceachern@lakevillema.org> wrote:

Hi Kerry,

Below is the Zoom link for Thursday's Public Hearing at 7pm.

If this is your first time attending a Public Hearing via Zoom, you may find it helpful to review the Meeting Conduct information found here:

<https://www.lakevillema.org/project-43d-review-committee/pages/meeting-conduct-information-sheet>

<Studio@LakeCAM.tv> is inviting you to a scheduled Zoom meeting.

What: Lakeville 43D Public Hearing, 3/4/21

When: Thursday, March 4th, 2021, 7:00 PM ET

Login and setup Zoom between 6:40 and 6:50pm.

Join Zoom Meeting

<https://us02web.zoom.us/j/81271570253?pwd=K0RHQitCbGtDU213ZGRsemxIdThydz09>

Meeting ID: 812 7157 0253

Passcode: 313988

One tap mobile

+13126266799,,81271570253#,,,,*313988# US (Chicago)

+19294362866,,81271570253#,,,,*313988# US (New York)

Dial by your location

+1 929 436 2866 US (New York)

+1 312 626 6799 US (Chicago)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 812 7157 0253

Passcode: 313988

Find your local number:

<https://us02web.zoom.us/j/kRgcZDgtL>

Join by Skype for Business

<https://us02web.zoom.us/j/81271570253>

Hosted on LakeCAM Zoom Account #1.

Sincerely,

Michele MacEachern

Permit Coordinator 43D Committee

Town of Lakeville, MA

Cell: 774-222-0518

Email: mmaceachern@lakevillema.org

From: Kerry <bogs3232@gmail.com>
Sent: Monday, March 1, 2021 6:59 PM
To: Michele MacEachern <mmaceachern@lakevillema.org>
Subject: Re: Zoom for PB mtg

Hi Michelle,

Sure, [18 Johnson Dr. Lakeville.](#)

Thank you!

Kerry

On Monday, March 1, 2021, Michele MacEachern <mmaceachern@lakevillema.org> wrote:

Hi Kerry,

Could I get your street address?

Thank you,

Michele

From: Kerry <bogs3232@gmail.com>

Sent: Monday, March 1, 2021 4:15 PM

To: Michele MacEachern <mmaceachern@lakevillema.org>

Subject: Zoom for PB mtg

Good afternoon,

Could you please share the zoom info for the planning board meeting on Thursday evening?

Thank you,

Kerry Bogdan

From: [Kathy](#)
To: [Michele MacEachern](#)
Subject: Lakeville Hospital Redevelopment Project
Date: Tuesday, March 2, 2021 7:15:24 PM

Dear Michelle,

I apologize for the delay in sending you this email regarding the Lakeville Hospital Redevelopment Project, I have been very busy helping my elderly mother.

I am very concerned about this project and I don't hold much hope that mere citizens can change the minds of those interested in "progress" and/or money to be made but I have to at least try. The use of this land as a warehouse with a 24/7 operation or even an all day operation would add such an influx of traffic, noise, and lights to our lovely rural road, well, I cannot even begin to describe how the quality of life here will be degraded.

We live on Haskell Circle which as you know is not even a ¼ mile away from this site and we've enjoyed living in the area because while you have some businesses along Route 105, it's not so much as to affect the rurality of the area. If this warehouse project is allowed, we'll see so much more traffic right along Route 79 even if there are no roads going in or out from Route 79 because that is how a lot of people will access Route 105. The whole area along not just Route 105 but also Route 79 will give the feeling of living in a city which is what we did not want when we decided to move here from Assonet. I can tell you that we lived in the Assonet Bay Shores area and when the Stop & Shop warehouse facility was allowed to build down the street from us on Main Street, it was so frustrating getting stuck behind one of the many tractor trailer trucks to and from home. Traffic was jammed constantly getting on and off of Route 24 and we witnessed many drivers trying to go around them. Sometimes there were as many as five trucks in front

of you!

I think that it's bad enough that the town allowed the marijuana facility on Kenneth Welsh Drive which emits a disgusting "skunk" odor on most days so that you have to hold your breath while you're walking the neighborhood in one particular area. Really, that is bad enough! But to now, basically, fence us in with the marijuana facility to our left and possibly the warehouse project to our right, well, how is that fair to the residents in this area?

Consideration must be given to residents who would have a lower quality of life living in this area if this project is allowed. I ask you to please stop this project for us.

Thank you for listening...

Kathleen M. Ponte

35 Haskell Circle

Lakeville, MA 02347

774-419-4170

From: [Heather Bodwell](#)
To: [Michele MacEachern](#)
Cc: [Richard LaCamera](#); [Tracie Craig-McGee](#); [Lori Canedy](#); [Brian Day](#); [Lia Fabian](#)
Subject: Lakeville Hospital Redevelopment Project
Date: Tuesday, March 2, 2021 3:34:08 PM

Good afternoon -

I am addressing this e-mail to the Planning Board today to express my concern over the possible approval by the Board this Thursday regarding the Lakeville Hospital Redevelopment project. After attempting to attend all of the 'Zoom' public hearings, and listening to the back and forth discussions on various points regarding traffic impact, noise abatement and many other topics, I feel I have a good understanding of the scope of this proposal. Looking at the facts presented, I believe this project should not go forward. It is inconceivable to me that the Planning Board believes that a trucking terminal "warehouse" of this magnitude should be built in this location. So to be clear in this point, I would request a No vote from the Planning Board on this proposed application.

Regarding the rest of the town in general and the impact on the town, it appears to myself and my husband Mark, that this proposal is very similar to the Sysco proposal from some 10 years back, where the town overwhelmingly voted down that proposed use of the property as a warehouse/truck terminal. Rhino has suggested various changes to their plan to try to eliminate some of the negative effects of their proposal, but in the end this will still be a multi-bay truck terminal with all the associated negative ramifications. Exactly what the town's people voted no on last time. We are surprised that Mr. Maksy would consider a sale to Rhino, as he is well aware of the town's position on this type of a facility going in. Additionally, when I reviewed past comments and promises made by Mr. Maksy at various town board meetings, we expected to see a retail operation or office park type development planned, not a heavy duty truck terminal.

I will also mention that more than once during this review process, there seemed to be very few people in attendance at the Zoom meetings. When discussing this project with my friends and neighbors in town, it seems to be a reoccurring comment that they were unaware of the proposal under consideration. To this end, I would ask that if the board plans on approving this project that that hold off on any form of approval until live in-person meetings can be held to allow for input from the town's people.

Please share my e-mail with all members of the planning board. I am also including the Board of Selectmen, Conservation committee and Open Space committee in this email in hopes that they will support my request for a no vote or at least postponement until more open public meeting can be held.

Thank you for your attention to my request.

Heather and Mark Bodwell
13 Rush Pond Road

From: mike.cassani@verizon.net
To: [Michele MacEachern](#)
Subject: Lakeville Hospital Redevelopment
Date: Monday, March 1, 2021 7:58:07 PM

Michelle,

I'd like to voice my opposition to the planned redevelopment of the property on RT 105. First I am more than surprised that this is the 7th and final meeting. I cannot believe this has been advertised as required by local and state laws. I wonder if this process would be approved by the states AG office. It feels like this is being quietly pushed through for the benefit of very few. Additionally the town clearly made their feelings for this type of development known when they rejected Sysco's attempt to move in. This is a much larger facility that I believe would cause 3 to 4 times the negative impact. of that proposal. Also please have them stop playing games about an unknown buyer when Amazon has told their employees they intend to build in Lakeville

My direct concerns are:

- The increased traffic to the area will inhibit the movement of our residence to an extreme level
- The added traffic will encourage residences outside of the area to avoid it, thus impacting our other local businesses and would cause irreparable harm to them.
- The added noise in a predominately residential area will be detrimental to Lakeville and the environment that drew many people to move here
- There will be a significant increase in pollution and trash in the area. Please note the issues in Fall River
- Has there been no published study on the damage vs the benefit of such a development.
- The town has already approved added parking for the Middleboro station (adding north of 800 spots i believe) further impacting the traffic for anyone needed to gain access to Middleboro or 495
- I fear the town is trying to take the easy way out instead of trying to find the right use of the property.

: I will be attending the meeting and if given the opportunity would like to address the Board. Thank you for your time and consideration

Sincerely;

Mike Cassani
Lakeville Resident

From: Scott Holmes
To: Michele MacEachern
Subject: Rhino/Lakeville Hospital
Date: Tuesday, March 2, 2021 3:40:24 PM

To all Members of the Lakeville Planning Board.

I live on Staples Shore Rd and use Main Street for my daily commute to/from 495. I disapprove of the proposed warehouse / trucking facility. and as referenced by another resident recently:

"...It is very similar to the SYSCO Project that Lakeville Voters soundly 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
Scott Holmes

From: [Janet Whalen](#)
To: [Michele MacEachern](#)
Subject: Hospital Project
Date: Wednesday, March 3, 2021 1:44:08 PM

Please do not approve the current hospital project. It is very similar to the Sysco project which was overwhelmingly rejected by the town. We can do better!

Janet Whalen
33 Heritage Hill Dr

From: [Nancy Silvia](#)
To: [Michele MacEachern](#)
Subject: Hospital property
Date: Wednesday, March 3, 2021 6:10:58 PM

My name is Nancy Silvia. I live at 3 Haskell Circle, Lakeville, MA. I wanted to express my support for the need change to the old Hospital property. In my opinion, the town will not be able to support itself with only income from homes built in the community. We need more industry than is now supporting Lakeville. Our taxes will go out of control in the very near future unless we utilize that land wisely.

Nancy Silvia

From: [Ann Marie Barrile](#)
To: [Michele MacEachern](#)
Subject: Lakeville Hopital/ Rhino Warehouse Project
Date: Wednesday, March 3, 2021 8:33:51 PM

To all Members of the Lakeville Planning Board.

> I want 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.

>

> Concerned Lakeville Resident.

>

> Ann Marie Barrile

> 20 Lincoln Street

> Lakeville, MA 02347

>

From: [kevin mcdonnell](#)
To: [Michele MacEachern](#)
Subject: Lakeville Hopital/ Rhino Warehouse Project
Date: Wednesday, March 3, 2021 11:53:21 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.

Concerned Lakeville Resident.

Kevin McDonnell
20 lincoln St,
Lakeville, MA 02347

From: [Contact form at Lakeville MA](#)
To: [Michele MacEachern](#)
Subject: [Lakeville MA] Zoom link for March 4th meeting (Sent by Ann Price , majicprice@verizon.net)
Date: Wednesday, March 3, 2021 8:02:14 PM

Hello mmaceachern,

Ann Price (majicprice@verizon.net) 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 ABSOLUTELY apposed to the Rhino purchase of the former Lakeville Hospital property. I feel duped and deceived by the current property owner. Please send me the zoom link for tomorrow's meeting. Thank you. Ann Price

From: [Dianne Miller](#)
To: [Michele MacEachern](#)
Subject: 3/4 Planning Meeting and Zoom
Date: Wednesday, March 3, 2021 2:46:47 PM

Hi Michelle,

I am a resident of Lakeville at 14 Great Cedar Crossing since 2003.

Would you mind sending me the link for tomorrow night's planning board meeting's Zoom? Most importantly, please let it be known that **I disapprove of the Lakeville Hospital / Rhino Warehouse Project**. It is very similar to the Sysco project that I voted against not so long ago. A large warehouse with 24/7 trucks, traffic and noise is not the direction I would like for this town.

Furthermore, it is very different than what Mr. Maksy proposed at the 2017 meeting meeting. At that time he proposed a "campus of shops with mixed use commercial and over 55 residences". This type of development, and attempts to keep more green space, is how I think smart development should consider.

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

Please forward my email to all members of the Planning Board.

Sincerely,
Dianne Miller

From: [Elizabeth Coe](#)
To: [Michele MacEachern](#)
Subject: Facility
Date: Wednesday, March 3, 2021 8:36:57 PM

Hi Michele,

My name is Elizabeth Coe and I have lived at 3 Settlers Drive for about 18 years. We have raised our four daughters in this beautiful town. We are so thankful to live in such a wonderful, peaceful community.

I understand that tomorrow is the day for a decision which will potentially alter the entire footprint of our lovely town. I am concerned about the traffic, pollution(noise and environment) which would occur on a daily basis if this is passed.

I am worried about our property values and the size of the planned warehouse. It will overwhelm our small town. I know you will represent our town and lookout for our best interests.

Thank you for listening to my concerns. Could you add me to the zoom meeting tomorrow.

Elizabeth Coe
3 Settlers Drive
Phone # 774-766-1804
Email: ecoe63@gmail.com

Sent from my iPhone

From: [Barbara lawrence](#)
To: [Michele MacEachern](#)
Subject: Fwd: Lakeville hospital/Rhino Warehouse
Date: Wednesday, March 3, 2021 1:43:52 PM

Sent from my iPhone

Begin forwarded message:

From: Barbara lawrence <blawrence9455@gmail.com>
Date: March 3, 2021 at 1:33:01 PM EST
To: mmaceachern@lakeville.org
Subject: Lakeville hospital/Rhino Watehouse

Totally against expansion of land by Rhino Development in Lakeville.

This will change forever what Lakeville is all about & the reason People are moving into Lakeville for rural & farming community.
Not congestion with traffic, noise, pollution, disruption of wildlife presently living in this land along with possible extinction of some wildlife. We don't want to live in a city that's why I am a tax payer in Lakeville.
Please forward to board
Thank you
Barbara Lawrence
21 Sandy circle

Sent from my iPhone

From: [Judi Sferrazza](#)
To: [Michele MacEachern](#)
Subject: Lakeville Hospital Property
Date: Wednesday, March 3, 2021 10:13:01 AM

Dear Members of the Planning Board,

I am writing to express my concerns over the current plans for redevelopment of the Lakeville Hospital Property. I am an abutter and would like to attend the March 4th zoom meeting. Please forward me a link to attend.

As an abutter I have concerns as do many others in Lakeville over the plans for a large scale trucking distribution site. For many reason I am opposed to this plan, traffic and trucking which inevitably will be heavy and noise at the site as we are located on route 79. I have attended previous meetings via lakecam and continue to be baffled how all of this is proceeding as it seems very similar to the previous CISCO plans. I enjoy our small town and feel that without careful consideration that small town will be lost to truck traffic, loading docks and sound issues. I am deeply concerned that the initial plans included retail and restaurant development and it has now morphed into something very different without the town of Lakeville having any input. My observation of the prior meetings are talk of a "Unknown" tenant but the large scale plans indicate that this is intended for a busy distributor and traffic is my greatest concern. Despite the plans calling for trucks entering on Route 105 but we all know that truck routes will include increased travel on route 79.

I am hoping that mine and the concerns of the citizens of Lakeville will be heard and considered before moving this plan forward. Perhaps now is the time to pause and hear from the people in a larger forum and perhaps not make mistakes in moving forward a plan that can't be undone.

Thanks You,

Judi Sferrazza
25 Rhode Island Road
Lakeville, MA 02347
Email judibulger@hotmail.com

From: [Anne McGann](#)
To: [Michele MacEachern](#)
Subject: Lakeville Hospital Project
Date: Wednesday, March 3, 2021 1:06:20 PM

To: Permit Coordinator

I live in Edgeway, located behind Twin Coach, both over 55 communities. The exit and entrance are one and the same for both communities. Both the town of Lakeville and the town of Middleboro approved the one entrance/exit when Edgeway was being built. Edgeway has 52 homes and Twin Coach has 64, plus visitors and ambulances.

This plan is impossible. As we age, we move slower, but 18 wheelers seem to move faster. Please think this through. We will also consider our next move.

Sent from my iPad.

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: [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
To: 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."

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.

To: Selectmen and Chair persons of the Lakeville Boards,

We want to inquire if all of the meetings for the proposed Lakeville Hospital redevelopment will be held through online communication? We are concerned that many of the abutters and other concerned citizens are at a definite disadvantage trying to hear and respond in this way.

We recognize the town is attempting to inform its citizens while protecting all those involved from unnecessary danger of viral exposure. That is a reasonable goal but there are some citizens who feel that online meetings are not adequate for the careful consideration of such a huge project, especially when it promises to negatively impact our town.

The project the Rhino Company is proposing will place an industrial site directly in the center of one of the most densely populated areas of Lakeville. It will also have a huge impact on the traffic patterns of important commercial areas of both Lakeville and Middleboro. It will affect the safety of our citizens as they travel through the area and the quality of life for dozens of the homeowners that live just a stones throw from the dozens of trucks that will be entering the facility every 3 to five minutes through out the night.

We feel that it is essential that citizens of Lakeville have a chance to hear from the builders and members of the town boards, face to face, so that we can hope the officials, who are deciding on this irreversible change to our town's character, are acknowledging and considering our concerns.

We request that you plan on two publically held meetings so that our citizens can ask their questions and hear your responses. We hope that you will let us know at your earliest convenience.

Thank you for your attention to this matter.

Richard D. Scott

Dear Zoning Board of Appeals,

I am writing as a resident of 4 Rush Pond Road regarding the Lakeville Hospital Redevelopment Project. I do understand that this site is and has been a white elephant for many years. We are all impacted by this as everyone on our street had to pay for and install water filtration systems. I don't understand why our local government would want to entertain such a project when there is an industrial park that is better suited to the comings and goings of large 18 wheelers all day and all night. The impact of noise and traffic congestion for all concerned, both on Rt. 79 and Rt.105, not to mention the on and off-ramps to Rt. 495 is horrendous. The residents on Rush Pond Road do not want to have their neighborhood turned into what will sound like New York City traffic, all day and night. The electric braking system on 18 wheelers is loud. We are talking about 120 loading docks plus an additional number later on.

I am also concerned about the children who meet the buses on RT 105 and RT. 79. This is a danger to children waiting for their bus, as well as folks that are walking across the streets from the affordable housing units on both routes. Furthermore, 100 ft. of a buffer is not enough to mitigate the sound of 120 or more trucks coming and go all day and all night long. Rt. 495 is highly congested due to Cape Cod travel to and from which narrows to two lanes at Exit. 7 coming south. When traffic slows with this congestion, travelers try to bypass by traveling down Rt. 79 which is very narrow. I see and hear the traffic on both Rt. 79 from the inside of my house now when 18 wheelers pass by. I can only imagine how much worse this will be if Rhino Capital is allowed to operate out of the Lakeville Hospital site. Please consider all the residents and their children before approving such a project. I do not think this is a good site. I would recommend they look at Rt. 44 or the Industrial Park. Shopping, office, and other mixed-use options would be a welcome and needed use for the hospital site.

January 4, 2021

Michele MacEachern, Project 43D Coordinator
Mark Knox, Chairman
Matthew Perkins, Board Member
John Olivieri, Jr., Board Member
Christopher Spratt, Board Member
Robert Bouchard, Board Member
Richard LaCamera, Board Member
Elizabeth Nash, Board Member
Michael O'Brien, Board Member
Nathan P. Darling, Board Member

Dear Ms. MacEachern, Mr. Knox and Board Members,

After reviewing public documents available and attending the public hearing online, I feel obligated to write to you all to respectfully voice opposition to granting a special Development Opportunities district permit for the Rhino Capital project. As a resident of this wonderful Town of Lakeville, I would be remiss in not expressing this opposition. However, I want to state that I am not, by any means, against the development of the hospital properties. We have had much development near and around us, specifically right in our 'backyard', as we've watched trees being chopped down, land cleared, and houses erected directly from our back windows for the Rhode Island Road "Old Field Estates". Our private, peaceful sanctuary of a backyard is now directly viewable to/from these additional houses. However, building on that land was to be expected at some point, as we also knew it was only a matter of time before the hospital property was going to be developed.

When the time came for development I had, and still have, hope that our Lakeville leadership would understand and empathize with what is not only best for the Town, but for the abutting residents, natural wildlife, town families, businesses, and what the Town of Lakeville represents in its character overall. The purpose of the DO was stated to authorize the innovative use of certain portions of a district and the special permit has safeguards and conditions to prevent detrimental effects and impact upon neighboring properties, natural resources and upon the town as a whole. A warehouse/distribution center does not seem to fit within this scope. In contrast, a distribution center wedged in a small town, in a suburban areas, with the amount of traffic it will produce, the large footprint needed, and number of oversized vehicles utilized, not to mention lighting and noise pollution, is contrary to the intent of the DO. It is also contrary to everything that I love and value about this town and what I believe the Town of Lakeville represents.

As I mentioned, I am not against the development of the hospital properties, but this land should remain as Commercial/Residential, and not Industrial. We already have an industrial park in Lakeville for this very reason. The current hospital property is comprised of many large buildings. However, it is minimally invasive. There are many trees and other natural screening to protect and block many of the hospital buildings from residential neighborhoods, and the majority of the residences from the building in return. Lighting and noise are no issue to the surrounding area. Much wildlife has already been displaced with the many developmental projects in North Lakeville as well, this development would only contribute to this issue.

My family fell in love with our home, our neighborhood, and the town because of that 'small town' feel boasting lots of natural beauty and feeling of comradery. I understand that development and innovation are essential for a thriving town or city. However, this project does not fall in that category. We are not planning on moving from our home. We have continued to weather the "Old Field Estates" development and have tried to stay positive and optimistic, viewing it from the Town's perspective. However, moving forward with this project will be detrimental not only for us, but for many. This is not what the future of Lakeville will want to be seen and known for; an industrial warehouse/distribution center packed into a suburban area. The traffic that will be produced on an already busy road (also already shared with an elementary school), busy intersection(s) and locations that will be frequented by large trucks will be colossal during normal operating hours. Anything outside of normal operating hours will be significantly detrimental to all surrounding homes in terms of lighting and noise.

A home should not only be a place to live and sleep, but a sanctuary, especially in times like these. I am humbly asking for each of you, as not only a Committee Member, but as a member of my/our community, to please put yourselves into a position of an abutter to this property and imagine the worst-case scenario. Please visualize how it would feel to know you will be living with those conditions for the rest of your lives. I sincerely and respectfully ask for reconsideration of moving forward with this industrial project at the current hospital location.

Thank you very much for your consideration.

Sincerely,

Stefanie and Ryan Eaton
8 Rush Pond Road
seaton@bridgew.edu

January 4, 2021

Chairman Mark Knox
Project 43D Committee

Dear Mr. Knox and Committee members,

I am writing to express my opposition to granting a special Development Opportunities (DO) district permit for the Rhino Capital project. I am a 14-year resident of Lakeville, and I would like to preface this letter in stating I am **not** opposed to the development of the hospital space. I have lived here long enough to see the many developments over the years on and along Main St., and the many residences being built all around me. I use to have 2 neighbors; now I have 11 with the addition of Old Field Estates on Rhode Island Rd. I am perfectly aware the hospital property would be developed at some point in time. My hope has always been that Town leadership would be wise in their decision making and understanding enough to consider the resident abutters, natural wildlife including the land, already developed and planned space surrounding the site, and visual town character when considering opportunities for the hospital site.

After attending the 12/17/20 public hearing via Zoom, and reviewing all public documents available online, I am writing to you and the Committee to let you know as a resident, I do not support the project to grant a special permit because I do not believe this is the right opportunity for the hospital site in Lakeville.

As I read section 7.9.1 of the Zoning By-Law as cited to you in a letter dated October 28, 2020 from Brittany Gesner regarding the Development Opportunities (DO) District, it partially reads:

*"The purpose of the Development Opportunities (DO) District is to authorize the **innovative** use of certain portions of a defined overlay district for activities appropriate to large land areas by the issuance of a special permit with safeguards and conditions to prevent **detrimental** effects and impact upon neighboring properties, natural resources and upon the Town of Lakeville as a whole".*

The definition of innovative is as follows : *Innovative: (of a product, idea, etc.) featuring new methods; advanced and original "innovative designs" synonyms: advanced, inventive, ahead of the times ...*

After attending the public meeting and reading the project plans, I am not seeing anything innovative about a warehouse. It is my understanding there is no definitive client/businesses for the proposed warehouse facility – it's an unknown. So to me, it appears that we are being asked to accept a warehouse facility as innovative – I see no evidence of this? There is nothing indicating that at all and in fact, appears to be taking up such a large amount of space, it will be intruding, not innovative at all.

As in the Sysco situation, this is an Industrial proposal being imposed on the Town on a piece of land that should remain Commercial/Residential land. I would also like to note that, "... *detrimental effects and impact to neighboring properties....*" does not mean the same thing to a Lakeville resident abutting the property than another one that is miles away from the property site. It **will** be detrimental to my quality of life – that may seem like an exaggeration to some people, but for me and my family, we do not ever plan on picking up and moving , that is not an option.

We did not move here or choose to live our lives out here to watch the natural beauty disappear from certain areas due to their location to a highway or a train station. There is no noise study or traffic study that can measure the visual satisfaction of looking out of your window and seeing deer and turkey travel through the woods vs. looking at a parking lot and the rooftop of an active warehouse facility with your standard commercial landscaping. This is the reason Industrial Parks exist – to most certainly protect the residents from having to live with the environment it brings. The residents surrounding the area should matter to you.

I drive Main St. 3-4 times a day and have seen the increase in traffic over the years, along with the careless drivers that frequent that road. It puzzles me that the danger alone of large trucks of (whatever business?) would be frequently coming in and out of there – it WILL be very bad.

I understand I am in the minority opposing the Rhino Capital project – residents are anxious to get the site developed, and I realize we abutters are less than 2 dozen or so. I am sincerely asking that the Committee consider this project as not a realistic fit for the hospital property site and to take their proposal to a site that is deemed Industrial.

A satisfactory fit will comprise of enough space between a Residential/Commercial business/structure and preserving a large buffer of natural land whereby there is not a significant visual impact noticeably different than what is provided today – it certainly should be more than a few hundred feet from a proposed parking lot in the back of the warehouse! I can not even begin to fathom how the residents on the side of the property, Rush Pond Rd., etc., deserve to be given such a large neighbor, and also all the new residents to come at Old Field Estates. This project is proposing a substantial amount of land to be developed – more than is comfortable from my opinion.

Today, I see the back of the hospital property, but it's extremely minimal. Large trees and brush block the view of the buildings. The woody areas house many already displaced wildlife due to current housing construction that is taking place in this area. It's not a lot of buffer space to ask for in return for the quality of life to be sustained for some residents and natural habitat for wildlife that have already taken a beaten in the last several years, and that will surely be disrupted by this proposal – it IS detrimental to us.

Thank you for taking the time to read my letter of concerns and objections.

Sincerely,

Sharon Dennis
39 Rhode Island Rd
sharonsweetgold@aol.com

January 6, 2021

Chairman Mr. Mark Knox
Project 43D Committee

Dear Mr. Knox and Committee Members,

As a way of introduction my wife and I have lived in Lakeville since 2002. We have raised our 3 daughters on Rush Pond Road and they have attended the Freetown-Lakeville Public Schools. We have been actively involved in the town (coaching and volunteering) in which we care very much for.

We are abutters of the hospital property but are not against the development of it. We were against the development proposal 10 years ago when Sysco was attempting to develop it. We felt at that time and still today that the development of the property as a distribution center goes completely against what we want for our town. Back in 2010 the majority of people in town voted against such a development plan for the site. We have serious questions about why then the leaders in town felt that the same type of project (distribution center) would now be acceptable and appropriate for our town. Clearly they are going against the votes of the people that have placed them into their positions.

Over the years we have been excited about the appropriate growth of our area of town. The additions of Seasons, CVS, Baldies have been thriving local businesses. The addition of houses along Route 79 are also welcome additions. We do not support adding a distribution center with hundreds of vehicles on site to be the "Welcome to Lakeville" visual all who travel down Route 105 will see. Is that the image you want for your beautiful rural community?

In reviewing Zoning Board By-Laws regarding the Development Opportunities District it reads:

*"The purpose of the Development Opportunities (DO) District is to authorize the **innovative** use of certain portions of a defined overlay district for activities appropriate to large land areas by the issuance of a special permit with safeguards and conditions to prevent **detrimental** effects and impact upon neighboring properties, natural resources and upon the Town of Lakeville as a whole".*

In our opinion we do not see anything "**innovative**" about adding a distribution center to town. This project is basically exactly the same project that the town voted down by more than a majority. Therefore why are we not willing to wait for a project idea that would truly benefit the residents of Lakeville? We feel the town is rushing to complete this project without thinking of the long term effects. We have waited over 10 years since Sysco, why can we not wait longer for a project that will be a centerpiece of the community. If we learned anything from Sysco or any distribution company, once the building and site has outlived its usefulness (like Sysco did in Norton MA) they will leave. If the town was looking at innovative options they would be thinking more long term for our community.

In our opinion this project is also “detrimental” to the community as well as neighboring properties and all who travel through this area. We have serious concerns over increased traffic with hundreds of large 18 wheel vehicles traveling our local roads throughout the day and night, lighting concerns that affect locals as well as noise concerns. If this project were to go through we are going to need specific remedies such as sound barriers being installed, traffic mitigation systems, lighting concerns addressed as well as hours of operations addressed.

We know and understand that residents would like to see this property developed as do we. We just feel there needs to be responsible growth and development of this property. We are hoping that your committee and others in town find that a residential/commercial development will be a better use of the property and would provide more protections for the residents of Lakeville from being exposed to a large distribution center that becomes the focal point of our community. We have industrial space in town already designed for this purpose.

Thank you for taking the time to read this letter and take it into consideration. We do appreciate you and all committee members for volunteering your time serving on this committee.

Sincerely,

Mark and Heather Bodwell
13 Rush Pond Road
mhmebodwell@msn.com

MORIZIO LAW, P.C.

A Lawyer's Professional Corporation

Reply To: Michael P. Morizio, Esq.
1958 Broadway, Raynham, MA 02767
Direct: 617.938.3737
mpm@moriziolaw.com

January 19, 2021

Mr. Mark Knox, Chairman
Lakeville Planning Board
346 Bedford Street
Lakeville, MA 02347

RE: ABUTTER'S OBJECTION TO SPECIAL PERMIT APPLICATION;
Lakeville Hospital Redevelopment Application
for Special Permit under the DO District.

Dear Chairman Knox and Planning Board Members:

We represent Mr. Richard Scott. Mr. Scott is an acknowledged abutter to the proposed redevelopment of the former Lakeville Hospital into a warehouse facility pursuant to the DO District provisions in Section 7.9 of the Zoning Bylaws (the, "Project"). Mr. Scott respectfully objects to the Project for multiple reasons, including but not limited to: (i) a special permit may not issue when the location of the DO District has not been established by Town Meeting; (ii) the Project does not qualify for a special permit to construct a warehouse facility in an underlying Residential District; and (iii) the applicant has failed to provide the requisite site plan that is prescribed under Section 6.7 of the Lakeville Zoning Bylaws.

I. No Special Permit May Issue Because The Location Of The DO Overlay District Has Not Been Established By Town Meeting.

Section 7.9.1 of the Zoning Bylaws expressly provides that the DO District is an overlay district that must be specifically bounded and described on the Town's zoning map. The overlay DO District has yet to be superimposed over any underlying districts, or portions of any underlying districts, on the zoning map. As such, no special permit may issue until Town Meeting properly amends the zoning map.

"The purpose of the Development Opportunities (DO) District is to authorize the innovative use of certain portions of a defined overlay district"

"The Development Opportunities District is an overlay district superimposed over those underlying districts as shown on the zoning map of the Town of Lakeville."

[Emphasis supplied.]

Section 7.9.1 contemplates that Town Meeting would amend the zoning map to show which underlying districts¹, and which portions of underlying districts, would qualify for a special permit pursuant to the overlay DO District. The zoning map has not been so amended. Accordingly, no special permit under the DO District may issue, unless and until, Town Meeting amends the zoning map to locate the overlay DO District.

Section 7.9.1 also contemplates that the DO District would be superimposed over "underlying districts". An underlying district is not an overlay district. There are only four underlying districts:

- Residential
- Business
- Industrial
- Industrial B

The Mixed Use Development District is an overlay district and is not one of the underlying districts contemplated by Section 7.9.1.

More importantly, the Lakeville Planning Board lacks the authority to administratively determine whether the Project site is situated within the DO District. Section 3 of the Zoning Act (M.G.L. c. 40A) prohibits so-called floating zone districts which lack defined boundaries or where such boundaries can change based on the administrative decisions of Planning Boards or Boards of Appeal: "No provision of a zoning ordinance or by-law shall be valid which sets apart districts by any boundary line which may be changed without adoption of an amendment to the zoning ordinance or by-law." Floating zones violate the statutory safeguards that pertain to the adoption of zoning map changes and the statutory standards for the issuance of special permits (M.G.L. c. 40A, §§ 5,9). The DO District was adopted at Town Meeting *pending further Town Meeting action to amend the zoning map*. That two-step process is proper because Town Meeting would ultimately amend the zoning map to designate which underlying districts would be superimposed with the overlay DO District. See Martin Cerel, Trustee, vs. Town of Natick & Others, 2 Mass. App. Ct. 822 (1974) (*no prohibited floating zone where Town Meeting created a new type of district to which land could later be assigned by subsequent Town Meeting amendment of the zoning map*). The Lakeville

¹ Section 7.9 employs the plural, "underlying districts", meaning that all or a portion of more than one underlying district would be shown on the zoning map as being subject to the overlay DO District.

Town Meeting has not amended the zoning map and this Planning Board cannot administratively supplant the authority of Town Meeting by deciding whether the DO District applies to the Project Site.

II. The Project Doesn't Qualify For A Special Permit Allowing A Warehouse Facility In The Underlying Residential District.

The Project site does not qualify for a special permit that would allow a warehouse facility in the underlying Residential District.

VHB's zoning memorandum dated October 28, 2020 (the, "VHB Zoning Memorandum"), incorrectly expressed that the Project site is located within the underlying Business and Residential Districts, and that the entire site is completely located within the Mixed Use Development Overlay District. The zoning map clearly shows that the Project site is not located within the districts expressed in the VHB Zoning Memorandum.

It appears that the applicant has conveniently not filed a site plan that superimposes all zoning districts over the Project's property line boundaries. Nonetheless, the zoning map does not show that the Project site is located anywhere near an underlying Business District. The zoning map shows that the Project is entirely located within the underlying Residential District, with portions of the site being subject to two overlay districts: the Smart Growth Overlay District (G.L. c. 40R), and the Mixed Use Development Overlay District.

The Smart Growth Overlay District is limited to certain types of residential uses. The Mixed Use Development Overlay District is limited to large lots containing the principal uses of: (i) age-qualified residential housing, (ii) supermarkets, (iii) office and medical facilities, and (iv) R&D facilities. Those limited mixed uses on large lots are compatible with residential uses. The proposed warehouse facility is not compatible with residential uses and has not been designated as an allowed principal use in the underlying Residential District, or in either of the overlay districts. The VHB Zoning Memorandum, on page one, concurs that the proposed warehouse facility is not an allowed use without relying on the inactive overlay DO District that has not been located on the zoning map.

The VHB Zoning Memorandum incorrectly proclaimed that the DO District is superimposed over another overlay district - the Mixed Use Development Overlay District. As discussed above, overlay

Lakeville Planning Board
January 19, 2021
Page four

districts are not one of the four "underlying districts", and only Town Meeting can determine which underlying districts will be subject to the DO District by amending the zoning map.

Truck traffic, and its associated noise, is a major concern with any warehousing facility. Truck traffic that will pass through areas that are planned for residential dwelling uses, including age-qualified dwellings, is particularly harmful, inconsistent with land use planning, and inappropriate for a special permit. The size of the Project site doesn't mitigate the harms caused by truck traffic that must pass through residential areas; in fact, a warehousing facility on a large parcel of land only exacerbates the harm caused by the greater frequency of truck traffic that will serve the large facility.

III. The Applicant Has Failed To Provide The Required Site Plan.

Section 7.9.6(A) of the DO District zoning provision requires the filing of a site plan that complies with Section 6.7 of the Zoning Bylaws. The applicant has not done so. For example, there is no known site plan that superimposes all zoning districts over the Project's property line boundaries, or that shows the distances to abutters and the current land uses of abutters.

A compliant site plan is essential. The Planning Board, other Town officials, and the general public cannot properly review and comment on the Project without a compliant site plan, and the requisite findings for a special permit cannot be validly made without a compliant site plan.

This letter is not all inclusive of the Project's serious deficiencies, but the reasons outlined herein are determinative on the issue of whether the Project may validly receive a special permit for a warehouse facility. Mr. Scott respectfully requests that the Project's application be DENIED.

Sincerely,



Michael P. Morizio

James and Elizabeth Hutchinson
7 Rush Pond Road
Lakeville, MA 02347

January 15, 2021

Planning Board
Town of Lakeville
346 Bedford Street
Lakeville, MA 02347

To Whom It May Concern,

We are writing in regard to the proposed project at the old Lakeville Hospital site. We have lived in the neighborhood behind the hospital site for more than 40 years. The current proposed commercial development of this site is concerning to us for several reasons.

We understand that the current proposal for this site includes a significant amount of truck traffic and would include workers entering/ exiting the building for their work day. In looking at the blueprint, there appear to be hundreds of parking spaces proposed. How will the added construction impact the natural environment? This land contains wetlands. We are concerned with the impact to the ground water and to our wells.

The construction for this large project would continue for a long time. Would construction be limited to daytime business hours? Would construction continue through the night? We are concerned with the light and the noise associated with construction followed by the light and noise of the operation of such a large facility.

A project of this size must mean a large number of employees are anticipated to be working at this site. We are concerned about the water usage and the sewerage for this commercial building. How will these impact the natural environment, our wells and our septic systems?

Thank for your time and we hope to hear from you soon.

Respectfully,

James and Elizabeth Hutchinson
7 Rush Pond Road, Lakeville

Mr. Scott,

I'm an abutter to the proposed warehouse, concerned about, trucks running 24 hours a day, life changing for the worse, noise, diesel fumes, strangers able to roam freely in and off my property unrestricted. The smell and pollution of my very air is being threatened by a idea to clean up property that was given to (left for) the Town of Lakeville.

What I have redress is a convoluted exchange of this property into the hands of one person, with possible members of the board, to create a tax revenue for the town, which would cause residents of Rush Pond Road to no longer being in God's country as I learned it was known, but to be thrown to the wolves of those that be with blatant disregard of their very own residents of their peace and pursuits of happiness.

Our peace and quietness and fresh air above all else seem of no interest to those same people who could propose this in our residential area. They could They could do this injustice to any of my co-residential families, to raise their children here. Must Rush Pond residents be living in hell in the near future because of the committees total disregard .

President elect Joseph Biden has named John Kerry to head up his global warming project. He will hear of this soon. Must we turn our town upside down with protests to this outrageous proposal!

A citizen project of beauty within God' country , as a tribute to the life-saving years that the Lakeville Hospital gave to our community. He will forever tarnish with smoke fumes, broken up pavement, roads crowded, no light and a danger to the abutters, and any residents wishing to drive down our route 105, 79, Bridge Street, which crosses over to..... our Lake . Our eagles have gone to Wareham since the Island Terrace Rest Home dissolved. What is next in the plan for God's Country?!!

Noise - back up indicators

Air quality - diesel trucks

lighting - trucks + parking
idling

Privacy -

Safety -

property value -

TRUCK DRIVERS CROSSING
into my property with
out a Fence Crime.

Mr. Scott

I'm an abutler to the
 proposed warehouse, trucks
 running/trucking
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 worse noise, diesel fumes,
 strangers able to roam
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 property unrestricted.
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 Lakemill. What I have

(written on reverse)
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 into the hands of one
 person, which payable
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 would cause resident
 of Rock Pond Road to
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God Country.

5 RUSH POND ROAD
LAKEVILLE, MA 02347

DECEMBER 29, 2020

TO THE MEMBERS OF THE PLANNING BOARD RE: PROJECT 43D

I AM WRITING TO YOU TODAY WITH MY CONCERNS FOR THIS PROJECT.

I LIVE ON RUSH POND ROAD A STREET THAT ABUTS THIS PROJECT.

MY FIRST CONCERN IS THE NOISE AND POLLUTION OF THE DIESEL TRUCKS WHICH POTENTIALLY COULD BE 24/7.

ALSO THE TRUCK AND EMPLOYEE TRAFFIC COMING OUT OF THE FACILITY ON A DAILY BASIS COMBINED WITH THE TRAIN TRAFFIC.

THIS IS A NIGHTMARE JUST LIKE THE CISCO PROJECT WAS BUT UNFORTUNATELY THE TOWN CAN'T VOTE ON THIS.

IS THIS GOING TO IMPACT ROUTE 79? THAT ROAD HAS TURNED INTO A LIVING NIGHTMARE FOR PEOPLE THAT HAVE TO USE IT EVERYDAY LIKE MYSELF.

MY QUESTION TO THE COMMITTEE IS: WOULD YOU LIKE TO HAVE THIS IN YOUR BACKYARD? PUTTING UP WITH THE NOISE, TRAFFIC CONGESTION, POLLUTION 24/7?????????

THIS PROJECT BELONGS IN AN INDUSTRIAL PARK AWAY FROM NEIGHBORHOODS.

YOU WANT TO DEVELOP THIS AREA, WHICH IS UNDERSTANDABLE, BUT THIS IS NOT THE PROJECT SUITED FOR THIS AREA.

AGAIN ASK YOURSELVES WOULD YOU WANT THIS IN YOUR BACKYARD AND LET ME KNOW. I WOULD LIKE TO SEE IF WE COULD HAVE A MEETING WHERE WE COULD SOCIAL DISTANCE. I DON'T THINK THAT TOO MUCH TO ASK AND IT WOULD BE MORE PRODUCTIVE THAN THESE ZOOM MEETINGS. THEY DON'T REALLY SERVE MUCH PURPOSE FOR EVERYONE.

SINCERELY,

JANET YAITANES

From: rdszeneca@aol.com
To: Michele MacEachern; stevensherrick@comcast.net; pickles33@aol.com; noisefree@hotmail.com
Subject: Fwd: Proposed Lakeville Hospital redevelopment plan
Date: Wednesday, December 30, 2020 11:25:16 AM

Hi

This is a letter I received because the email address Mr Bossio had did not work for some reason. Do you have the correct email for Rhino? Thanks for your help.
The Scotts

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

From: skyhawk07e@aol.com
To: rdszeneca@aol.com <rdszeneca@aol.com>
Sent: Wed, Dec 30, 2020 11:17 am
Subject: Proposed Lakeville Hospital redevelopment plan

To Whom it May Concern:

Greetings, my name is Norm Bossio and I have lived at my current address of 16 Rush Pond Road for a total of 35 years. My bedroom slider is perpendicular to the old nurses' quarters. I was a teacher, principal, and superintendent of schools in the towns of Marshfield, Walpole, Boxboro, and Carver for a total of 23 years. I started a public speaking business in 1989. Currently I am serving as a designated building substitute teacher at the Assawompset Elementary School. To say that the project is going to impact the quality of my life is an understatement, I am a single dad to 3 grown sons and I am a grampa to 7 children, ranging in ages from 8 to 21 years of age. I raised my 3 sons alone as a single dad. My property has been identified as receiving the highest level of sound impact in the 11 PM to 6 AM time bracket. The projected air pollution from cars and trucks will prohibit my grandchildren from "camping out" in my back yard. The light pollution at night and the increased heavy truck traffic provides further distress to my family. These issues are more important to me than the likelihood of reduced property value of my house. I am not writing this letter to solicit sympathy. I am not expecting the project to be reduced or impacted significantly as a result of my family perspective. I am making one simple request. It is as follows:

Is it possible to include a barrier of some kind to mitigate the anticipated sound level increases, or at the very least to block the visuals of a proposed 400,000 square foot warehouse? A few trees and shrubs will not be enough in this regard. I plan on attending the January 7, 2021 Public Hearing regarding the architectural landscape, lighting, and noise. I am hopeful that my modest request meets with a full measure of your attention and ultimately your approval.

Thank you,

Norm Bossio
16 Rush Pond Road
Lakeville, MA 02347

Tel. No. 508-947-5655
Cell No. 508-922-5692

From: [Contact form at Lakeville MA](#)
To: [Michele MacEachern](#)
Subject: [Lakeville MA] Hospital Project Noise Risk (Sent by John Ayers, jwayers21@gmail.com)
Date: Friday, January 29, 2021 11:03:28 AM

Hello mmaceachern,

John Ayers (jwayers21@gmail.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:

Michele

The peer review of the noise study disclosed a problem with the back-up beepers. Tech Environmental defines several back-up beepers and states it is up to the owner to specify the proper beepers in any lease it develops with a potential tenant. In other words, ignore the risk. Move downstream to be addressed at a later time. This solution is unacceptable. The design of the sound barrier between the warehouse facility and Rush Pond Road must be designed to reduce the back-up beeper noise from 97-112 dB to less than the 10dB delta required by the state.

Source-Tech Environmental Noise Study October 29, 2020

A "pure tone" condition occurs when any octave band sound pressure level exceeds both of the two adjacent octave band sound pressure levels by 3 dB or more. The MassDEP Noise Policy states that this criterion should be measured both at the property line and at the nearest inhabited residence. However, MassDEP Noise Policy interpretation states that sound levels that exceed the criteria at the property line do not necessarily result in a violation of the policy².

Source-Epsilon Associates Inc Peer Review letter December 16, 2020

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.

Source-Tech Environmental Peer Review Response letter, December 28, 2020

Tech assumed a "low noise" beeper to demonstrate the trucking flexibility provided. The goal 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. It is up to the owner to require the proper back-up beeper in any lease it develops with a potential tenant.

To: 43D Committee
From: Richard Scott
Subject: Lakeville Hospital Project Noise

I went back over the noise study and MA DEP noise regulations again. Specifically pages 14-22; regulations, policies and BWPAQ sound were reviewed along with the noise study submitted by Tech Environmental dated 10-29-20.

I believe these documents, in addition to the peer reviews, will assist the planning board with establishing the necessary conditions in the “special permit” to safeguard the residents at Lori Lane and Rush Pond Road.

The public hearing discussions and presentations provided additional information for the needed safeguards.

Page 14

Regulation 310 CMR 7.00 Definitions

- Noise is defined as “sound sufficient intensity and/or duration as to cause a condition of air pollution”.
- Air pollution - cause a nuisance; unreasonably interfere with the comfortable enjoyment of life.

Regulation 310 CMR 7.10 : Noise

- No person...controlling a source of sound... permit unnecessary emissions from said source of sound that may cause noise.
- Construction and demolition equipment; may be fitted and accommodate with equipment such as enclosures; suppress sound, suppressible and preventable industrial and commercial sources of sound and other man-made sounds that cause noise.

Page 15

“These criteria are measured both at the property line and at the nearest inhabited residence”.

- Increases the broadband sound level by more than 10dB(A) above ambient... “pure tone”... by 3 decibels or more.
- Ambient - exceeded 90% of the time measured during equipment operating hours.

I think MA DEP should review how ambient was established because it will be the legal standard where noise will be elevated.

Regulation 310 CMR 7.11 Mass Vehicle Idling Regulation

- All motor vehicles...exhaust and sound emissions.
- ...said vehicle is stopped for a foreseeable period of time in excess of five minutes.

- Diesel Trains...foreseeable idling of a diesel locomotive longer than 30 minutes.

How will the five minutes idling be enforced for this project?

Page 16 Policies

- When reviewing applications for pre-construction approval of new sources of air pollution...potential increase in sound levels over ambient conditions...source's property line and at the nearest residence.
- "If noise is the only air pollutant expected to be emitted by a facility, a pre-construction air approval is not required".
- ...MA DEP requires the source to mitigate its noise.
- The agency also considers the effect of noise on the nearest occupied residence.
- In responding to complaints, MassDEP measures noise levels at the complainant's location and at other nearby locations that may be affected (e.g. residences...). If the noise level at a sensitive receptor's location is more than 10 dB, MassDEP requires the noise source to mitigate its impact.
- A new noise source will be required to mitigate its noise...

While pre-construction air approval is not required, it should certainly be considered given the close proximity to Rush Pond Road and Lori Lane.

In fact, "when MA DEP responds to a complaint...it focuses on 'protecting affected people at their residences'. Please note an existing source may or not have needed a MA DEP air approval before it was built".

MA DEP requires the source to mitigate its noise.

Please note the sound study has shown potential impact at Lori Lane and Rush Pond Road.

The applicant cannot "model out" of the use of "top case" sound suppression/mitigation measures by simply demonstrating that predicted sound levels at the property line when employing a less stringent suppression/mitigation strategy.

Page 18 Sample Application Form

BWPAQ - Sound

- ...construction or alteration of stationary equipment...
- When proposing sound suppression/mitigation measures...lowest sound level increase above background are required to be implemented, unless these measures can be eliminated based upon technological or economic infeasibility...a less stringent sound suppression/mitigation strategy...10 dBA (decibel, A - Weighted).

- ...It is not the sound level increase upon which the design of sound suppression/mitigation strategies and techniques should be based...
- Please attach to this form the manufacturer's sound generation data...

This BWP AQ is for construction of stationary equipment; however, a similar approach may also be applied for mobile sources.

Stationary Sources Include:

- RTU'S
- HVAC (Future)
- Trash Compactor
- Stand by generator
- Reefers (Future)

Mobile Sources Include:

- Trucks enter/exit
- Truck engines (idle controls)
- Truck back-up alarms
- Truck brakes
- Truck movements & circulation pattern
- Yard truck empty storage trailers
- Truck loading and unloading
- Fork trucks & material handling equipment
- Employee cars/parking lot noise

Each of the above sources of sound needs to be identified, studied and abatement and mitigation.

“A 10 dBA increase is the maximum increase allowed by MA DEP; it is not the sound level increase upon which the design of sound suppression/mitigation strategies and techniques should be based”.

Please note the sound study using 4/30 trucks per hour projected potential for impact at the second floor.

P19

D. Community Sound Level

- Ambient is defined as the lowest one-hour background A-Weighted sound pressure level that is exceeded 90% of the time measured during equipment operating hours.
- ...property line and at the nearest inhabited building.
- The quietest time of the day is usually between 1am and 4am on weekend nights...lowest ambient sound level expected during all seasons of the year.

I recommend the Town of Lakeville do its own calculation of ambient due to the importance of this being done properly. The engineer should consult with the regional office prior to commencing noise monitoring.

3). “The nighttime sound measurements must be conducted during all seasons of the year”.

It is important to discuss the design of sound suppression/mitigation strategies and techniques to be used for this project as part of the special permit process.

The suppression and mitigation strategies and techniques apply to demo noise, construction noise and operating noise.

Now is the time to identify what hardware controls are to be used.

FOR EXAMPLE - The berm of the west side of the warehouse. The primary purpose of this berm is noise mitigation.

The length,width and height needs to be detailed and evaluated properly.

I do not believe this has been done. The evaluation should be completed before the extensive landscape program proposed for this project.

If this is NOT done properly, the berm may need to be modified at additional cost of the developer or future tenant.

- Another example of hardware controls is the back-up alarms. How will the permitting of low impact back-up alarms be accomplished? This must be established now.
 - The back-up alarms are like the “gunshot” that wakes you at night, or the “thunder/lightning” in the middle of the night.
- There are several alternatives to the traditional back-up alarms. We need to establish what will be done now, not after a complaint to the MA DEP.
- There are several new products on the market to mitigate the noise from the warehouse and truck operations.

Sound absorption panels should be installed at the following locations:

- Loading docks
- Storage trailer area
- Corner of warehouse building
- Walkways on E/W side of warehouse building
- Parking lot sound fences
- Building walls E/W side of warehouse building

All of the above containment could be used to enclose the truck parking area. The yard trucks to move empty trailers should be electric & not have back-up alarms.

There are several administrative and operational controls that should be applied to this project:

- Limit number of trucks
- Limit on-site truck circulation path
- Limit docks used at night
- Limit operating hours
- Enforcement fines to limit engine idling

It may be necessary to instal mitigation controls at the berm, property boundary or neighboring properties.

I am concerned about 2/4 Lori Lane and 6 houses along Rush Pond Road because the noise study identified these locations have the highest potential for negative impact.

Several mitigation options are available for abutting residents including:

- Landscaping
- Sound absorbing fences or walls
- Triple pane windows
- Heavy sound curtains
- Sound absorbing drywall
- HVAC
- White noise
- Air purification

The above items should be considered for the bedrooms where people sleep.

All of the above should be a part of Noise Impact Analysis Measurement Control Mitigation and Monitoring Plan submitted for this project.

Since traffic and noise are related to the tenant, the monitoring plan can be a part of the Transportation Demand Plan done at start-up and for 5 years.

In Summary:

- Real ambient noise must be established NOW with MA DEP input and review.
- The hardware and berm design must be established NOW.
- The administrative and operation controls must be established NOW.
- Noise must be controlled at the source.
- Noise must be measured at the fence line and at the nearby 2nd floor houses.
- Special off-site mitigation must be considered at Lori Lane and Rush Pond Road.

- A formal noise complaint system must be established for demo, construction & operations.
- Noise must be monitored at start to assure hardware and administrative controls are working.

These comments are respectfully submitted for your consideration.

From: Richard LaCamera
To: katiegonsalves@verizon.net
Cc: Michele MacEachern
Subject: Fwd: [Lakeville MA] Lakeville Hospital Project (Sent by Kathleen Gonsalves, katiegonsalves@verizon.net)
Date: Wednesday, January 27, 2021 7:08:17 PM

Katie,
I forwarded your email to the project coordinator to give to the planning board.
Have you been attending the public hearing meetings?

Rich

Sent from my iPhone

Begin forwarded message:

From: katiegonsalves@verizon.net
Date: January 27, 2021 at 6:54:56 PM EST
To: Richard LaCamera <rlacamera@lakevillema.org>
Subject: Re: [Lakeville MA] Lakeville Hospital Project (Sent by Kathleen Gonsalves, katiegonsalves@verizon.net)
Reply-To: katiegonsalves@verizon.net

Thank you for replying. So I need to get ahold of someone from the planning board.

Katie

—Original Message—

From: Richard LaCamera <rlacamera@lakevillema.org>
To: katiegonsalves@verizon.net <katiegonsalves@verizon.net>
Sent: Wed, Jan 27, 2021 8:56 am
Subject: Re: [Lakeville MA] Lakeville Hospital Project (Sent by Kathleen Gonsalves, katiegonsalves@verizon.net)

Katie,
Former the Lakeville Hospital zoning allows the proposed project if approved by the planning board. We can't just deny the project upfront because anyone has a right under Town's bylaws them to submit their plans for an approval or denial to the planning board.

The proponent has submitted plans to the planning for their review and potential approval. The public hearings are going on right now and the next meeting is 2/4 at 7:00PM

Rich

Sent from my iPhone

On Jan 27, 2021, at 8:23 AM, Contact form at Lakeville MA <cmsmailer@civicplus.com> wrote:

Hello Rich LaCamera,

Kathleen Gonsalves (katiegonsalves@verizon.net <<mailto:katiegonsalves@verizon.net>>) has sent you a message via your contact form (<https://www.lakevillema.org/user/1804/contact> <https://linkprotect.cudasvc.com/url?u=https%3a%2f%2fwww.lakevillema.org%2fuser%2f1804%2fcontact&c=E.1_-nliibndZVhx58XmVeq8jm6qWxsqkq46-KUQkABtGrcsn3Qp6BuBhN1KRaq3p1FpRibuk0wIWnuK3A9v0e14ZW56MrevxL6jKX3MggUz0W78&typo=1>) at Lakeville MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.lakevillema.org/user/1804/edit> <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.lakevillema.org%2fuser%2f1804%2feditt&c=F.1Z5_h5WTr7XUnXal0OaGzFEvhxTZY6J3I76AU1GBNgFq80noQV5tbmw5JNPIWZ3S1yh0Xil5vtU7mmyE_-F6CKh8_N2vtpmCLZmE2UQrQzSCjlttoEg.&typo=1>.

Message:

I am very concerned about this project planned for the Lakeville Hospital site. Since this was an overwhelming NO vote from the town when Sysco was trying to build in that spot, why is this plan going forward? The committee understands that the Lakeville residents DO NOT WANT this type of business. I am disappointed that my voice has not been heard. I thought by voting for you these sneaky backwards deals would be over.

From: rdszeneca@aol.com
To: Michele MacEachern; rdszeneca@aol.com
Subject: Fwd: 2/4 Lori Lane
Date: Thursday, February 11, 2021 11:06:51 AM

Hi

I am passing on an email chain that includes comments from my noise engineer regarding 2/4 Lori Lane and back up alarm selection for the Rhino Project.

Please pass this information to the 43D committee and Environmental Partners for consideration and include in public hearing record.

I would like to review new drawers at police station next Tuesday at any time available to the police. My schedule is flexible and can go anytime. Just let me know.

I saw the 2-4-21 Rhino presentation is now on web site so disregard my previous request for a copy.

Thanks and stay safe,
The Scotts

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

From: Robert Andres <randres4056@comcast.net>
To: rdszeneca@aol.com
Sent: Wed, Feb 10, 2021 8:58 pm
Subject: RE: 2/4 Lori Lane

See my comments below:

From: rdszeneca@aol.com [<mailto:rdszeneca@aol.com>]
Sent: Monday, February 8, 2021 1:57 PM
To: randres4056@comcast.net; rdszeneca@aol.com
Subject: Re: 2/4 Lori Lane

Hi

The noise controls are moving in the right direction. There has been some comments from Town peer reviewer and responses that I would like to do a quickie review.

My concern is that the berm that is proposed will protect Rush Pond Road but nothing for Lori Lane. The developer says we do not own the land and can't do any thing on their side of Main Street where trucks enter and exit. Find out who owns the land and arrange for them to give approval for the construction of a berm extension.

My other concern is the back up alarms. They agree that tenant can do many things for back up alarms, but special permit is issued to developer. If the developer and tenant do not own trucks, how should I request this be made a condition of the project. They claim tenant will do a Mitigation Plan but I do not trust that Town or State will make them once project is built. The best answer is to have the "tenant" mandate that all trucks that will be placed in reverse be equipped with a Brigade (or similar device) which emits a "broad-band" signal that can be heard only 50-100 feet away and still meets OSHA

and other requirements.

Any ideas or suggestions will be appreciated.

I am very please that we were able to get berm twice as high as originally proposed.

Thanks,
Richard Scott

ps: thanks for FL super bowl win

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

From: Robert Andres <randres4056@comcast.net>

To: rdszeneca@aol.com

Sent: Sat, Feb 6, 2021 3:44 pm

Subject: RE: Invoice

Let me know what you have!

From: rdszeneca@aol.com [<mailto:rdszeneca@aol.com>]

Sent: Saturday, February 6, 2021 7:36 AM

To: randres4056@comcast.net; rdszeneca@aol.com

Subject: Re: Invoice

Hi, hope you are well. As a result of our efforts the developer has agreed to increase the size of the berm for the project, great news. I want to thank you for your help.

There is one area neglected and wonder if I provide details could you offer suggestions?

Thanks
The Scotts

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

From: Robert Andres <randres4056@comcast.net>

To: rdszeneca@aol.com; 'Noise Free America: A Coalition to Promote Quiet' <noisefree@hotmail.com>

Sent: Wed, Jan 13, 2021 4:14 pm

Subject: RE: Invoice

Noise in this environment comes from a variety of sources:

- Truck idling and accelerating
- Truck starting
- Industrial handling operations
- Fork-lift operations, including backup alarms
- Ventilation systems

We should be looking at all aspects of this, and perhaps more.

Robert N. Andres, Sr. CSP, CPE, DABFE, INCE
Consultant for Noise Free America

3404 Grey Birch Drive, Baldwinsville, NY 13027
2600 Kings Lake Blvd., Naples, FL 34112
esaconsulting@comcast.net

From: rdszeneca@aol.com [mailto:rdszeneca@aol.com]
Sent: Wednesday, January 13, 2021 10:20 AM
To: randres4056@comcast.net; rdszeneca@aol.com
Subject: Re: Invoice

Hi

Hope you are well. I put you in my electronic payment service, it says you should have a check by 1-19-21.....if it doesn't show up please let me know.

I am happy to report that your review got positive results. The developer and planning board want a working meeting to discuss ways to improve the project noise controls, not just meet the regulations.

I am pushing hard for a "Noise Impact Analysis, control ,management, mitigation and monitoring program for this project for demo, construction and operations, including a formal complaint system.

Is there any advise you might offer and is there a table on contents that you have seen that you can share to help me in my discussions?

I am willing to pay your fee as needed. One thing I am struggling with in the unknown tenant because operational administrative controls are so important. Is there a generic check list for source controls or procedures that should be considered.

As you can tell I am fishing for good ideas, and I want my efforts to result in a case study that shows working proactively results in taking a bad situation, 100 feet from large warehouse operations, can be the best available practice.

I look forward to your insights that you can share.

Thanks, Scotts.....Stay safe

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

From: Robert Andres <randres4056@comcast.net>
To: rdszeneca@aol.com
Sent: Mon, Jan 11, 2021 12:35 pm
Subject: RE: Invoice

Thank you!

I just received a call from the Town of Lakeville, but I tried several times to return the call without success.

If they need to contact me, our telephone number is 239-774-5194, but I'm still trying to get it set up.

My current address is:

2600 Kings Lake Blvd.
Naples, FL 34112-5409

You can send it to that address.

Robert N Andres, Sr., CSP, CPE, INCE
Specialists in Noise Remediation
2600 Kings Lake Blvd., Naples, FL 34112-5409
3404 Grey Birch Drive, Baldwinsville, NY 13027-1738
239-774-5194 or 315-804-6560
esaconsulting@comcast.net

From: rdszeneca@aol.com [<mailto:rdszeneca@aol.com>]
Sent: Friday, January 8, 2021 4:23 PM
To: randres4056@comcast.net; rdszeneca@aol.com
Subject: Re: Invoice

Bob....what is best way to send money to you? Thanks, Scotts

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

From: Robert Andres <randres4056@comcast.net>
To: rdszeneca@aol.com
Sent: Mon, Dec 21, 2020 4:38 pm
Subject: RE: Invoice

That will be great!

Wishing you all a very Merry Christmas!

BOB

Robert N Andres, Sr., CSP, CPE, INCE
Specialists in Noise Remediation
2600 Kings Lake Blvd., Naples, FL 34112-5409
3404 Grey Birch Drive, Baldwinsville, NY 13027-1738
239-774-5194 or 315-804-6560
esaconsulting@comcast.net

From: rdszeneca@aol.com [<mailto:rdszeneca@aol.com>]
Sent: Monday, December 21, 2020 2:03 PM
To: randres4056@comcast.net
Subject: Re: Invoice

Hi

Can I send you money Jan 2 as I need to get some money from my 401k.....does not look like town is going to give me anything toward invoice. I hope this will be ok with you.

Merry Christmas, Scotts

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

From: Robert Andres <randres4056@comcast.net>

To: rdszeneca@aol.com

Sent: Mon, Dec 21, 2020 1:01 pm

Subject: Invoice

Please let me know if there are any questions.

We appreciate calling on us to provide this service.

BOB

Robert N Andres, Sr., CSP, CPE, INCE

Specialists in Noise Remediation

2600 Kings Lake Blvd., Naples, FL 34112-5409

3404 Grey Birch Drive, Baldwinsville, NY 13027-1738

239-774-5194 or 315-804-6560

esaconsulting@comcast.net

[Virus-free. www.avg.com](http://www.avg.com)

From: [Michele MacEachern](mailto:Michele_MacEachern)
To: [Michele MacEachern](mailto:Michele_MacEachern)
Subject: FW: question
Date: Friday, February 19, 2021 11:03:29 AM

From: barbara@standishenterprise.com <barbara@standishenterprise.com>
Sent: Friday, February 19, 2021 10:21 AM
To: Michele MacEachern <mmaceachern@lakevillema.org>
Subject: Re: question

Hi Michelle,

Thank you for the information. I appreciate all of the work that you and all of the other board members have and will put into this project. Understanding that there is no one popular decision, and that what is best for the town has to be the main consideration, I have a few thoughts on this project I would like to share if you would be so kind to let me have a few minutes of your time.

I live on Bridge Street, the fourth generation on my husband's side to work the farmland here. I can tell you that when we built our house 34 years ago, Lakeville was a very different place. But change is inevitable and we have to learn to adapt with it. Living next door to Ocean Spray, I think I can comment with a great deal of authority what it is like living next to a plant that has many similar characteristics to the one being proposed, only on a much smaller scale. We cannot sleep with the windows open to enjoy the Spring air or the crispness of Fall because of the noise coming from the back up alarms and the normal truck traffic, especially when they leave the plant and drive by our house 24/7. In the Fall, when the harvest season arrives so does the seasonal workers, the traffic and the trash. My front yard becomes their trash barrel for their nips, coffee cups and hair nets, to name a few. I do not know what the employee count is there, but I do know that people don't care how they treat other people's neighborhoods because they are just passing thru. After last night's meeting, where it was mentioned that over 400 employees were being planned for, my mind immediately went to the trash and traffic that will be on Bridge Street. This street is a major cut thru for the T and I have every reason to believe it will also be for the employees of whatever goes into the hospital property. I am not against developing that property, but I am against the size of this project. There has to be some compromise someplace here. This end of town is so scarred from development, from the T and all the housing that came in with it, now the new housing development behind the annex, this project . . . when is it enough?

I would great appreciate the consideration of a scaled down project. I don't know how you are restricted legally as to what stipulations you can put on this project, but I would appreciate you taking into consideration my concerns and those of others who have also expressed them. Thank you for your time Michelle.

Sincerely,

Barbara Standish, 33 Bridge Street

|

February 16, 2021
10 Valley Road
Lakeville, MA 02347

To our Lakeville officials,

I am writing to you to voice my concerns regarding the proposed Lakeville Hospital project. While I do agree that something needs to be built on the property, I do not agree that a 400,000 sq. ft. warehouse with 130 loading docks for an "unknown" tenant is the best fit for Lakeville. I was born and raised in Middleboro and have lived in Lakeville for 32 years on Valley Road, which is in the vicinity of the hospital property. I've raised a family and now my grandchildren are being raised in Lakeville as well. We have always loved living in Lakeville for its rural character, open space and wouldn't want to live anywhere else, until now.

After the town voted down Sysco, I would think the town would want to avoid a similar situation. By changing the zoning to DO, we are looking at Sysco Part 2 only worse. We should be looking for another use for the land, such as mixed use, as a warehouse belongs in an industrial park and not in an area surrounded by a residential community that will be used as a distribution center. The property has been owned by 3 different owners and each owner was supposed to clean up the property. Lakeville Mixed Use Development, LLC has made empty promises to the town to develop it as mixed use, use the excuse that land had to be sold off to help pay for the taxes and clean up and then sell it to the highest bidder to be developed as DO. Rather a nice investment of paying \$1 for the property, doing absolutely nothing with it and selling the lots for a total of over \$1M. It's quite apparent there was inside knowledge with Stop and Shop as to why the property was offered to Mr. Maksy and not to the Town of Lakeville. DO needs to be eliminated from the zoning by-laws so this cannot happen anywhere else in our town.

My biggest concern with Rhino's proposal is the impact the will have on **traffic, air quality, noise pollution and wastewater** in the area.

- The area is already congested and will be further compounded with the T station move and extension of the rail. The new rail station has 500 parking spots proposed with the overflow going to the Lakeville lot which is 853 spots along with shuttle buses. Our roads will not be able to handle the extra cars along with the 600 plus cars and trucks generated by the proposed warehouse. Five lights within a mile along with a police detail at the entrance of the warehouse will create a traffic nightmare along this corridor. Ocean Spray on Rte. 18 is a good example of police detail causing gridlock and near accidents. Traffic will get backed up both ways of 105 with the entrance less than ¼ mile from the intersection of 105/Clear Pond Road/Vaughn St. This intersection has multiple accidents which will only increase with a police detail and added traffic. Traffic will be just as congested at the junction of Route 105 and 18 near the elementary school. Not only is this a safety issue for the school but also at this intersection. Traffic gets backed up at the light and there are multiple accidents at the intersection due to the poor design of the intersection and mogul-like pavement. The intersection needs to have the islands removed so that the intersection can be widened and lights redesigned for left hand turning. Is this issue even being addressed?
- The air quality in the area will have added exhaust from cars and trucks along with the diesel from the added trains at the station. No one living in this area will be able to keep their windows open without smelling diesel, etc. from the idling trucks, not to mention the noise of back up beepers, trucks and cars moving, etc.
- Rhino's statements regarding noise nuisance are concerning. Given there is no known tenant, they cannot speculate what type of noise will be generated by a 24/7 operation. As I mentioned, I live on Valley Rd and can hear the MBTA trains in the rail yard running at 4 am or the horn blowing around 5 am. Added trains, trucks and cars will make the noise level even more audible 24/7. People in the area should be given a break from all the noise to be able to sleep peacefully and not take away from their quality of life with a 24/7 operation.
- The project is also tying in the City of Taunton's water system so why aren't they tying in to Middleboro wastewater management system instead of building an on-site septic system? Should the septic system fail, this could severely impact the drinking water wells in the area.

The Christmas Tree Shop is double the square footage but half the number of truck bays and operates from 7 am-5pm. How can Rhino propose to build a facility of this magnitude for an "unknown" tenant to operate 24/7 when it

surrounded by houses? Rhino currently owns 3 warehouse properties with the largest of 60,000 sq. ft. on 4.3 acres, 22 parking spots and 5 docks, with another at 42,000 sq. ft. on 4 acres, 50 parking spaces and 6 docks. This project is ten times larger so the number of docks should be 60 for a 400,000 sq. foot warehouse not the proposed 130. Again, why is Rhino building a facility for an "unknown" tenant of this size with 130 docks and 130 trailer storage spaces and over 600 plus additional vehicles on our roads? By allowing this type of project for the "unknown", the town is opening up a can of worms with no recourse once the facility is built. The tenant could be just about anyone.

Something of this magnitude that will change the character of our beautiful town forever and should not be decided by a few elected officials but by a town VOTE. It is frustrating to attend the meetings and only be able to make comments on Facebook which may or may not be addressed or not be able to participate on the zoom unless you are an abutter. I attended the last meeting and had a question read. I asked since the parking spots were being decreased would the number of truck bays be decreased as well. Rhino was asked if they had a response and they said "no response". The fact that they will not answer the question is very concerning.

I hope you will consider denying the permit since the citizens of Lakeville do not have a say in the matter. If this were in your backyard, would you want this type of facility? Would the stakeholders in Rhino want this in their backyards? This does not belong in this area – only an industrial park. If you will not deny this project, please consider the following:

- Downsize the facility square footage, number of truck bays, parking spaces, operations should be limited not to include a 24/7 operation.
- Rhino and the town worked together to approach the state for assistance in cleanup since the state made the mess.
- Rhino could increase the distance between the residence on Rush Pond Road and grant the land to Lakeville as an open space area for walking, etc.
- Truck traffic restricted on Captains Way, Clear Pond Road, West Vaughn Street and Vaughn Street with local deliveries only. Sign at end of driveway entering Rte. 105 – no right hand turns for trucks. Can't claim ignorance if it's posted.

Please do the right thing for the beauty of our Town, we deserve better than this.

Respectfully submitted,

Susan Spieler

From: [Contact form at Lakeville MA](#)
To: [Michele MacEachern](#)
Subject: [Lakeville MA] Lakeville hospital 43d site (Sent by octavio aguiar, octavio.aguiar@yahoo.com)
Date: Friday, February 19, 2021 11:09:05 AM

Hello mmaceachern,

octavio aguiar (octavio.aguiar@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:

Hello

I know the question has been asked about the number of dock doors for the building. I would like to point out that it has been mentioned that Amazon in Fall River is a much larger building with fewer dock doors. (not sure if that is factual or not) but right here in Lakeville industrial park there is a 550,000 sq foot building with 65 dock doors. They are 150,000 sq feet larger than the prosed building and have far fewer dock doors than what is being proposed.

I know the answer has been that if a renter comes in and wants less dock doors they would do that, but what if the renter leaves and new one wants more dock doors. It doesn't makes sense. anyway

75 dock doors and 15 dock doors on the others side for a 400,000 sq foot building ultimately makes no sense at all regardless.

this is just a comment bringing this issue to you all
thank you for your time

From: bkglidden@aol.com
To: [Michele MacEachern](#)
Subject: Lakeville Hospital Property
Date: Thursday, February 25, 2021 3:36:58 PM

To the Lakeville Planning Board,

I am sending this e-mail to voice my and my wife's opinions on the Lakeville Hospital Property 43D Project. All we see here is Sysco all over again except on a smaller scale. I will not get in to detail as we all know how that went and how the majority of townspeople turned out at town meeting to voice their displeasure for this type of development in this residential location. I now see an individual with intimate knowledge of the Sysco Project coming back to us to do the same thing, with a revised game plan, to circumvent the system in order to push it through. This is not right or fair to the citizens of Lakeville who live in this very densely residential section of town. I applaud Rhino Capital and the Planning Board for their efforts to do the best job possible but, great project, wrong location! This type of project belongs in an industrial park, not a residential area! We have seen substantial business growth in this end of town over the last few years and we can live with that. It happens. This project, in this location, is just wrong in so many ways. As it is now, going down Main Street in late afternoon is like running the gauntlet going towards Middleboro. I can't even begin to imagine what it will be like with the number of trucks and employees going in and out of this location added to what we are already seeing. Then there will be the 24/7 noise and light pollution in our heavily residential area. I'm all for some sort of business use for this property in order to clean it up, just not something that belongs in an industrial park. As a Lakeville resident for almost 68 years, I humbly request that the Planning Board NOT approve this project. We can do better!

Respectfully,

B. Kennison Glidden
17 West Vaughan Street



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%7Cmaceachern%40lakevillema.org%7Cdb3036fb19d247fae15408d8d92ead58%7C742674a9eebd4af69ddf31f78e271c2%7C0%7C0%7C637498141792838493%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAilCjQljoIjV2luMzliLCJBTiI6IkhWwIjCjXVCI6Mn0%3D%7C1000&data=Xg2F6jFKVrc30gFWAcolEvmnHwIc7TeRRdl%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

From: [Heather Bodwell](#)
To: [Nathan Darling, Building Commissioner & Zoning Enforcement Officer](#)
Cc: [Michele MacEachern](#); [SCOTT,DICK](#)
Subject: 43D project - Green Community question
Date: Thursday, February 25, 2021 2:11:41 PM
Attachments: [image005.png](#)

Hello – My name is Heather Bodwell, I am a resident of Lakeville. I have been looking into Lakeville’s designation as a Green Community and in my doing research I contacted both Neal Duffy and Lisa Sullivan who are Regional Coordinators for Green Communities, Massachusetts Department of Energy Resources. Our discussion is below and wanted to ask if Rhino has been made aware that we are a Green Community, and the “unknown tenant” is also aware of such designation, I would think this is an item on the Special Permit?

Lisa Sullivan said below...“The Lakeville building department will require it be built to meet either the base building code or the Stretch code (applies to NEW commercial construction over 100,000 sq. ft.”

I am sending you this email to put their responses and myself on record.

Thank you,

Heather Bodwell
Project Manager
CAS of New England
87 Eastman Street
South Easton, MA 02375
Phone: 877-263-4897 Ext. 2
Fax: 508-238-5219
www.OEMTools.com



Click CAS Logo to view video.

From: Sullivan, Lisa M (ENE) [<mailto:lisa.m.sullivan@state.ma.us>]
Sent: Thursday, February 25, 2021 11:08 AM
To: Heather Bodwell
Subject: RE: Lakeville question

Heather,

I have every confidence that your building official will do his due diligence. General contractors are required to pull permits before they begin construction and the projects are subject to inspections throughout the build and before occupancy permits are issued. A project this size may have had to

be approved by your local planning board through a public hearing process. Building officials protect public safety and they have rigorous training and testing to become building officials and are required to complete continuing education courses on a regular basis.

Lisa M. Sullivan, AICP
Regional Coordinator, Green Communities
Massachusetts Department of Energy Resources
C/O MassDEP Southeast Regional Office
20 Riverside Drive, Lakeville, MA 02347
Phone: 508-946-2822
Cell: 617-312-4018



Creating a Clean, Affordable and Resilient Energy Future for the Commonwealth

From: Heather Bodwell <heatherb@oemtools.com>
Sent: Thursday, February 25, 2021 9:13 AM
To: Sullivan, Lisa M (ENE) <Lisa.M.Sullivan@mass.gov>
Subject: RE: Lakeville question

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Ok, but if they don't does the town lose the designation?

Heather Bodwell
Project Manager
CAS of New England
87 Eastman Street
South Easton, MA 02375
Phone: 877-263-4897 Ext. 2
Fax: 508-238-5219
www.OEMTools.com



Click CAS Logo to view video.

From: Sullivan, Lisa M (ENE) [<mailto:lisa.m.sullivan@state.ma.us>]
Sent: Wednesday, February 24, 2021 4:50 PM
To: Heather Bodwell
Subject: RE: Lakeville question

Your building official will ensure and enforce that they meet the building code requirements.

Lisa M. Sullivan, AICP
Regional Coordinator, Green Communities
Massachusetts Department of Energy Resources
C/O MassDEP Southeast Regional Office
20 Riverside Drive, Lakeville, MA 02347
Phone: 508-946-2822
Cell: 617-312-4018



Creating a Clean, Affordable and Resilient Energy Future for the Commonwealth

From: Heather Bodwell <heatherb@oemtools.com>
Sent: Wednesday, February 24, 2021 3:27 PM
To: Sullivan, Lisa M (ENE) <Lisa.M.Sullivan@mass.gov>
Subject: RE: Lakeville question

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It is going to be new construction over 400,000 sq. ft. What happens if they don't meet the base building code or stretch code?

Heather Bodwell
Project Manager
CAS of New England
87 Eastman Street
South Easton, MA 02375
Phone: 877-263-4897 Ext. 2
Fax: 508-238-5219
www.OEMTools.com



Click CAS Logo to view video.

From: Sullivan, Lisa M (ENE) [<mailto:lisa.m.sullivan@state.ma.us>]
Sent: Wednesday, February 24, 2021 3:20 PM
To: Heather Bodwell
Subject: RE: Lakeville question

As Neal suggested the only thing that comes into play with regard to the Green Communities act is the stretch code, if the facility will be new construction. The Lakeville building department will require it be built to meet either the base building code or the Stretch code (applies to NEW commercial construction over 100,000 sq. ft. or greater than 40,000 sq. ft. for conditioned spaced like labs and supermarkets).

Lisa M. Sullivan, AICP
Regional Coordinator, Green Communities
Massachusetts Department of Energy Resources
C/O MassDEP Southeast Regional Office
20 Riverside Drive, Lakeville, MA 02347
Phone: 508-946-2822
Cell: 617-312-4018



Creating a Clean, Affordable and Resilient Energy Future for the Commonwealth

From: Heather Bodwell <heatherb@oemtools.com>
Sent: Wednesday, February 24, 2021 3:09 PM
To: Sullivan, Lisa M (ENE) <Lisa.M.Sullivan@mass.gov>
Subject: RE: Lakeville question

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Okay thank you very much! I was confused as to what being a designated Green Community was. Lakeville is looking to build a massive truck warehouse and that certainly will not be energy efficient. I didn't want us to "lose" the designation if such company does come to town.

Thank you!

Heather Bodwell
Project Manager
CAS of New England
87 Eastman Street
South Easton, MA 02375
Phone: 877-263-4897 Ext. 2
Fax: 508-238-5219
www.OEMTools.com



Click CAS Logo to view video.

From: Sullivan, Lisa M (ENE) [<mailto:lisa.m.sullivan@state.ma.us>]
Sent: Wednesday, February 24, 2021 3:05 PM
To: Heather Bodwell
Subject: RE: Lakeville question

The town of Lakeville was designated in 2012. They have received 4 grants to date, totaling over 750k. They have completed many energy efficiency measures in their municipal buildings. Competitive grants are available annually to eligible Green Communities. Towns have to submit grant applications outlining their request which includes specifications for projects, supporting documentation, potential costs, utility incentives and energy savings. In order to be eligible to submit a grant application towns must have closed out their previous grant (only one grant open at a time) and have submitted the required annual report.

Lisa M. Sullivan, AICP
Regional Coordinator, Green Communities
Massachusetts Department of Energy Resources
C/O MassDEP Southeast Regional Office
20 Riverside Drive, Lakeville, MA 02347
Phone: 508-946-2822
Cell: 617-312-4018



Creating a Clean, Affordable and Resilient Energy Future for the Commonwealth

From: Heather Bodwell <heatherb@oemtools.com>
Sent: Wednesday, February 24, 2021 2:57 PM
To: Sullivan, Lisa M (ENE) <Lisa.M.Sullivan@mass.gov>

Subject: RE: Lakeville question

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Lisa –

My main question is: Does the town of Lakeville currently receive grants from being a Green Community? If so is this a yearly grant?

Thanks!

Heather Bodwell
Project Manager
CAS of New England
87 Eastman Street
South Easton, MA 02375
Phone: 877-263-4897 Ext. 2
Fax: 508-238-5219
www.OEMTools.com



Click CAS Logo to view video.

From: Duffy, Neal (ENE) [<mailto:neal.duffy@state.ma.us>]
Sent: Wednesday, February 24, 2021 2:44 PM
To: Heather Bodwell
Cc: Sullivan, Lisa M (ENE)
Subject: RE: Lakeville question

Hi Heather,

Thank you for your email, I am cc'ing Lisa Sullivan, the Southeast Regional Coordinator who works with Lakeville, on this email. I work in the Northeast region of the state, so Lisa will have more specific information as it pertains to your town. To your specific questions, you can see how many grants municipalities have received, when and what for, on the list at the below link:

<https://www.mass.gov/doc/map-of-271-gcs-and-grant-summaries/download>

Once designated, a municipality remains a Green Community unless they somehow fall out of compliance with the 5 designation criteria (more information [here](#)). Awarding of grants is not an indication of Green Communities status. There are many Green Communities that have not received

a grant in a while, but they are still Green Communities.

The Green Communities Designation and Grant program is focused on, and our grants largely go towards, reducing municipal energy use. The only real way that businesses and residents are impacted by a communities Green Communities designation is the adoption of the stretch energy code (criterion 5 for designation). This energy code requires more stringent energy efficiency measures for new residential construction and new commercial construction over 100,000 sq. ft. (40,000 sq. ft. for conditioned spaced like labs and supermarkets).

I hope this answers some of your questions, and if not, I suggest you reach out to Lisa directly.

Best,

Neal

Neal Duffy
Regional Coordinator, Green Communities
Massachusetts Department of Energy Resources
C/O MassDEP Northeast Regional Office
205B Lowell Street, Wilmington, MA 01887
Phone: 978.694.3315
Cell: 857.276.8654



Creating a Clean, Affordable and Resilient Energy Future for the Commonwealth

From: Heather Bodwell <heatherb@oemtools.com>

Sent: Wednesday, February 24, 2021 1:59 PM

To: Duffy, Neal (ENE) <neal.duffy@mass.gov>

Subject: Lakeville question

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hello – I am a resident of Lakeville MA and I was looking at our Green Community designation. I am trying to familiarize myself with what this all entails, but I have a question. Does the town continue to get grants year after year? If they do how does one check to see if they are remaining a Green Community? Are there certain goals they need to meet each year? What about new businesses coming into town? Do they need to follow certain protocol?

Any information you can give me would be appreciated!

Thank you!

Heather Bodwell
Project Manager
CAS of New England
87 Eastman Street
South Easton, MA 02375
Phone: 877-263-4897 Ext. 2
Fax: 508-238-5219
www.OEMTools.com



Click CAS Logo to view video.

From: [Manda](#)
To: [Michele MacEachern](#)
Subject: Lakeville Hospital Project
Date: Thursday, March 4, 2021 1:45:57 PM

My name is Amanda Avilla. My family and I live on Harrison Ave, and have for a little over 4 years now. I've lived in Lakeville for about 7 years. The reason I chose this town, and to purchase my home here, is because it's insular, woodsy, and has a small town vibe. While I understand that all things must go on, I do not see how something that was already voted against by the constituents of Lakeville is being steamrolled through. The more built up part of town already has traffic issues, and the proposed 24/7 truck and employee traffic will overwhelmed the area. It's already a difficult T intersection to get out of, especially during cranberry harvest season with the trucks. The constant noise, pollution, and wear and tear on the roadways isn't even being considered as well. Not to mention, Mr. Masky made an awful lot of promises that haven't been upheld. The abatement alone for this property will be a tremendous expense.

As a town, there has been a lot of talk about not feeling heard when it comes to this issue. The area is not set up for the kind of truck traffic you are setting us up for. I'm asking you to consider the voice of this town be heard, because through the last year, it seems that once zoom calls took the place of regular meetings, you're forgetting that the folks of this town should get some form of say in something that will make such a large impact.

Thank you. I would also like to be linked to the Zoom meeting this evening if I can make it.

I hope you will move forward with our best interest at heart.

- Amanda Avilla

From: m.mlrfraw@verizon.net
To: [Michele MacEachern](#)
Subject: Lakeville Hospital Site Plan
Date: Thursday, March 4, 2021 1:15:25 PM

Good Afternoon,

My name is Linda Frawley. I live at 19 Anaconda Drive, Lakeville with my husband Albert Frawley, Sr. and I am writing about Rhino Capital's plan to build on the Lakeville Hospital site.

We have lived here for 40 years and have enjoyed the beautiful "country feel" of Lakeville. We have seen the population grow from 5000 to around 11,000 currently. All of us looking for the same thing, a beautiful, country environment. I completed a town survey a few years back stating that I would be interested in seeing the Town allow an increase, *not huge though*, in business. This Rhino project sounds huge and we don't even know what business will move in there. That seems odd with the particular specifics of the number of loading docks, etc. It also seems a bit unfair to the residents of Lakeville.

There are *definite concerns* about noise & traffic on our little Main Street. We have already experienced a big increase in noise & traffic on Main Street because of the increased population. These folks are returning from work and going across Town to their homes, their much loved quiet neighborhoods. That's a big reason we ALL moved here.

Another concern for the immediate neighborhood is the traffic *overflowing into our side streets*, where children are out riding bikes, along with walkers, dog walkers and moms with baby carriages. It's a good "walking & playing outside safely" neighborhood. Just as the residents expected when they moved here.

I appreciate these concerns being taken into consideration when making important decisions that effect our beautiful town of Lakeville and it's residents. Thank you very much.

Sincerely,

Linda Frawley

March 5, 2021

Town of Lakeville

Planning Board

Re: Project 43D review committee

To Whom It May Concern,

After attending last night's zoom meeting with the collaboration of the Planning Board, Conservation Commission, and the Board of Health, I am writing to you to echo the sentiments of other Lakeville residents who were in attendance.

I will start with the Master Plan that has the best intentions for Lakeville's future growth. I went to the website to review the master plan myself, and the Economic Development/Master Plan page but could not find a doc to review. However, it is my understanding that the Master Plan is in place to encourage development but still maintain the small town feel that makes Lakeville what it is today. I found Rhino Capital's presentation well done overall, but that does not deter from the fact that it does not go along with the Master Plan.

When I first heard about this project's special permit being rushed approximately a week ago, I was immediately alarmed. This was without knowledge of the Master Plan, the stipulations put on the purchase of the property in 2017, the shut down of the Sysco project years ago, and then a vote that changed the zoning in 2012. Having moved here in 2015 many of these items were before my time here. However, when I chose Lakeville, I was looking for somewhere that could access commercial areas with a short drive (Taunton, Plymouth, etc) but also when I am home, I am "in the woods" as is has become fondly called by friends of mine while visiting.

I commute 105 each day to work, while my drive is not long, even in my 6 short years here, I have already seen enough traffic problems with vehicles turning left onto 105 at peak traffic areas. I frequent many of the plazas and businesses in the stretch from the light at 79 to the blinking light at Vaughan St. There are days when my short trip can double or triple in time due to the already difficult time I have turning at peak hours. The traffic and the residual effects that this project will bring are the most alarming points to me.

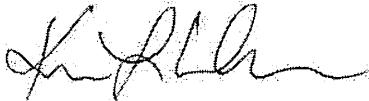
I feel for the residents who abut the property or are close enough to be the most bothered by it. I heard some concerns voiced for people who can see the property directly from their house, and why they would not want to see/hear/smell the traffic of trucks coming in and out of the site daily. Living down off Vaughan St, I measured, and I am just over a mile as the crow flies from the project site. I am approximately the same from the Ocean Spray on Bridge St. and we have plenty of light pollution from that. The train station is closer to two miles and we can hear the trains. I found their planting plan to be

extremely thought out, but the fact is that a couple pretty shrubs and trees are not going to conceal the noise and traffic that will occur and inconvenience the residents.

Which brings me to my concerns over the safety of the cleanup that is needed for the site. I have two points here which I would imagine would have some legal ramifications. It is my understanding that the owner/seller, was granted a very inexpensive purchase of the property back in 2017 with the agreement that he would provide the cost of the cleanup. I understand that this is on record somewhere. How then has he been able to break up the property without being held accountable for this? Secondly, someone mentioned last night that the town should not have been left responsible for the cleanup after the hospital was closed. How then we not seek help from the state on this years ago so that we are not where we are now? Was this not a care for 30 years, but only now because of a proposed project?

While there are so many could have/would have/should have's, the main point stands strong. This type of project does not fit with the feel and soul of Lakeville as outlined in the Master Plan. It sounds like if the Planning Board moves forward with a yes vote on this, it will be settling. We all know that in life, relationships, career, and many other things, settling is never an option that one can call a good decision, therefore it should not be such in this case. We should not be expected to hold an office or attend every single meeting throughout the course of the year in order to be heard. The sentiments of the town were very clear back in the Sysco vote, and the Master Plan echoes that sentiment. Please serve the residents for whom you represent and vote no for this project and provide an opportunity for the site to be cleaned up by those who should be, so that we may not sacrifice everything to replace an eye sore, with yet another, noisier, eye sore. Thank you.

One Concerned Citizen,

A handwritten signature in black ink, appearing to read 'Kira Watkins', written in a cursive style.

Kira Watkins

5 Pheasant Run

Lakeville, MA 02347

From: [Kolleen Carchio](#)
To: [Michele MacEachern](#)
Subject: Re: Link to tonights meeting
Date: Thursday, March 4, 2021 4:55:07 PM

Hello Michelle,

My Street address is 8 Valley Rd

Thank you
Kolleen Carchio

> On Mar 4, 2021, at 4:47 PM, Michele MacEachern <mmaceachern@lakevillema.org> wrote:

>

> Hi Kolleen,

>

> Please forward your street address.

>

> Thank you,

> Michele

>

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

> From: Kolleen Carchio <kolcarchio@yahoo.com>

> Sent: Thursday, March 4, 2021 4:51 PM

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

> Cc: kolleen Carchio <kolcarchio@yahoo.com>

> Subject: Link to tonights meeting

>

> Hello Michelle,

>

> My name is Kolleen Carchio and I have been a Lakeville resident for 29 years. I am requesting a link to tonight's zoom hearing re: The Development of the Lakeville Hospital property. I was a staunch opponent of Sysco years ago, and remain opposed to any type of distribution center/Warehouse on this site. I personally visited the Old Sysco site with former town Administrator Rita Garbitt for a nighttime sound evaluation. Trucks were idling and rumbling all through the night. As was the case with Sysco, this is not the right location or fit for this project. The voters of our town soundly rejected the Sysco Project. We are clearly opposed to this current proposal. I must implore the planning board to stop proceeding with this project.

>

> Thank you

>

> Kolleen Carchio

> kolcarchio@yahoo.com

From: [Alexis Keane](#)
To: [Cathy Murray, Appeals Board Clerk; mknox@lakevillema.org; bmancovsky@lakevillema.org; pconroy@lakevillema.org; jlynch@lakevillema.org; Michele MacEachern; Tracie Craig-McGee; Richard LaCamera](#)
Cc: [Brian Day; Lia Fabian; dmasky@comcast.net](#)
Subject: Special Permit Request for former Lakeville Hospital site vote
Date: Thursday, March 4, 2021 12:37:47 PM

I am writing to object to the special permit request for the property located at the site of the former Lakeville Hospital (43 Main Street) , **AND** the timing and format of the public meeting.

Zoom is not an appropriate platform for a decision as monumental as this. All residents do not have equal access, or an equal opportunity for their voice to be heard. The timing also appears duplicitous in light of covid gathering restrictions being lifted almost weekly.

In fact, the push to a vote tonight, only underscores the surreptitious nature of the entire project, and will most certainly open the decision to Claims of Invalidity due to procedural defects.

Thank you for your time,
Alexis Keane
Lakeville Resident

From: [John Wrenn](#)
To: [Michele MacEachern](#)
Subject: Zoom link and thoughts on project
Date: Thursday, March 4, 2021 4:06:54 PM

Good afternoon, I am requesting the link to the zoom meeting. My name is John Wrenn I live at 2 unicorn lane in lakeville, I am extremely displeased at the operating standards of our town. To pass such divisive bills in the midst of a pandemic has extremely bad optics. After having watched several propositions get rejected by town citizens only to have them reappear under cloud of night and passed in the same fashion. Our selectman and their friends getting sweetheart deals and developing on property that others have been rejected on does not sit well. I'm sure your eyes rolled halfway through this email but it has been my opinion since I was 14 and watched the property across from joes gas get approved for construction after years of denying the previous contractor. I have personally not let my feelings get in the way of the love I have for this town and community, it has gotten to the point I legitimately fear retaliation for having a differing opinion to the lakeville machine that has been running rough shod on this town and that is exactly why I'm writing this email and posting it to LHL, you shouldn't have to be in the "in club" to build in lakeville. I don't really care about the trucks or the noise or the buildings or the traffic, I don't care that we now have duplex's and condo's, I DO care that it seems like only a special few people are able to. Thank you and I appreciate your time if you made it this far.

From: Mace, Suzanne
To: Michele MacEachern
Subject: Hospital project disapproval
Date: Thursday, March 4, 2021 3:25:43 PM

The purpose of this email is to express my disapproval with the Lakeville Hospital/Rhino project. This project is extremely similar to the Sysco project that the voters of Lakeville rejected. This project is not what Mr. Maksy proposed to the town when he was allowed to sell of parcels of land and not be held responsible to further clean the property. This property was said to be used as mixed use, with a over 55 residence. This project will grossly affect the surrounding residence with noise and have a major traffic impact that the town cannot handle. This project is unsafe for the residence of Lakeville. The area is residential and this is an industrial warehouse which belongs in an industrial park. With the new train station the residence of north Lakeville will be surrounded with industrial noise. The industrial park on 79/18, the train station between 105 and 28 then this would put an industrial warehouse between 105/79. My home is on route 79, to the back of my home I can hear the train idling at 3:15-4:00 am and the tractor trailers from the industrial park. This would then surround us with noise, the residence of Lakeville deserve better. I ask you as residence of Lakeville to not allow this project, we already voted no on Sysco!

Thank you,

Suzanne Mace
49 Rhode Island road
Lakeville Ma 02347

The information in this e-mail is intended only for the person to whom it is addressed. If you believe this e-mail was sent to you in error and the e-mail contains patient information, please contact the Mass General Brigham Compliance HelpLine at <http://www.massgeneralbrigham.org/complianceline> . If the e-mail was sent to you in error but does not contain patient information, please contact the sender and properly dispose of the e-mail.

Please note that this e-mail is not secure (encrypted). If you do not wish to continue communication over unencrypted e-mail, please notify the sender of this message immediately. Continuing to send or respond to e-mail after receiving this message means you understand and accept this risk and wish to continue to communicate over unencrypted e-mail.

From: [John Jenkins](#)
To: [Michele MacEachern](#)
Cc: [Lori Canedy](#); [Tracie Craig](#); [Tracie Craig-McGee](#); Norman.orrall@mahouse.gov; Michael.rodriques@masenate.org; [Richard LaCamera](#); [Lia Fabian](#); [Brian Day](#)
Subject: Hospital Property
Date: Thursday, March 4, 2021 5:16:34 PM
Importance: High

An open e-mail to the Lakeville Planning Board.

As a longtime resident of Lakeville, please register my strong opposition to the proposed development at the 'Lakeville Hospital' property submitted by Rhino Development. I have attended a number of the Planning Board's Facebook based meetings watching things develop. At this point, I cannot see how the town's various boards could justify allowing this development to proceed when one considers the ramifications to the town. I am not an abutter to the property, and perhaps that makes my opinion less valued, even so this project is such a poor solution as to how to clean up and develop the parcel of land that even non-abutters can't help but have a negative reaction to this development.

This proposal is especially disturbing when one considers that an ex-Selectman is involved in the purchase and subsequent resale of the land. It was so clear to all involved 10 years ago, when Sysco wanted to build a similar structure only to have the process voted down at the largest ever attended Lakeville public town meeting, that it was not a desired solution. Mr. Maksy was around town then and as such should be well aware of the sentiment to putting in a truck terminal/warehouse type operation. Is it always just about the money? What about the greater good of the town's residents. What about the verbal commitments Mr. Maksy made to the town about his plans for the property?

As a member of the group, Lakeville Residents for Responsible Growth, (LRRG) I can safely state that the vast majority of the membership is against this project going forward. Although the groups size is now over 300 and growing, there are a number of elderly residents who are not in our Facebook based group and are also not able to attend the 'public' meetings via Facebook, let alone Zoom meetings. However, when made aware of the development, again the overwhelming attitude is one of being against this development.

One can tweak the plans of this development for months with trees, lighting, berms, parking and traffic studies but in the end the Planning Board should come to the same conclusion that members of the Planning Board of 10 years ago came to after Sysco was voted down. A truck terminal of this magnitude was not right for the town of Lakeville then and it's not right now. Please vote this down!

Respectfully submitted,

John Jenkins
82 Pickens Street
Lakeville, MA 02347

CC: Board of Selectman, Conservation Committee, Open Space Committee, State Representative Orrall, Senator Rodrigues

External]: Project 43D, Lakeville

(B)

From: Carol Sarkozy csarkozy@gmail.com

To: cmurray@lakevillema.org , mknox@lakevillema.org , bmancovsky@lakevillema.org , pconroy@lakevillema.org , jlynch@lakevillema.org , maceachern@lakevillema.org , craig-mcgee@lakevillema.org , rlacamera@lakevillema.org , bday@lakevillema.org , lfabian@lakevillema.org , Dmaksy@comcast.net

Cc: Orrall, Norman - Rep. (HOU) Norman.Orrall@mahouse.gov, Rodrigues, Michael (SEN) Michael.Rodrigues@masenate.gov

Date: Monday, March 1, 4:11 PM

The Zoom meetings format has been proven to be an inadequate platform for Lakeville residents to learn about, comment, ask questions, and get feedback on the proposed future use of the Lakeville Hospital property. This project should be suspended until we can have a normal public meeting and residents can be educated about the impact and scope.

The vote taken against Sysco occupying that site in 2012 should demonstrate that there is significant opposition to projects on this scale on the hospital site. I and many others thought that it had been established that this location is not acceptable for use as an industrial park. There has not been sufficient publicity that this is happening AGAIN.

For example, we know that one of the tenants will be a 400+ employee trucking operation/ distribution center, but no one can say exactly who this is?

How does this differ from Sysco?

Has this site been re-zoned for industrial use?

Lakeville voted against this type of project at this location just 8 years ago. Granting a "special permit" to subvert the results of the 2012 vote is unacceptable.

Carol Sarkozy
141 Main Street, Lakeville

External]: Lakeville Zoom Meeting 3/4

9

From: Carol Sarkozy csarkozy@gmail.com

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

Date: Monday, March 1, 2:50 PM

Hi Norman,

Please ask the Lakeville Planning Board to delay this Thursday's Zoom meeting re: the Lakeville Hospital site.

An important issue such as this should not be handled via internet. There are too many unanswered questions and too many residents, including those in the neighborhood, unaware of the plans being developed.

Thanks for your help!

Carol Sarkozy
41 Main Street

External]: Lakeville planning board meeting

2

From: Pat Wrenn patwrenn@yahoo.com

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

Date: Monday, March 1, 1:26 PM

Good afternoon

As a concerned resident of Lakeville, ma, I believe that Thursday March 4th planning board meeting should be postponed due to not being able to not have an in person vote. Public hearings should be held in person, not through zoom meetings with just a abutters ,this issue affects the entire town.

There must be a better solution, this state hospital property has been a nightmare for the town.

Thank you

Pat wrenn

7 Taunton st

Lakeville,ma

508-813-6256

Sent from my iPhone

External]: Lakeville Hospital Redevelopment Project

From: Susan sspieler@comcast.net

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

Date: Friday, February 26, 7:59 PM

Good evening Rep. Orrall,

We've spoken a few times and you have been extremely helpful. I know you are well aware of the current situation with the Lakeville Hospital Redevelopment project. The last public hearing is this coming Thursday before a decision is made. This project is wrong on so many levels and does not belong on that property within a residential area. The unfortunate part is due to the DO zoning anything can go in there. A 400000sq foot warehouse with 130 truck bays operating 24/7 will be devastating to the area. 600 plus cars and 18 wheelers mixed in with the T and South Coast Rail will make this area a total nightmare. Because this is 43D project it's an accelerated permitting process. Derek Maksy bought the property in 2017 for \$1 plus paid \$220,000 in back taxes. He brought his proposal to the BOS meeting as to what he planned to do with the property and use as mixed use and business. He would clean the property up in sections and would never sell the property if it wasn't cleaned up. He has sold many lots surrounding the main property to help pay for the clean up and then next thing you know no clean up and it's being sold. Nothing but empty promises. All of the meetings are conducted by zoom and Facebook which is an unfair way to conduct these public hearings. It feels like we are being suppressed because Facebook comments aren't always addressed and at first only 5 buttons were allowed to participate on zoom. A project of this size during a pandemic should be postponed until we can meet in public to express our concerns. The only way to we can express our concerns is by email. The citizens of Lakeville deserve to be heard and we deserve better than this! Is there anything you can do to help us delay the Planning Boards decision?

Sincerely,

Susan Spieler

10 Valley Rd

Lakeville

Sent from my iPad

External]: Lakeville hospital project

From: Tony Chiuppi tony.chiuppi@gmail.com

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

Date: Monday, March 17, 9:35 PM

Hi Representative Orrall,

I am a resident of Lakeville and live at 18 Vaughan st. I am opposed to the a trucking facility being out at the hospital site. I do think it is essential this decades old eyesore is cleaned up properly but adding a trucking facility with 24 hr service is not what my family has in mind to preserve Lakeville's rural character. I am asking that you do what you can to help stop the special permit for this project as well as turning Lakeville country club into a shipping facility as well.

Thanks,

Tony and Keely Chiuppi

18 Vaughan st.

Lakeville, Ma

External]: Delay the vote!

From: dtoal@comcast.net

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

Date: Monday, March 1, 1:22 PM

Please delay the vote on the Rhino project. It is an ill conceived project!

Delina Toal - 80 Main St.

Sent from Xfinity Connect App

Michele MacEachern

From: Heather Bodwell <mhmebodwell@msn.com>
Sent: Sunday, January 10, 2021 4:55 PM
To: Michele MacEachern
Subject: Thank you

Good morning Mr. Knox,

We wanted to reach out to continue the conversation about the Main Street building project. First of all thank you to you as well as all board members of the Planning Board, Open Space Committee, Conservation Committee, Selectmen and Board of Health. We were also impressed with the information provided by Brittany Gesner, Tyler Murphy, the landscape architect (name escapes me) and others who provided relevant and important information. I work for the public schools so I am aware of how much work and effort volunteers put into these positions. I have also been part of a large building project and know all that goes into that process.

We found the meeting to be very informative and also encouraging as many people seem to be working together towards a common goal. We know and understand that development of our community is important but as you can imagine we just want to make sure as neighbors it does not adversely affect our property value and most important quality of life.

Although we have jumped into this project a little late we will be committed to attending any public meetings moving forward and will be available for any other types of meetings in the future. We were also contacted by Tyler Murphy of Rhino Capital and we will be reaching back out to him to look to find a convenient time to meet.

One suggestion that we would like to put forward for hopefully future discussion is some additional berm and plantings. From what we can see in the drawings it looks as if the berm ends about midway through the parking lot (across from Rush Pond itself). I know at the last meeting there was discussion about adding an additional berm and plantings that would cover the area in front of the new development on Rt 79. My suggestion would be could the berm that is now in place be continued to connect to the new proposed berm? This would allow for continuous uninterrupted berm coverage for sight, sound and light all along Rush Pond for the neighbors. This would cover the entire west and north sides of the property

The only other suggestion is to go back to something that was brought up at the meeting to mandate that all night activity take place on the East side of the building (opposite Rush Pond Road). There are no neighbors on the East side of the building and this will greatly help with less noise (back up alarms) and lights (possible to only use minimal lighting on the West side at night if no official activity).

Finally, thank you again for leading this project and speaking as a neighbor and longtime resident of town. I know that we are looking forward to working with the committees on this project as much as feasible to provide our input and thoughts. We appreciate you allowing this to the extent possible.

Thank you for taking the time to listen and truly consider the concerns of the neighbors to this property. Please feel free to share this email with anyone associated with the project.

Have a great day.

Mark and Heather Bodwell
13 Rush Pond Road
774-218-0940

From: [Contact form at Lakeville MA](#)
To: [Michele MacEachern](#)
Subject: [Lakeville MA] Lakeville Hospital, Rhino Warehouse development (Sent by Timothy J Slattery, Tim@cfsinc.com)
Date: Wednesday, March 3, 2021 7:40:58 AM

Hello mmaceachern,

Timothy J Slattery (Tim@cfsinc.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:

To whom it may concern,

We would like to express our disapproval of the Lakeville Hospital / Rhino Warehouse Project.

The voting citizens of Lakeville overwhelmingly voted against a similar project/proposal just a few years ago (the Sysco proposal). This property is at one of the main gateways to our community and a project of this magnitude does not belong in this location.

We ask all of you to vote "NO" to move forward as proposed.

Thank you,

Tim and Kerrie Slattery
56 Old Main Street
Lakeville, MA 02347

From: [Paul Moran](#)
To: [Michele MacEachern](#)
Subject: Lakeville
Date: Thursday, March 4, 2021 11:00:37 AM

March 4, 2021
Michele MacEachern
Permit Coordinator 43D Committee
Board of Selectman
Lakeville Planning Board
Lakeville, Massachusetts
Respectfully to all concerned,

My name is Paul Moran, my family and I live at 3 Crest Drive in Lakeville and I write to you to express our opposition to the proposed project currently under consideration at the Lakeville Hospital Property. While our home does not abut the hospital itself, we, like hundreds of families in the area will likely be negatively impacted by the project due to proximity. I hope that you will not dismiss my family's concerns as just another NIMBY who is opposed only out of self interest. The fact that those most vocally opposed to the proposed project are the families that are most impacted is natural but as you are aware the Sysco project which was very similar to this project was roundly defeated by a wide margin in the largest turn out in Town history. It is clear that it is not only those in close proximity to this site that are opposed to a facility like this being sited there. The negative impact of this project far outweigh any economic gain that might come from it. It is not hyperbole or an exaggeration to submit that this project would alter our town as we know it. I am sure that as a town official you are aware of the great responsibility that you have to preserve and protect our town. We would ask that you not allow the momentum of the project to bind you to a predetermined decision. We hope that the time and effort that you have spent in due diligence will not sway you. I could go on about the negative impact on traffic, the environment...etc... etc.. but I've gone on long enough. I will leave you with this; Your decision will have profound consequences on many families and on the entire town for years to come. These families are your neighbors, friends and constituents and yes, the quality of their daily lives would be diminished if this project were to come to fruition. I ask you to have the courage to vote no.

Respectfully,
Paul Moran and Family
508-776-3431
paulmoran86@comcast.net

From: [sherry pinter](#)
To: [Michele MacEachern](#)
Subject: truck warehouse
Date: Wednesday, March 3, 2021 1:24:56 PM

As a longtime resident of Lakeville, I certainly wanted to see the old Lakeville hospital site developed. It is an eyesore. However, I don't think a large truck warehouse so close to residential areas is the answer. We have an industrial park for that kind of development. This project on this site should be rejected by the planning committee. The town doesn't want this.

Thank you,
Sherry Pinter

Sent from my Galaxy

From: Karen LACHAPELLE
To: Michele MacEachern
Subject: warehouse at lakeville hospital
Date: Wednesday, March 3, 2021 1:18:29 PM

to whom it may concern: in regards to permit to put in a warehouse, We believe that This project would be more than detrimental to this area and do not want it to go thru. The whole area will suffer. Thank you Karen & George LaChapelle
Haskell Circle, Lakeville, Ma.

From: [Russ Brule](#)
To: [Michele MacEachern](#)
Subject: RHINO Opposition
Date: Wednesday, March 3, 2021 10:34:31 AM

Hi Michele,

Good morning.

I would like to voice my opinion of objection, in regards to the Rhino project at the former Lakeville State property.

It seems that quite a few projects over the years in town switch gears mid project, personally I object to our town Boards agreeing to any change in project plans once the original plan is approved.

From a distance it appears conflict of interests does come into play in town.

Thank you for the hard work, and sorry you are the one that these objections are funneling to.

Russ Brule
9 Johnson Dr.

From: b.hoeg@comcast.net
To: [Michele MacEachern](#)
Subject: Rhino Warehouse Project
Date: Wednesday, March 3, 2021 12:15:32 PM

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.

Sharon J. Hoeg
169 Rhode Island Road

From: ninibopreardon@gmail.com
To: Michele MacEachern
Subject: Re: Disposition of the Lakeville hospital property
Date: Wednesday, March 3, 2021 9:44:46 PM

My address is 90 Vaughan Street, Lakeville

Sent from my iPhone

> On Mar 3, 2021, at 7:29 PM, Michele MacEachern <mmaceachern@lakevillema.org> wrote:

>

> Hi Patricia,

>

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

>

> Thank you,

> Michele

>

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

> From: Patricia Reardon <ninibopreardon@gmail.com>

> Sent: Wednesday, March 3, 2021 6:29 PM

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

> Subject: Disposition of the Lakeville hospital property

>

> I just received the bullet points on the final proposal. I cannot imagine why the town is even considering this as a viable proposal to the disposition of this property. As a retiree to this town about 5 years ago, I would hate to see the charm and quality of life be tossed on the heap of what I can only assume must be a "cash cow". The people of Lakeville deserve more than this. Think a lot about how this will affect the lives of our residents. This a community of people helping people, enjoying the rural nature of our surroundings. What could possibly be an asset: loud noisy trucks, Diesel engines, road stress and pollution, traffic beyond comprehension and best of all, - an unknown business to occupy this space. Wow, what is that about?? I think we are missing some info here. Change is hard to take, but there is good change and there is bad change, and this sounds an awful lot like bad change.

> Patricia Reardon

>

> Sent from my iPad

From: [Contact form at Lakeville MA](#)
To: [Michele MacEachern](#)
Subject: [Lakeville MA] Former Lakeville Hospital (Sent by Phyllis and Fred Mueller, fmtinker4@gmail.com)
Date: Wednesday, March 3, 2021 10:26:37 PM

Hello mmaceachern,

Phyllis and Fred Mueller (fmtinker4@gmail.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:

People move to Lakeville, as we did, for the small town atmosphere, and what is being proposed at the former hospital would completely destroy our beautiful town. We thought it a shame when

sysco wanted to buy the property, but this is so much worse. We live across the street from this property at Twin Coach Estates on rt. 79 so our concern is very real. The added traffic in this area would pose a real danger to us along with the environmental pollution. If there is any way this can be stopped, we would so appreciate it.

Sincerely,

Phyllis and Fred Mueller
Lakeville. MA 02347

The constant traffic on route 79 which would be unbearable for us.

From: [april.aguiar](#)
To: [Michele MacEachern](#)
Subject: Lakeville Hospital Site Vote
Date: Thursday, March 4, 2021 8:10:50 AM

Greetings Ms. MacEachern,

I'm writing to you to express my concerns about the upcoming Lakeville vote regarding the old Hospital property. I am an abutter and my husband and I have attended all of the zoom meetings to this point. Although we agree that there something needs to be done with the property, we are not sure that the proposed distribution center is the right direction to move forward with.

We have major concerns with the possibility of this being a 24/7 operation in the middle of a residential area. I don't think it's unreasonable to assume that I should be able to sleep peacefully each night. Everyone on these meetings from local officials, to Rhino Capitol keep stating that they don't yet have a tenant and I have to tell you, it is a bit hard to believe, I mean really why would anyone invest all this money without the surety of having a tenant?? Especially since it is being built as a large scale operation, over 100 truck bays is enormous! As a matter of fact, in our own Industrial Park there is a distribution center for a retailer that has 100,000 sf more space than the proposed building and they only have 65 truck bays.

The other really disturbing thing is that this whole project has been done very slyly. Most Lakeville residents don't even know of these plans. Only abutters were invited to any of the meetings, and to do all of this during a health pandemic without a vote from Lakeville residents is a travesty. It's certainly not a good look for for our town.

There has been comments of conflict of interests and mentions of the ethics of people associated with this project, and it is something that should not be ignored.

I urge you to postpone the vote on this project until all town residents can be informed and a proper vote can be had. Lakeville is a great town, and we want to keep it that way!

Respectfully,
April Aguiar
Lakeville Resident

From: [lori_salfity](#)
To: [Michele MacEachern](#)
Subject: state hospital
Date: Thursday, March 4, 2021 12:18:40 AM

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.

Thank you,

Bruce and Lori Lincoln

2 Court Circle

From: [Noelle Romeo](mailto:Noelle.Romeo)
To: [Michele MacEachern](mailto:Michele.MacEachern)
Subject: Re: Lakeville Hospital / Rhino Warehouse Project Proposal
Date: Thursday, March 4, 2021 11:20:04 AM

Hi Michele,

My address is 2 Alberta Lane. Thank you

Noelle

On Thu, Mar 4, 2021 at 11:16 AM Michele MacEachern <mmaceachern@lakevillema.org> wrote:

Hi Noelle,

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

Thank you,

Michele

From: Noelle Romeo <noelleromeo@gmail.com>
Sent: Thursday, March 4, 2021 11:12 AM
To: Michele MacEachern <mmaceachern@lakevillema.org>
Subject: Lakeville Hospital / Rhino Warehouse Project Proposal

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 soundly rejected.

Furthermore, it is very different from 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 you to reconsider your decision to move forward as proposed.

Thank You,

Noelle Romeo

From: [Veronica Colby](#)
To: [Michele MacEachern](#)
Subject: Re: Lakeville Hospital
Date: Thursday, March 4, 2021 8:08:30 AM

Hi Michele,

My street address is 16 Galfre Rd, Lakeville MA

Thank you,
Veronica Colby
Evergreen Design Co.
www.evergreen-designs.com
774-766-7330

On Mar 3, 2021, at 6:33 PM, Michele MacEachern
<mmaceachern@lakevillema.org> wrote:

Hi Veronica,

Please forward your street address.

Thank you,
Michele

From: Veronica Colby <vrnclby@gmail.com>
Sent: Wednesday, March 3, 2021 12:45 PM
To: Michele MacEachern <mmaceachern@lakevillema.org>
Subject: Lakeville Hospital

Good afternoon Michele,

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. Maksy proposed at the 2017 meeting. At that time, he proposed a "Campus of Shops with mixed use Commercial and over 55 residences."

I am kindly asking all of you to reconsider your decision to move forward as proposed.

Thank you,
Veronica Colby

From: [Tara Jacome](#)
To: [Michele MacEachern](#)
Subject: Re: Lakveille Hospital/Rhino Warehouse Project
Date: Thursday, March 4, 2021 7:24:36 AM

Hi Michele,

My address is:
18 Apple House Road
Lakeville, MA 02347

Thank you,
Tara

Sent from the all new Aol app for iOS

On Thursday, March 4, 2021, 6:37 AM, Michele MacEachern <mmaceachern@lakevillema.org> wrote:

Hi Tara,

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

Thank you,

Michele

From: Tara Jacome <tw106@aol.com>
Sent: Wednesday, March 3, 2021 11:07 PM
To: Michele MacEachern <mmaceachern@lakevillema.org>
Subject: Lakveille Hospital/Rhino Warehouse Project

Dear Ms. MacEachern,

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 the voters of Lakeville previously 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,

Tara Jacome

From: [Jessica Bissaro](#)
To: [Michele MacEachern](#)
Subject: Re: RHINO project
Date: Thursday, March 4, 2021 10:19:31 AM

Hello Michelle, yes,
My address is 121 Main Street, Lakeville MA

Best Regards,

Jessica Bissaro

On Thursday, March 4, 2021, 6:31 AM, Michele MacEachern <mmaceachern@lakevillema.org> wrote:

Hi Jessica,

Would you forward your street address so I can forward along to Planning Board and the applicant with your comments?

Thank you,

Michele

From: Jessica Bissaro <jbissaro@yahoo.com>
Sent: Wednesday, March 3, 2021 9:17 PM
To: Michele MacEachern <mmaceachern@lakevillema.org>
Subject: RHINO project

Good evening,

I am writing to express my discontent with the rhino project proposed to the town for the old Lakeville hospital. I've been a resident of Lakeville all my life as well as many of my family members for the last 70 years. It is extremely concerning a project of this magnitude is even being considered to be placed on the Lakeville Main Street. There are so many unknowns with this project, including unknown Prospect renter which may change the intended use of the property and the volume of the business. These likely changes can affect all of the studies conducted thus far, but mostly, traffic on 105.

I do not agree with the project nor see any benefit for lakeville constituents.

Please do not pass this project and vote NO as this project does not benefit the people of this town.

Best Regards,

Jessica Bissaro

From: [Mace, Suzanne](#)
To: [Michele MacEachern](#)
Subject: Hospital project disapproval
Date: Thursday, March 4, 2021 3:25:43 PM

The purpose of this email is to express my disapproval with the Lakeville Hospital/Rhino project. This project is extremely similar to the Sysco project that the voters of Lakeville rejected. This project is not what Mr. Maksy proposed to the town when he was allowed to sell of parcels of land and not be held responsible to further clean the property. This property was said to be used as mixed use, with a over 55 residence. This project will grossly affect the surrounding residence with noise and have a major traffic impact that the town cannot handle. This project is unsafe for the residence of Lakeville. The area is residential and this is an industrial warehouse which belongs in an industrial park. With the new train station the residence of north Lakeville will be surrounded with industrial noise. The industrial park on 79/18, the train station between 105 and 28 then this would put an industrial warehouse between 105/79. My home is on route 79, to the back of my home I can hear the train idling at 3:15-4:00 am and the tractor trailers from the industrial park. This would then surround us with noise, the residence of Lakeville deserve better. I ask you as residence of Lakeville to not allow this project, we already voted no on Sysco!

Thank you,

Suzanne Mace
49 Rhode Island road
Lakeville Ma 02347

The information in this e-mail is intended only for the person to whom it is addressed. If you believe this e-mail was sent to you in error and the e-mail contains patient information, please contact the Mass General Brigham Compliance HelpLine at <http://www.massgeneralbrigham.org/complianceline> . If the e-mail was sent to you in error but does not contain patient information, please contact the sender and properly dispose of the e-mail.

Please note that this e-mail is not secure (encrypted). If you do not wish to continue communication over unencrypted e-mail, please notify the sender of this message immediately. Continuing to send or respond to e-mail after receiving this message means you understand and accept this risk and wish to continue to communicate over unencrypted e-mail.

From: Michele MacEachern
To: dtoal@comcast.net
Subject: FW: Form submission from: Contact Us
Date: Thursday, March 4, 2021 9:57:47 AM

Hi Delina,

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

Thank you,
Michele

From: Cathy Murray, Appeals Board Clerk <cmurray@lakevillema.org>
Sent: Thursday, March 4, 2021 9:54 AM
To: Michele MacEachern <mmaceachern@lakevillema.org>
Subject: FW: Form submission from: Contact Us

Please see below

From: Tracie Craig-McGee
Sent: Thursday, March 4, 2021 9:15 AM
To: Cathy Murray, Appeals Board Clerk <cmurray@lakevillema.org>
Subject: FW: Form submission from: Contact Us

Hi Cathy, please see below.

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

From: Lakeville MA via Lakeville MA <cmsmailer@civicplus.com>
Sent: Wednesday, March 3, 2021 5:19 PM
To: Tracie Craig-McGee <tcraig-mcgee@lakevillema.org>
Subject: Form submission from: Contact Us

Submitted on Wednesday, March 3, 2021 - 5:19pm
Submitted values are: