

From: k j
To: Michele MacEachern
Subject: Re: Old Lakeville Hospital Project
Date: Friday, March 12, 2021 8:34:06 AM

Hi Michele,

Thank you for your response and for forwarding this along. I am speaking on behalf of several members of the Nemasket River Landing community, down the street from the location of the project.

Thank you,
Kate

On Fri, Mar 12, 2021 at 8:09 AM Michele MacEachern <mmaceachern@lakevillema.org> wrote:

Hi Kate,

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

Thank you,

Michele

From: k j <kjo2892@gmail.com>
Sent: Thursday, March 11, 2021 9:27 PM
To: Michele MacEachern <mmaceachern@lakevillema.org>
Subject: Old Lakeville Hospital Project

Hi Michele,

I wanted to send this email to express my concern and disapproval for the proposed Lakeville Hospital/Warehouse Project. I was disappointed to hear of this change, as it was vastly different from what was originally proposed by Mr. Maksy, for the "campus of shops with mixed use commercial and over 55 residences."

The town of Lakeville would greatly benefit from this original plan set forth by Mr. Maksy.

Thank you for your time, and I ask for your reconsider with this project.

Thank you,

Kate Rebell

From: [Bob Karen Keohane](#)
To: [Michele MacEachern](#); [Karen Keohane](#)
Subject: Re: Public Hearing
Date: Friday, March 5, 2021 4:32:42 PM

Hi Michelle,

I've done a complete about face since watching the meeting last night.

What a wonderful presentation by Rhino Capitol. And the questions by the Board were terrific. And also the comments by the residents of Lakeville, who spoke.

Realizing what the alternatives to this proposal might be, was a complete turn around for me. It would be hard for me to believe that we'd get another company to come in and spend \$10,000,000.00 to clean up this mess to start with. And have a setback of 400 yds. off Rte.105 for the building, and have plans to reduce the traffic impact, noise, pedestrian safety etc. etc. ad infinitum.

Compared to hundreds of homes on the property that would impact the whole town negatively, ie: the schools and our taxes.

Or have the property left as is. That now seems untenable, and among other things, could end up a serious health problem for those living nearby.

Now my only concern is that Rhino and the new 'tenant' live up to what's been agreed to. That's a huge unknown.

I'm not sure that the Town has the wherewithal to keep this on track if it goes through. I think there has to be some really strong oversight and strong enforceable, penalties, or this could be a disaster, especially for the abutters.

The traffic impact is also a concern, but at this point, we might have to just grin and bear it. There's no such thing as getting something for nothing, and if this goes as it's supposed to, I feel that we'll be getting a lot more than we're giving up.

Thanks for your input, I appreciate it, Michelle.

Karen Keohane

On Wed, Mar 3, 2021 at 5:43 PM Michele MacEachern <mmaceachern@lakevillema.org> wrote:

Hi Karen,

The applicant does not have a tenant for the proposed development at this time.

I am sorry you did not find the webpage helpful, it does have quite a bit of information available to access, including the 6 prior Public Hearings available to watch via Lakecam.

The meeting are being held via Zoom and I could forward the link for you to attend Thursday's Hearing if you would like.

Thank you,

Michele

From: Bob Karen Keohane <irishrover549@gmail.com>
Sent: Wednesday, March 3, 2021 8:24 AM
To: Michele MacEachern <mmaceachern@lakevillema.org>
Subject: Re: Public Hearing

Thank you for responding, Michelle.

Will my questions be answered at the meeting?

I think the most important question is, who is the tenant?

I checked the website. Disappointingly, I didn't find much information on it.

Sent from my iPhone

On Mar 2, 2021, at 7:41 PM, Michele MacEachern
<mmaceachern@lakevillema.org> wrote:

Hi Karen,

That flier you received was not sent by the Town of Lakeville.

The Public Hearing for this matter has been properly and legally noticed by the Town of Lakeville to abutters within 300'.

Your comments and concerns have been received and will be forwarded to the Planning Board and applicant. Please check the town website for more helpful information: <https://www.lakevillema.org/project-43d-review-committee>

Thank you.

Sincerely,

Michele MacEachern

Permit Coordinator 43D Committee

Town of Lakeville, MA

Cell: 774-222-0518

Email: mmaceachern@lakevillema.org

From: Bob Karen Keohane <irishrover549@gmail.com>
Sent: Tuesday, March 2, 2021 6:23 PM
To: Michele MacEachern <mmaceachern@lakevillema.org>
Cc: Karen <irishrover549@gmail.com>
Subject: Fwd: Public Hearing

Sent from my iPhone

Begin forwarded message:

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

To whom it may concern,

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

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

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

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

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

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

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

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

Who is Rhino Capital?

Big question, who is the tenant????

What is the 43D committee?

Who is Michelle?

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

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

Is there anyone on this board that has any creativity???? Any creative ideas

that would put this land to some good use that would bring in some revenue, benefit the residents, and add to their quality of life, instead of practically destroying it? And have the experience and brains and wherewithal to make it happen??? Good questions huh?

Karen Keohane

41 Haskell Circle.



From: [tmainini](#)
To: [Michele MacEachern](#)
Subject: Fwd: Rhino Warehouse
Date: Monday, March 8, 2021 12:11:31 PM

Sent from my iPhone

Begin forwarded message:

From: tmainini <tmainini@comcast.net>
Date: March 8, 2021 at 11:38:33 AM EST
To: jhaglof@s-t.com
Subject: Rhino Warehouse

Hello, as someone who lives a stones throw away from the hospital on route 79 and has already been affected by the under handed dealings of land selling and purchasing of Derek Maskey (my husband and I live directly across from the land that was part of the hospital property that was sold to Paul Turner who is building 8 duplex's on 2.8 acres of land (16 units) this property could never be sold for years because the landfill it abuts was too costly to clean up. So what is happening is 16 families will be living next to a landfill that was never cleaned up, and now I am hearing it's only going to be 7 duplex's because the last one would have been too close to the landfill. The hospital property being turned into a warehouse goes completely against what the town was promised when it was sold for \$1 to Derek Maskey. We were told shops and walking trails, we already have trucks up and down route 79 at a high rate of speed that shake our house, this warehouse will double the amount of semi trucks going by our house, causing more noise and air pollution. I'm also fearful of the 24 hour lights and Idling of trucks all night. I am, as a Lakeville resident completely opposed to this HUGE warehouse in my sleepy little town!!

Thank you
Patricia Mainini

Sent from my iPhone

From: Michele MacEachern
To: annmariesherrick@comcast.net
Subject: RE: [Lakeville MA] Hospital Property (Sent by Annmarie Sherrick, annmariesherrick@comcast.net)
Date: Thursday, February 25, 2021 5:19:26 PM

Hi Ms Sherrick,

Your comments have been received and will be forwarded to the Planning Board and applicant.

Thank you.

Sincerely,

Michele MacEachern

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

From: Contact form at Lakeville MA <cmsmailer@civicplus.com>
Sent: Thursday, February 25, 2021 4:26 PM
To: Michele MacEachern <mmaceachern@lakevillema.org>
Subject: [Lakeville MA] Hospital Property (Sent by Annmarie Sherrick, annmariesherrick@comcast.net)

Hello [mmaceachern](mailto:mmaceachern@lakevillema.org),

Annmarie Sherrick (annmariesherrick@comcast.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:

Hello,

I am reaching out with some questions and concerns about the proposed 43D Hospital Property Development.

I live at 1 Sterling Ct. A property that does not abut the hospital itself, but will be drastically impacted by the project due to proximity. I have been very involved in the development of this property since shortly after we moved to the area and the Sysco property was proposed. I have been active at the Master Plan meetings, even dragging my young children to the meetings at the library. In 2017 when Derek Maksy purchased the property my husband and I were skeptical, but hopeful that he would do what he stated he would do. At the November 30th 2017 meeting residents voiced their concern that he would not follow through with his

promises and asked for a bond of some sorts be put into place to assure that he would not just build the houses and run off without cleaning up the property. This 24/7 trucking depot is a far cry from the "mom and pop" businesses that he promised in 2017. I agree that something needs to be done with the property, I also feel the state should never have been allowed to leave our town with this mess. I have watched almost all of the zoom meetings regarding the project and have read up on the ones I have missed. I understand that Rhino is making many accommodations as concerns come up. I know they are trying to be good neighbors. My concern is this, there is no company named right now that will be residing there, Rhino can make as many accommodations as we ask for, as a town we can request provisions and state that we will hold the future company to them, but that does not change the fact that we are putting an enormous industrial trucking depot right next to residential properties and neighborhoods. It does not belong there. What happened to the Lakeville Master Plan? What happened to Maksy's promises? Please consider what is best for this town. We can do better. Thank You.

Annmarie Sherrick

1 Sterling Ct.

From: [Shirley Battista](#)
To: [Michele MacEachern](#)
Subject: Re: Lakeville Hospital Redevelopment Project
Date: Tuesday, March 2, 2021 7:28:28 AM

Sure!

69 Haskell Circle
Lakeville, MA. 02347

On Mon, Mar 1, 2021, 6:46 PM Michele MacEachern <mmaceachern@lakevillema.org> wrote:

Hi Shirley,

Could you please forward your Street address?

Thank you,

Michele

From: Shirley Battista <shirlb4058@gmail.com>
Sent: Monday, March 1, 2021 5:32 PM
To: Michele MacEachern <mmaceachern@lakevillema.org>
Subject: Re: Lakeville Hospital Redevelopment Project

On Mon, Mar 1, 2021, 11:04 AM Shirley Battista <shirlb4058@gmail.com> wrote:

I live right off of RT 79 just up from RT 105, and I am not a happy camper about any of this. Talk about gridlock, it will be a total nightmare. People running red lights now, just cannot imagine what it will be like when and if this is all said and done.

Thanks for listening.

Shirley Battista

From: [Eileen A](#)
To: [Michele MacEachern](#)
Subject: Re: Zoom link for March 4th
Date: Wednesday, March 3, 2021 7:13:37 PM

43 Freetown Street
Lakeville

Sent from my iPhone

> On Mar 3, 2021, at 6:20 PM, Michele MacEachern <mmaceachern@lakevillema.org> wrote:

>

> Hi Eileen,

>

> Please forward your street address.

>

> Thank you,

> Michele

>

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

> From: Eileen A <eileenaltieri@hotmail.com>

> Sent: Wednesday, March 3, 2021 10:55 AM

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

> Subject: Zoom link for March 4th

>

> Hello,

>

> I am interested in the zoom link for tomorrow night's meeting. I think the proposed industry for the Lakeville Hospital site is ridiculous. This site definitely needs to be revamped, but putting in a warehouse with hundreds of trucks in and out of the facility will be detrimental to our town.

>

> That being said, we need to hold the current owner responsible for clean up. He purchased the property with the intention of cleaning up the site. He was allowed to sell off portions of the property for doing so. Now, he is selling it as is??? Why is he not being held accountable??? Why were special permits given for this without a thought to his wife being a realtor and what their real intentions were in this case? They bought the property for \$1 to sell off the portions they could sell for \$\$\$, and now sell it back as is???

>

> This is the same couple who purchased the Lakeville Country Club that was failing, to turn around and sell it off to build homes. The same man who thankfully failed in his attempt for senator? Again I ask, why didn't the town hold him accountable?

>

> Lakeville has dropped the ball for our town. We need to stop this madness before it starts.

>

> Thank you,

> Eileen Altieri

>

>

> Sent from my iPhone

From: [PAUL ROBERTSON](#)
To: [Michele MacEachern](#)
Subject: Rhino Capital
Date: Wednesday, March 3, 2021 5:47:28 PM

We are residents of a manufactured home park and our only exit is onto Route 79, Rhode Island Road. The impact of such a proposal made by Rhino Capitol for the former Lakeville Hospital property would have a tremendous impact on our entering and leaving our homes. At times, it is now difficult to exit onto 79 especially when the T leaves or comes in. The proposal would surely require a traffic light.

Not only the traffic, but also the noise, bright lights, etc., are a concern. The impact of such a facility would ruin the character of the peaceful atmosphere that drew us to this area. Please reconsider all that we would loose.

Sincerely,

Paul and

Carol Robertson

From: captain530@verizon.net
To: [Michele MacEachern](#)
Subject: Lakeville Hospital Redevelopment Project
Date: Saturday, February 27, 2021 4:34:33 PM

Hi Michelle,

Yes, traffic will be horrendous. It is difficult now to enter 105 from Captains Way. Then to get access to 495, forget it.

A much better plan would be for housing development or manufacturing. This will be like the issues we had with Sysco Systems all over again.

Will fuel for the trucks be stored on the premises? Has air pollution of the neighborhoods been considered? Noise abatement ?

You would think Rhino Capital would be concerned about their trucks being gridlocked, sitting there burning fuel.

Regards, Lester Garnier, 5 Captains Way.

From: [PJ](#)
To: [Michele MacEachern](#)
Subject: Lakeville Hospital Redevelopment Project
Date: Sunday, February 28, 2021 7:43:55 AM
Importance: High

Good Morning Michelle

Name: Jim & Pam Curley, 18 Rush Pond Road , Lakeville

We have watched all the meetings and commend all the hard work that has gone into the proposed project. It is clear that everyone involved is trying to do what is in the best interest for the Lakeville community and the abutters.

At first we had no objection as we realize that something has to go where the Lakeville Hospital is located. The buildings are a hazard and eyesore for Lakeville. That being said, now that Middleboro will be having a new T Station with 500 parking spaces and overflow of 850 parking spaces designated in Lakeville. Not to mention all the traffic we have now plus the truck traffic that they are predicting. We now feel that this is **not** in the best interest for Lakeville residents.

We moved to Lakeville because it was a small residential town.. We love not having the hassle that a city would present. At this time we are very concerned and would object to this proposal. In addition this proposed project is literally right in our backyard and we can only imagine what this will do to our environment.

Thank you for your consideration

Jim & Pam Curley

From: [Jean-BARTLETT jean-BARTLETT](#)
To: [Michele MacEachern](#)
Subject: Lakeville Hospital Redevelopment
Date: Tuesday, March 2, 2021 4:03:56 PM

Hello Michelle,

I would like to express my concerns about the Rhino Capital company proposal to build a warehouse on the old Lakeville Hospital grounds. I received a flyer stating this could cause increased congestion, traffic lights and extreme increases in traffic to this area. I also learned that the MBTA station is adding 500 more parking spaces to their already 850. I have lived in Lakeville for 37 years and I moved here for a lot of reasons but the most important was because the emphasis was on keeping it rural. I do not want to see the town atmosphere forever changed as I plan on living here for many more years as well as my children and grandchildren.

Thank you for your time and hope we can put this land to better use.

Jean L. Bartlett
25 South Kingman Street
Lakeville, MA. 02347-1821
508-930-1649