



3 Main Street Lakeville, MA 02347
(508) 947-4208 - www.zcellc.com

- Civil Engineering
- Septic Design (Title 5)
- Septic Inspections (Title 5)
- Commercial and Industrial Site Plans
- Chapter 91 Permitting

NARRATIVE IN SUPPORT
OF A SPECIAL PERMIT
FOR 20 SECOND AVE
LAKEVILLE, MA 02347

PREPARED FOR:

JULIO BARBOSA
10 FIELDSTONE FARM DRIVE
DARTMOUTH, MA 02748

PREPARED BY:

ZENITH CONSULTING ENGINEERS, LLC.
3 MAIN STREET
LAKEVILLE, MA 02347

JUNE 23, 2023

EXISTING SITE CONDITIONS

The locus site, 20 Second Ave, is located on the westerly side of Second Ave. The site is comprised of approximately 6,970+/- s.f. of land that includes a residential dwelling and accessory buildings. Along with the dwelling is an existing cesspool with plans to upgrade to a tight tank. A plan entitled "Plan to Accompany a ZBA Petition" is part of this packet.

PROPOSED SITE IMPROVEMENTS

The applicant is proposing to raze the existing dwelling and construct a new residential dwelling along with a detached garage. The new dwelling will be 2 stories and contain 2 bedrooms and the garage will be 25' x 18'. Per Section 6.1.3, pre-existing non-conforming structures or uses may be changed, extended, or altered by special permit from the board of appeals.

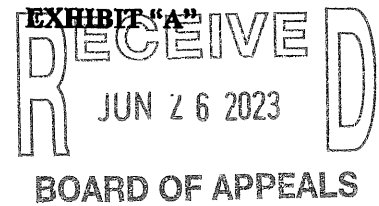
SPECIAL PERMIT CONDITIONS

The applicant has designed and permitted improvements onsite including the installation of a title 5 compliant tight tank. The applicant is proposing to raze the existing structure and construct a new dwelling with a detached garage as shown on plan. The improvements, as proposed, will not negatively impact the neighborhood and will, in fact, enhance the aesthetics.

Petition to be
filed with Town Clerk

TOWN OF LAKEVILLE
MASSACHUSETTS

ZONING BOARD OF APPEALS
PETITION FOR HEARING



Name of Petitioner: Julio Barbosa

Mailing Address: 10 Fieldstone Farm Drive Dartmouth, MA 02748

Name of Property Owner: Julio Barbosa

Location of Property: 20 Second Ave Lakeville, MA 02347

Property is located in a XX residential business industrial (zone)

Registry of Deeds: Book No. 57427 Page No. 7 (3 pages)

Map 041 Block 013 Lot 002

Petitioner is: XX owner tenant licensee prospective purchaser

Nature of Relief Sought:

XX Special Permit under Section (s) 7.4 & 6.1.3 of the Zoning Bylaws

 Variance from Section (s) of the Zoning Bylaws.

 Appeal from Decision of the Building Inspector/Zoning Enforcement Officer

 Date of Denial

Brief to the Board: (See instructions on reverse side – use additional paper if necessary.)
Raze the existing house and construct a new dwelling on a new foundation and a
new detached garage. See attached narrative.

I HEREBY REQUEST A HEARING BEFORE THE ZONING BOARD OF APPEALS WITH
REFERENCE TO THE ABOVE PETITION OR APPEAL. ALL OF THE INFORMATION ON THIS
PETITION, TO THE BEST OF MY KNOWLEDGE, IS COMPLETE AND ACCURATE AND
CONFORMS TO THE REQUIREMENTS ON THE BACK OF THIS PETITION FORM.

Petitioner: Julio Barbosa Date:

Signed: [Signature] Telephone:

Owner Signature: Julio Barbosa Owner Telephone: 608-958-2281
(If not petitioner)

Email: Carlneinvestments@gmail.com

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

XX Yes No

Jamie Bissonnette, Engineer from Zenith Consulting Engineers, LLC.
(Name and Title)

*** Electronic Recording ***
Doc#: 00092223
Bk: 57427 Pg: 7 Page: 1 of 3
Recorded: 11/16/2022 01:56 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 11/16/2022 01:56 PM
Ctrl# 161619 09606
Fee: \$638.40 Cons: \$140,000.00

After Recording Return To:
Williams, Quintin & O'Leary
651 Orchard Street, Suite 200
New Bedford, MA 02744

QUITCLAIM DEED

THIS DEED, Made on the 27 day of OCTOBER ²⁰²² by and between Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-FRE2 Asset-Backed Pass-Through Certificates, having a place of business at 1600 South Douglass Avenue, Anaheim CA 92806 (hereinafter referred to as "Grantor") for valuable consideration of **One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00)**, received to its full satisfaction from **Julio Barbosa**, (hereinafter referred to as "Grantee") does give, grant, bargain, sell and confirm unto said Grantee and their heirs and assigns, the real property described on Schedule "A" attached hereto with quitclaim covenants and made a part hereof.

*10 Fieldstone Farm Dr., Dartmouth, MA
02748

AND BEING same property conveyed to the Grantor herein by virtue of a Foreclosure Deed recorded 12/14/2021 in Book 56169 Page 145 of the Plymouth County Registry of Deeds.

TO HAVE AND TO HOLD the premises to Grantee and unto Grantee, their heirs and assigns forever, to its and their own proper use and behoof.

AND ALSO, Grantor does, for itself its successors and assigns, covenant with Grantee, their heirs and assigns forever, that the premises are free from all encumbrances made or suffered by Grantor.

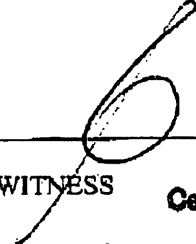
AND FURTHERMORE, Grantor does by these presents, bind itself, its successors and assigns forever, to warrant and defend the Premises to Grantee, their heirs and assigns forever, against claims and demands made or suffered by Grantor, except as aforesaid, but against none other.

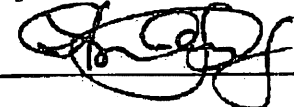
Property does not represent all or substantially all of Grantor's assets in Massachusetts.

Commonly known as: 20 Second Avenue Lakeville MA 02347

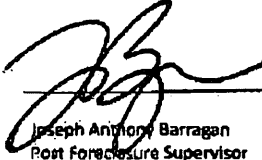
This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

Wells Fargo Bank, N.A., as Trustee for
Carrington Mortgage Loan Trust, Series
2006-FRE2 Asset-Backed Pass-Through
Certificates, by Carrington Mortgage
Services, LLC as Attorney in Fact



WITNESS **Cecilia Alonso**


WITNESS

By:  **OCT 27 2022**


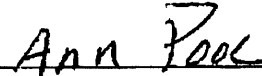
Joseph Anthony Barragan
Post Foreclosure Supervisor
Carrington Mortgage Services, LLC attorney in fact
Its: _____

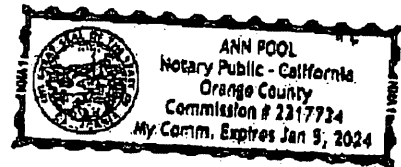
* For authority see POA recorded Book 06367
Page 115 in the Franklin County Registry of
Deeds

STATE OF CALIFORNIA }
COUNTY OF ORANGE }

Before me, the undersigned authority, on this day appeared Joseph Anthony Barragan
_____ of Carrington Mortgage Services LLC as Attorney in Fact for Wells
Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-FRE2 Asset-Backed
Pass-Through Certificates, an LLC organized and existing under the laws of California, known to me to
be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she
signed it voluntarily for its stated purpose as the voluntary act of said Wells Fargo Bank, N.A., as Trustee
for Carrington Mortgage Loan Trust, Series 2006-FRE2 Asset-Backed Pass-Through Certificates.

Given under my hand and seal of office on this 27 day of October 2022

 _____  _____
Notary Public Signature Notary Public Printed Name
My commission expires: 1-5-2024



SCHEDULE A

**THE FOLLOWING PROPERTY IN LAKEVILLE, PLYMOUTH COUNTY, MASSACHUSETTS.
A CERTAIN PARCEL OF LAND IN LAKEVILLE, POSTAL ADDRESS 20 SECOND AVENUE, LAKEVILLE,
BOUNDED AND DESCRIBED AS FOLLOWS
EASTERLY BY SECOND AVENUE SIXTY (60.0) FEET.
NORTHERLY BY LOT 39 ON A PLAN HEREINAFTER REFERRED TO, NINETY (90.0) FEET.
WESTERLY BY LOTS 48 AND 49 ON SAID PLAN NINETY-FIVE AND 05/100 (95.05) FEET.
SOUTHERLY BY LOTS 46 AND 37 ON SAID PLAN NINETY-SIX AND 6/10 (96.6) FEET.
BEING LOT 38 AS SHOWN ON PLAN OF DEAN SHORES, LONG POND IN SAID LAKEVILLE, ORIGINAL PLAN
DATED JUNE 13, 1947, REVISED MAY 14, 1948, BY BENJAMIN E. EVANS, SURVEYOR, RECORDED WITH
THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN PLAN BOOK 7, PAGE 734.**

Tax ID: 041/ 013/ 002/ /



SHEET NAME:

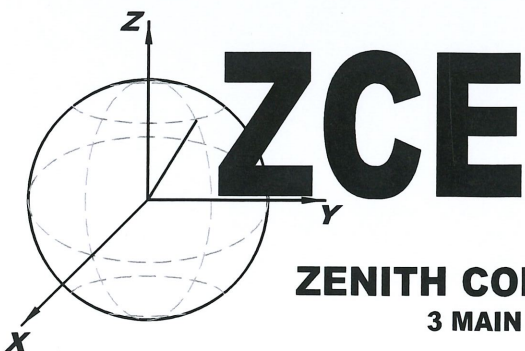
USGS MAP

PROJECT SITE:

**20 SECOND AVE
LAKEVILLE, MASSACHUSETTS**

CLIENT INFO:

**JULIO BARBOSA
DARTMOUTH, MA 02748**



ZENITH CONSULTING ENGINEERS, LLC

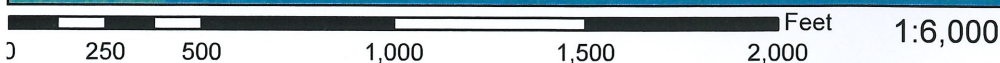
3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208

National Flood Hazard Layer FIRMMette



70°57'35"W 41°49'5"N



70°56'58"W 41°48'39"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



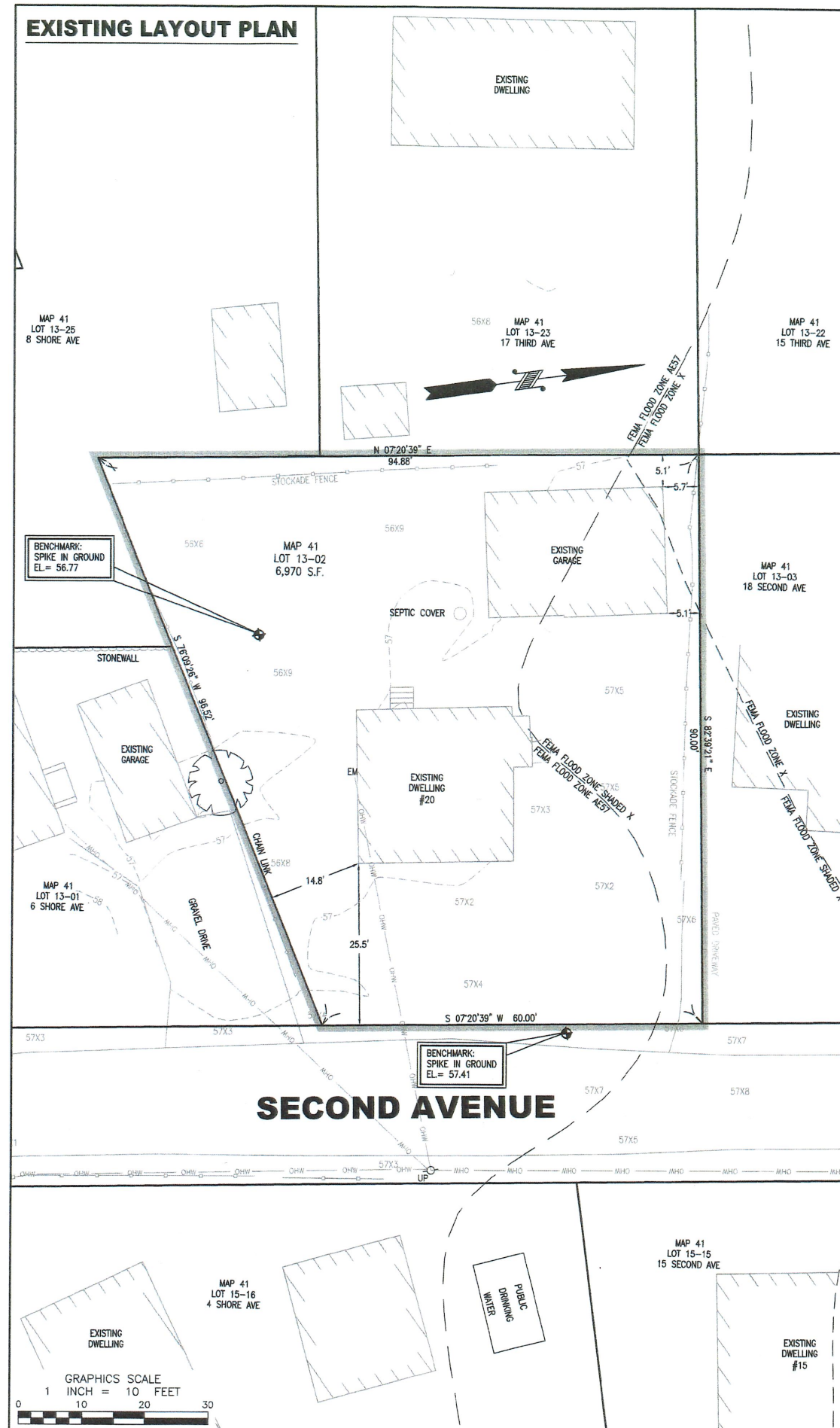
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

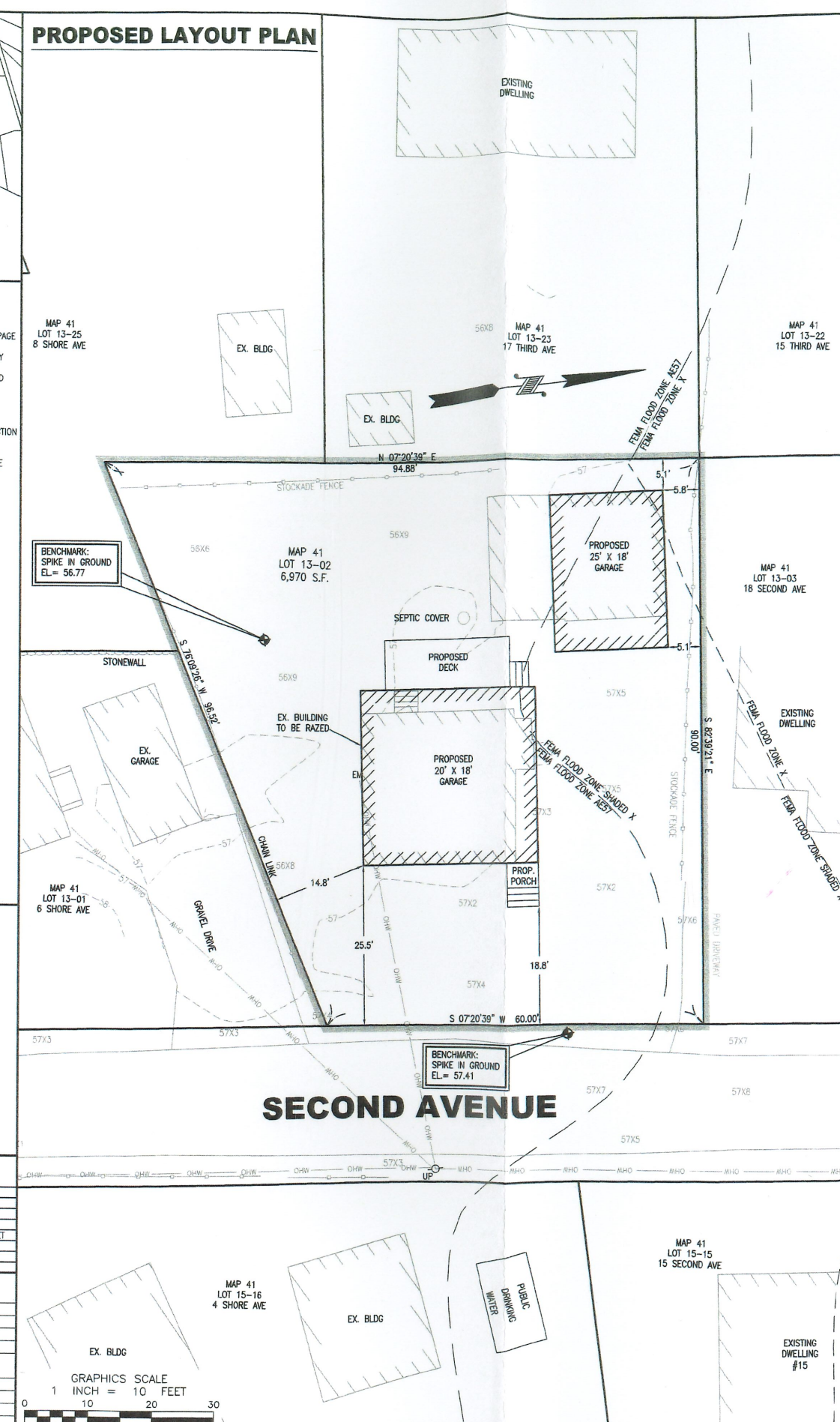
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/13/2023 at 7:36 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXISTING LAYOUT PLAN



PROPOSED LAYOUT PLAN



SITE INFORMATION:

1. THE SITE IS SHOWN ON THE TOWN OF LAKEVILLE ASSESSORS MAP AS MAP 041 BLOCK 013 LOT 002.
2. PROPERTY LINE INFORMATION WAS TAKEN FROM:
2.1. FOR TITLE REFERENCE TO THE SUBJECT PROPERTY REFER TO BOOK 57427, PAGE 7 IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
3. PROPERTY LINE AND EXISTING CONDITIONS INFORMATION TAKEN FROM FIELD SURVEY BY ZENITH LAND SURVEYORS, LLC. IN APRIL 2023.
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE A57, SHADED X AND X, AS SCALED FROM THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF PLYMOUTH COUNTY, MAP NUMBER 25023C0429K, EFFECTIVE DATE JULY 16, 2015.
5. THE SUBJECT PROPERTY IS LOCATED IN A ZONE I AND IMPA OF A PUBLIC WATER SUPPLY WELL.
6. THE SYSTEM IS LOCATED WITHIN A ZONE A OF A SURFACE WATER SUPPLY PROTECTION AREA.
7. THE PROPERTY IS NOT LOCATED IN A PRIORITY HABITAT OR ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 15TH EDITION EFFECTIVE DATE AUGUST 2021.
8. THERE ARE NO KNOWN WETLANDS WITHIN 100' OF THE PROPOSED WORK AND NO KNOWN RIVERS, BROOKS OR STREAMS WITHIN 200' OF THE PROPOSED WORK.

SURVEY COMPANY OF RECORD:

ZLS
ZENITH LAND SURVEYORS, LLC
1162 ROCKDALE AVE. NEW BEDFORD, MA 02740
PHONE: (508) 995-0100

6-26-23

DATE

ZONING - RESIDENTIAL

	REQUIRED	EXISTING	PROPOSED
LOT AREA	70,000 S.F.	6,970± S.F.	6,970± S.F.
LOT FRONTAGE	175 FEET	60 FEET	60 FEET
FRONT YARD SETBACK	40 FEET	25.5 FEET	25.5 FEET
REAR YARD SETBACK	20 FEET	14.8 & 5.1 FEET	14.8 & 5.1 FEET
SIDE YARD SETBACK	20 FEET	5.1 FEET	5.1 FEET

LEGEND

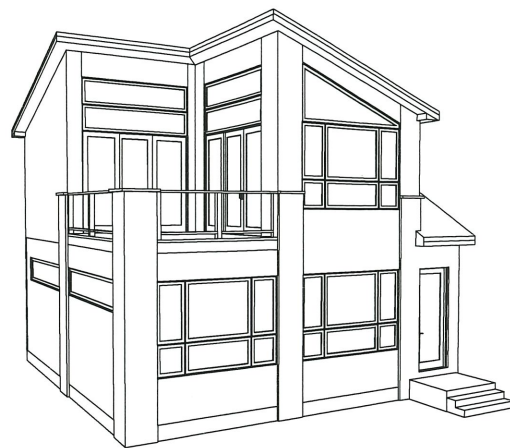
69	EXISTING CONTOURS
x 95.5	EXISTING SPOT ELEVATION
TP #1	EXISTING TESTPIT
69	PROPOSED CONTOURS
100x2	PROPOSED SPOT ELEVATION
OHW	EXISTING TREELINE
	EXISTING OVERHEAD WIRES

REV.	DATE	DESCRIPTION	BY	APP.
1	6/13/2023	PROJECT NUMBER 1103-01-01	JLB	
2		DRAWING SCALE 1" = 10'	NZ	
3		SHEET ID	JLB	

SHEET NAME: PLAN TO ACCOMPANY A ZBA PETITION	20 SECOND AVE LAKEVILLE, MASSACHUSETTS JULIO BARBOSA 10 FIELDSTONE FARM DR DARTMOUTH, MA 02748
PROJECT SITE:	
CLIENT INFO:	



ZCE
ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208



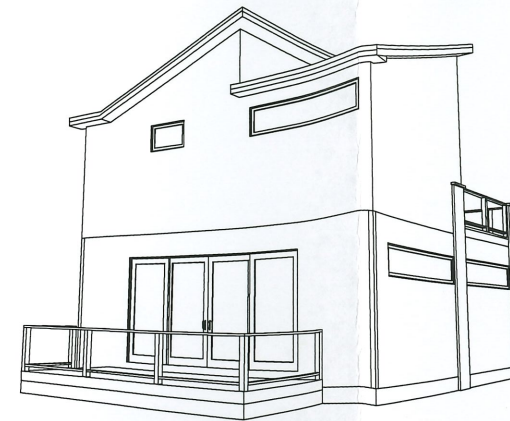
FRONT PERSPECTIVE 1
NOT TO SCALE



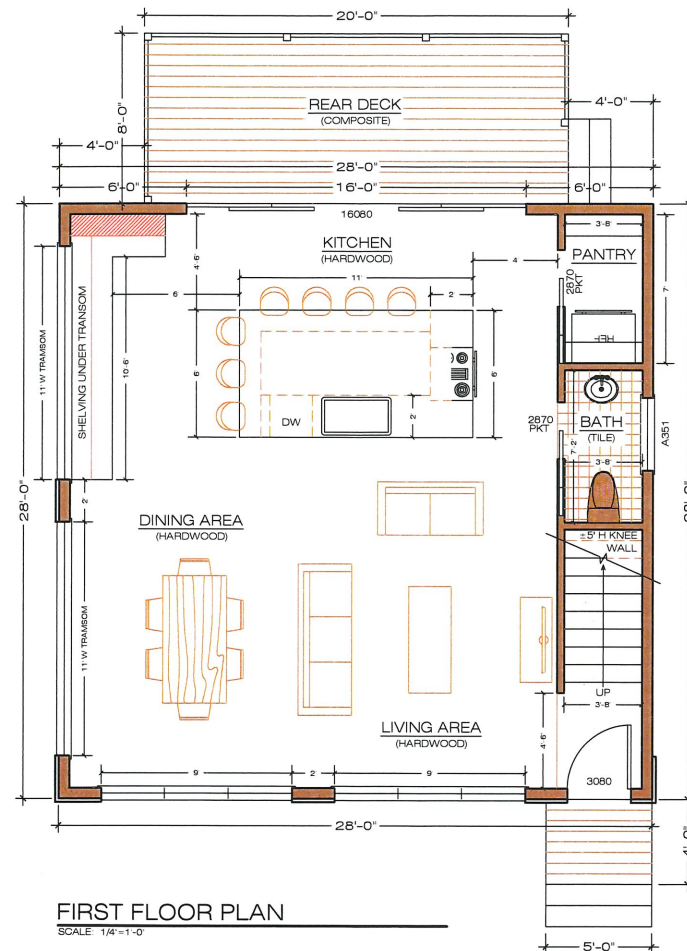
FRONT PERSPECTIVE 2
NOT TO SCALE



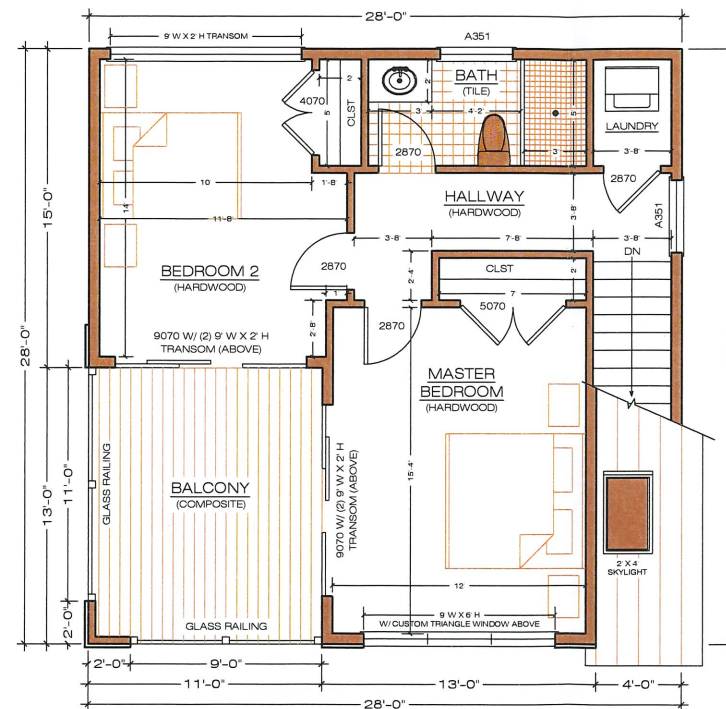
REAR PERSPECTIVE 1
NOT TO SCALE



REAR PERSPECTIVE 2
NOT TO SCALE



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

SCHEME 1.2

PROJECT NAME: **BARBOSA**
PROJECT #: **117233**

OWNER:

LOCATION:
**202ND AVENUE
LAKEVILLE, MA**

DATE:
2.22.2023

DRAWN BY: **JL** CHECKED BY: **JG, DS**

Any reproduction, possession, or use of this drawing or any part thereof without the written permission of South Coast & Associates, Inc. is prohibited.

Pre-Construction Documents Phase Approval Milestone

Client must review & sign off on the following prior to authorizing final construction documents to be completed.

1. Confirm all openings, position, location, style, quantity, brand, type, color, finish and accessories, such as, trim, j-channel, hardware, etc.
2. Exterior materials, ie siding, trim, roofing, masonry, type, color, finish.
3. Steps, Deck, Porches, Entrances, bulkheads, Vestibules, Canopies, position, size, materials, type, color, finish.
4. Floor plan, room sizes, all room finishes, including built-ins, special fixtures, all tile at walls, backsplash, floors, carpet, wood, type, color, finish.
5. All zoning regulations confirmed via research, plot plan, site plan or zoning enforcement officer ie set-backs, lot coverage, use, topography, access, utilities.
6. Confirm all client "wish-list" items have been executed.
7. Discuss & Confirm items that are not present during Schematic Design Development Phase such as,
A. Cathedral/vault locations with defined construction method ie, peak cathedral, scissor truss, conventional, structural ridge beams, collar-tie, collar beams (exposed or concealed) timber vault, soffits, trays, coffers.
8. Confirm or specify any special scope notations, preferred construction process or structural methodology, such as, girder, floor or roof joist types, truss, engineered system, concrete foundation wall/floor details such as wall thickness, shelves, height, PSI, drainage, etc.

Failure to acknowledge or verify the items above may result in issues during the permitting or construction phases. South Coast & Associates, Inc. shall not be liable for incidental, special, consequential, or indirect damages of any kind, including, but not limited to, loss of anticipated profits, business opportunity, or other economic loss arising out of the use of services or any construction plans received South Coast & Associates, Inc. even if South Coast & Associates, Inc. has been advised of the possibility of such damage. It is the owner/ builders responsibility to ensure the accuracy, compliance with applicable statute or regulation, and fitness of purpose of any plans or construction information received from South Coast & Associates, Inc. South Coast & Associates, Inc. reserves the right to apply hourly charges, as outlined in the design contract, in the event that project requirements significantly exceed the anticipated professional time originally intended.

Owner/Builder: _____ Date: _____