

Petition to be
filed with Town Clerk

TOWN OF LAKEVILLE
MASSACHUSETTS

ZONING BOARD OF APPEALS
PETITION FOR HEARING

EXHIBIT "A"

RECEIVED
JUN 26 2023

BOARD OF APPEALS

Name of Petitioner: CHRISTOPHER CHAPIN
Mailing Address: 15 SOUTH AVE., LAKEVILLE, MA
Name of Property Owner: NYNELYON, INC
Location of Property: 24 BEECHWOOD AVE, LAKEVILLE MA
Property is located in a ☒ residential ☐ business ☐ industrial (zone)
Registry of Deeds: Book No. 57718 Page No. 178
Map 00042 Block 0021 Lot 011
Petitioner is: ☒ owner ☐ tenant ☐ licensee ☐ prospective purchaser

Nature of Relief Sought:

☒ Special Permit under Section (s) 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.)

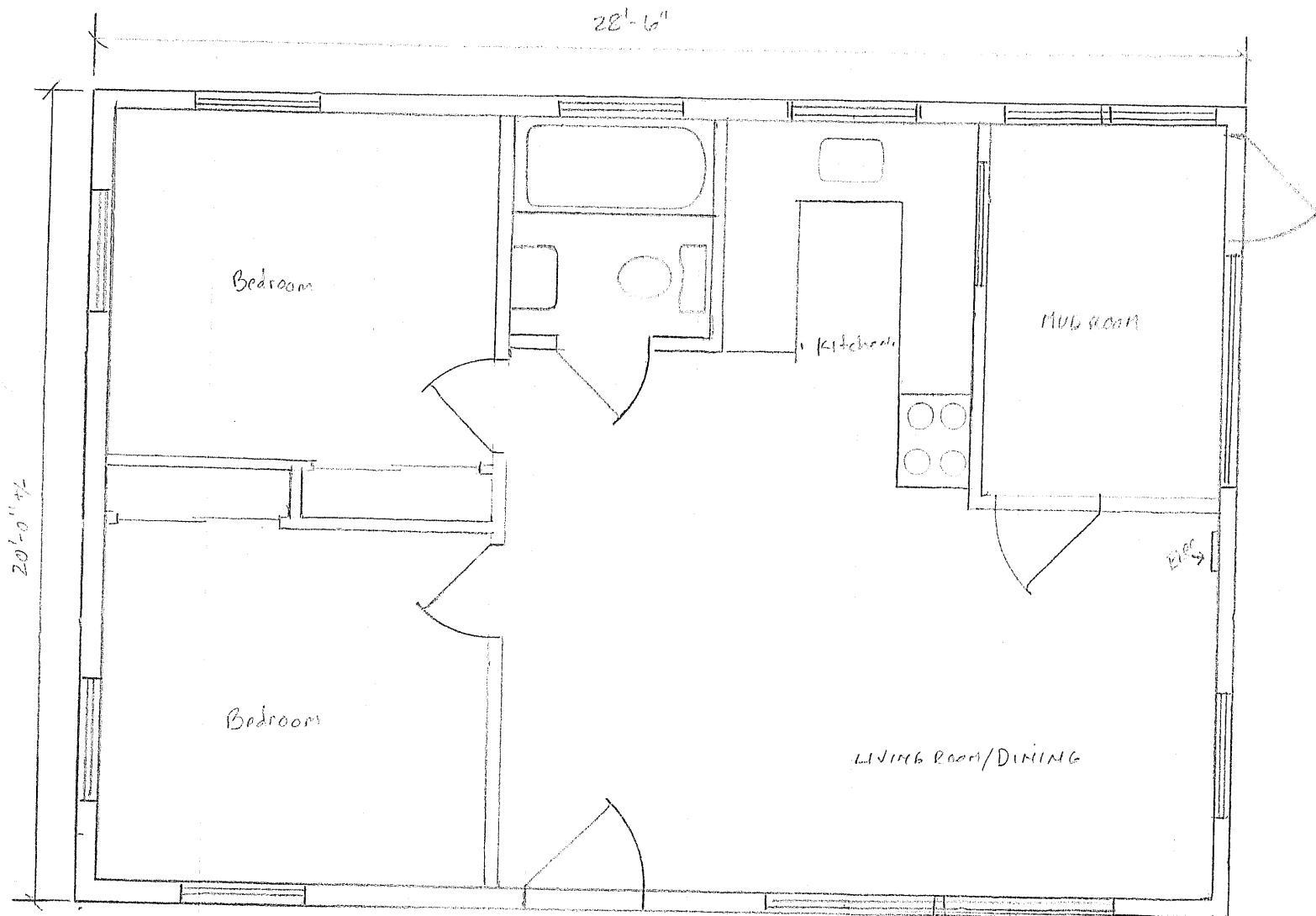
① ADDITION OF SF OF HOME VIA ADDITION OF
LIVING ROOM AND ATTACHED DECK
② INCREASE OF ROOF PITCH TO ALLOW FOR ATTIC STORAGE
THEREBY REQUEST A HEARING BEFORE THE ZONING BOARD OF APPEALS WITH
REFERENCE TO THE ABOVE PETITION OR APPEAL. ALL OF THE INFORMATION ON THIS
PETITION, TO THE BEST OF MY KNOWLEDGE, IS COMPLETE AND ACCURATE AND
CONFORMS TO THE REQUIREMENTS ON THE BACK OF THIS PETITION FORM.

Petitioner: CHRISTOPHER CHAPIN Date: 6/26/23
Signed: [Signature] Telephone: 508 728 2496
Owner Signature: — Owner Telephone: SAME
(If not petitioner)

Email: CHRISTCHAPIN@GMAIL.COM

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

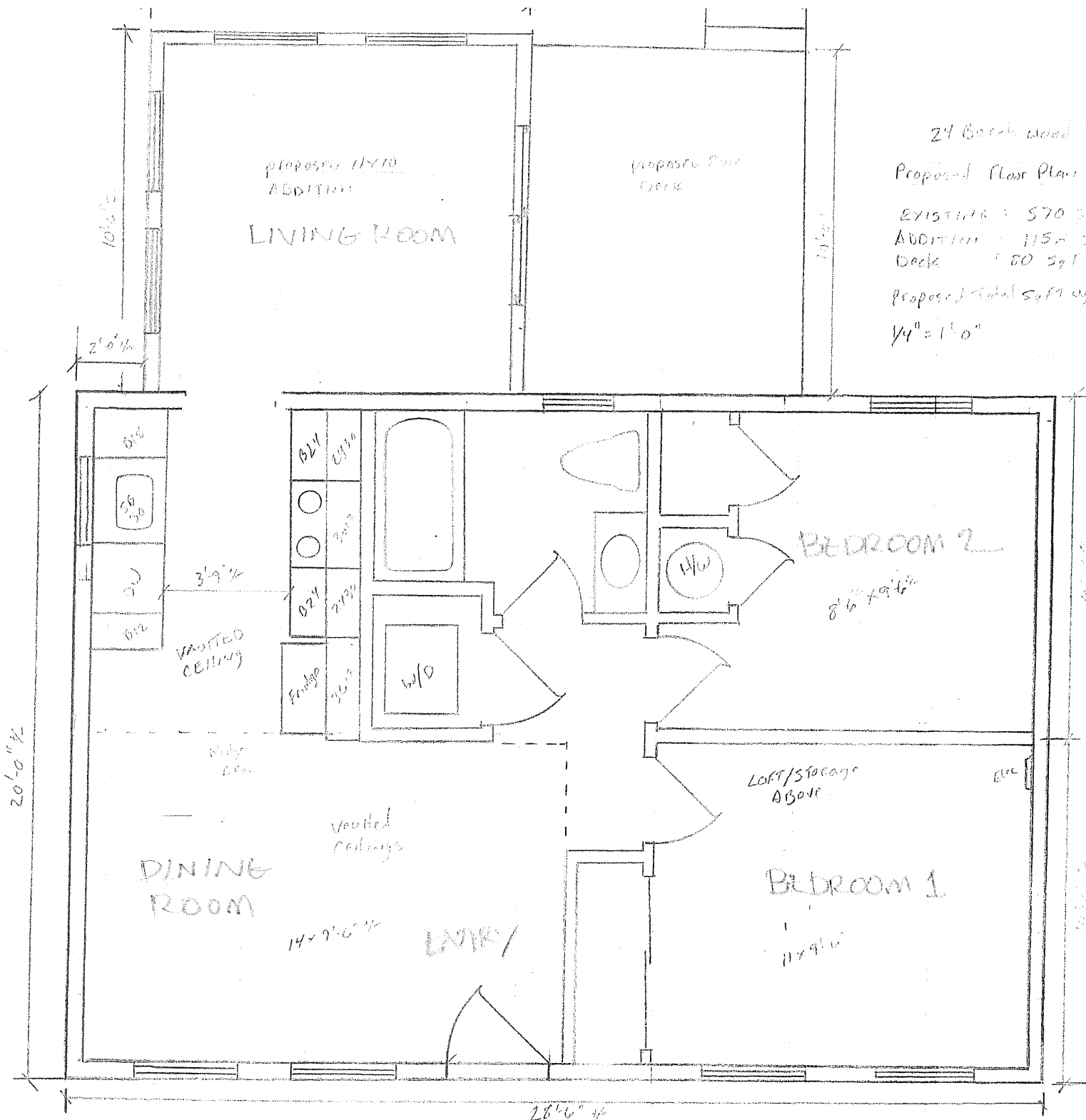
☒ Yes ☐ No SCOTT BORDEN / CONTRACTOR
(Name and Title)



24 Beechwood Existing Floor Plan

1/4" = 1'-0"

Sq. FT. 570 EXISTING



24 Birch wood

Proposed Floor Plan w/ Addition

EXISTING : 570 sq ft

ADDITION : 1152 sq ft

Deck : 60 sq ft

Proposed Total sq ft w/ Deck : 765 sq ft

1/4" = 1'-0"

proposed 11x10
ADDITION

proposed Fire
Deck

LIVING ROOM

BEDROOM 2

8'6" x 9'6"

LOFT/Storage
Above

Bedroom 1

11 x 9'6"

DINING
ROOM

Vaulted
Ceilings

ENTRY

Vaulted
Ceiling

Ridge
Beam

14 x 9'6"

B24

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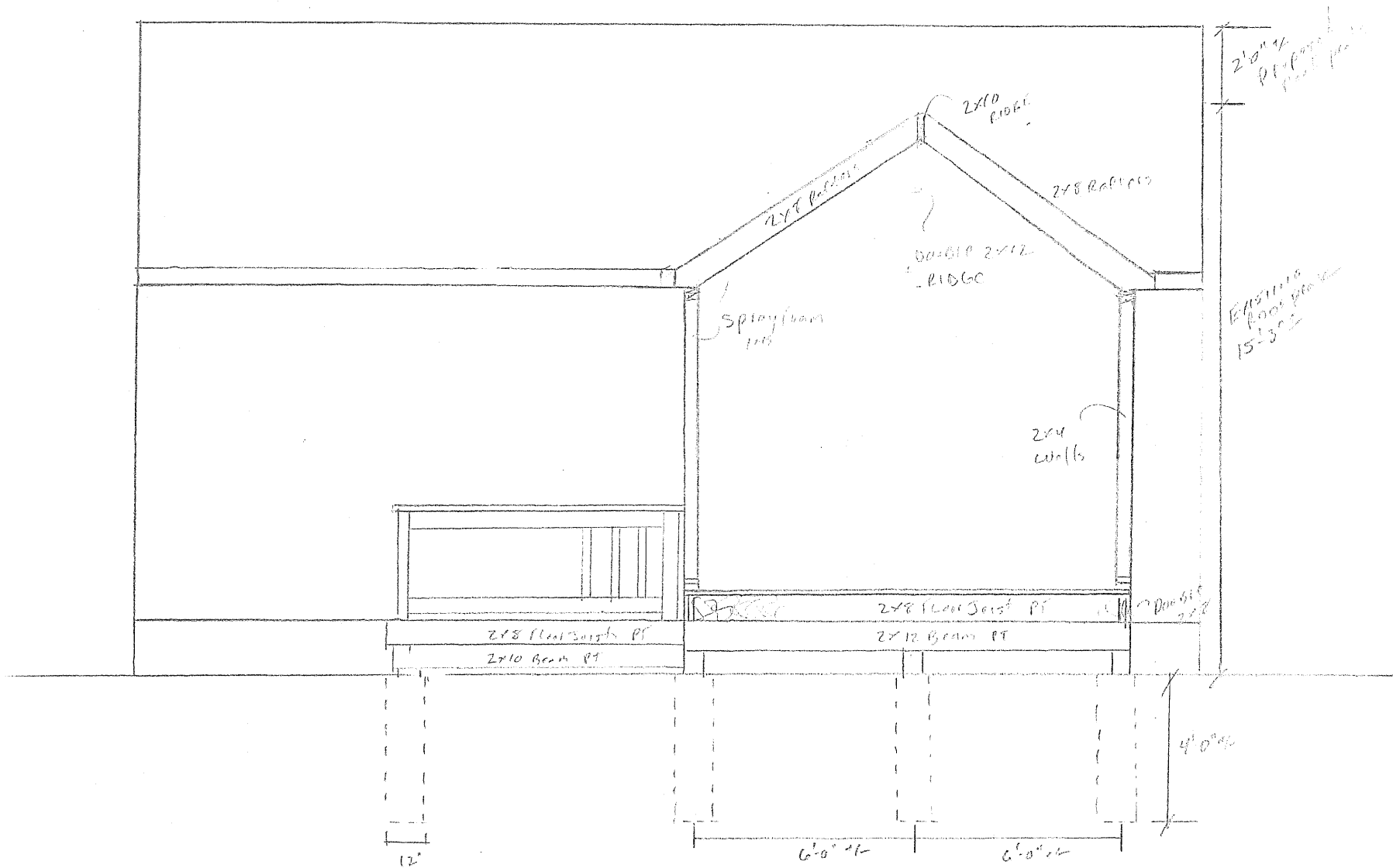
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Section NEW ADDITION + Deck

PHONE: (508) 987-0628

F A X : (5 0 9) 4 3 9 - 6 6 0 4

NAME NYNELYON

LOCATION 24 BEECHWOOD AVENUE

LAKEVILLE MA

SCALE 1" = 30'

DATE 02/27/23

CERTIFICATO DI RINNOVO FINANZIARIO

REGISTRY _____ PLYMOUTH _____

DEED REFERENCE 45259290

PLAN REFERENCE: #233 OF 1955

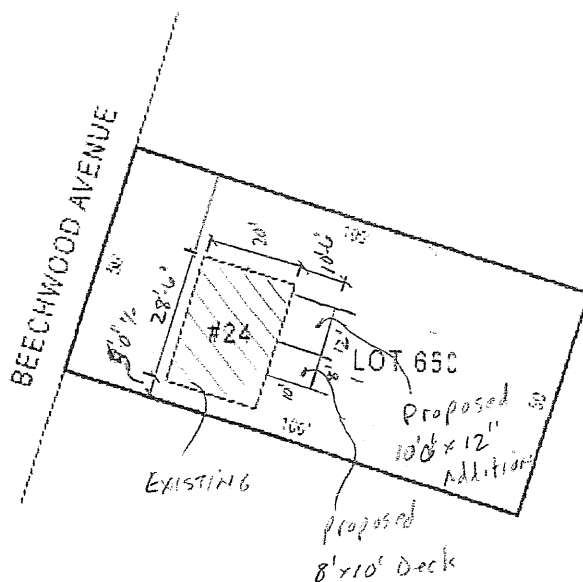
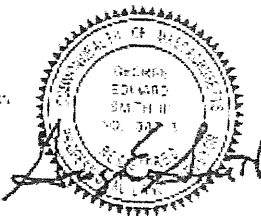
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BUREAU OF LAND MANAGEMENT
WASHINGTON, D.C. 20240

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1000 HAWARD DRIVE - ABERN, INTERVIEWED BY DUFF AND LEE-
WILLIAMS, 11/11/61. LEE-DEBARTIS PLANE - RE. CONSPIRACY
- 40 - 1000 HAWARD DRIVE - ABERN - RE. CONSPIRACY - 11/11/61
- 1000 HAWARD DRIVE - ABERN - RE. CONSPIRACY - 11/11/61

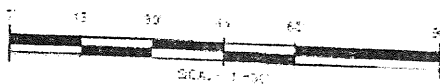


EXISTING House - 570 sq. ft.

Proposed Addition - 126 sq ft

Proposed Deck - 80 sq ft

REQUESTED BY AS PRIMO & ROSE LAW OFFICE PC
DRAWN BY DLS
CHECKED BY DLS
ALL INFORMATION



PTI
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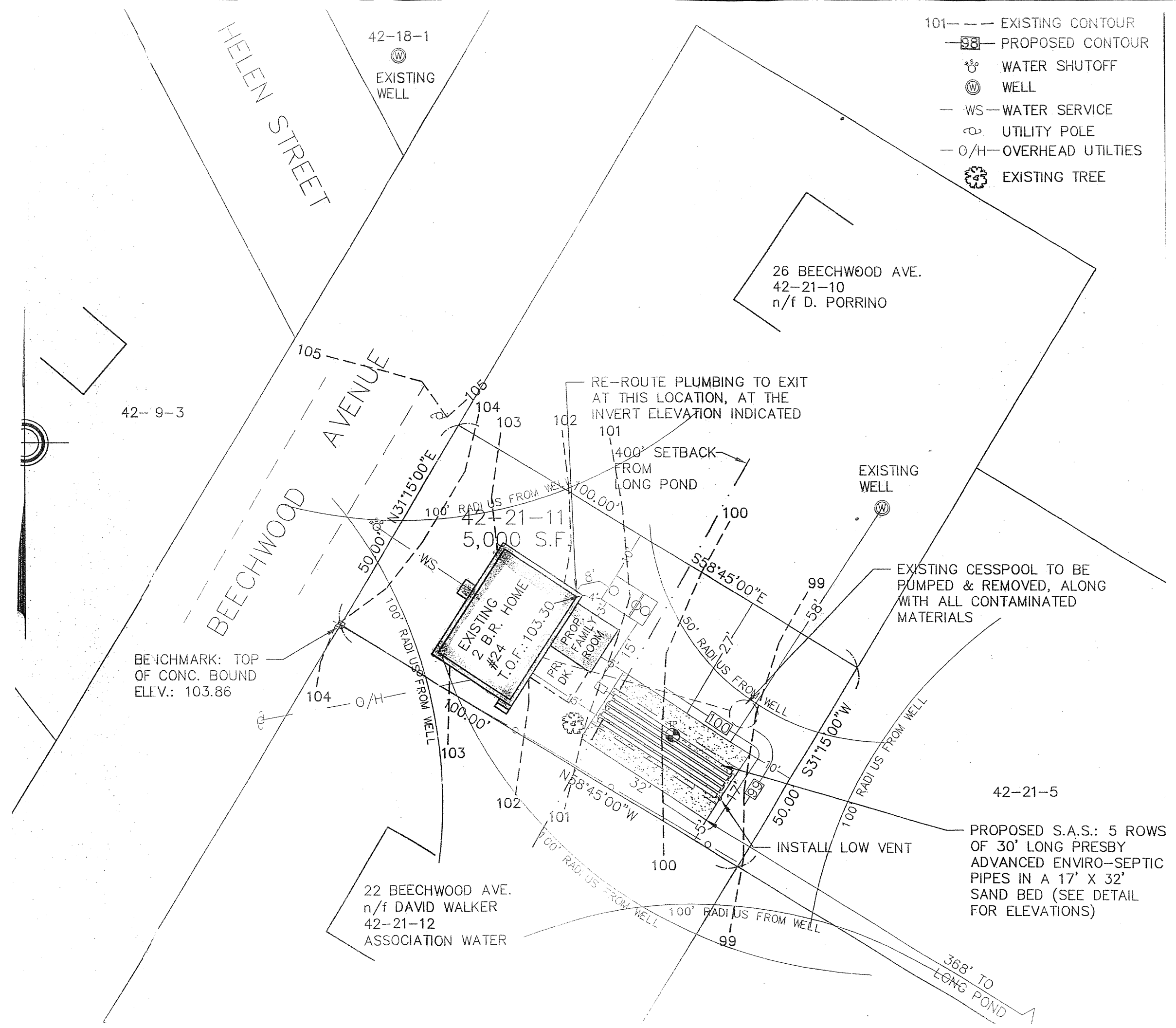
24 BEECHWOOD AVE, LAKEVILLE, MA

SCALE 1" = 20'

* APPROVED SEPTIC PLAN BY LAKEVILLE BOARD OF HEALTH

LOT SIZE 5,000 SF

SF OF PROPOSED HOME = 705 SF



	TEST PIT INFORMATION	
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CAPACITY REQUIRED – RESIDENTIAL USE:

DESIGN FLOW:
2 BEDROOMS @ 110 Gal/Day/Bedroom = 220 Gal/Day

CAPACITY PROVIDED:

SEPTIC TANK FIRST COMPARTMENT:
DESIGN FLOW = 220 Gal/Day
X 200%
REQUIRED SIZE = 440 Gal/Day
SIZE PROVIDED = 1,000 Gal/Day

SEPTIC TANK SECOND COMPARTMENT:
DESIGN FLOW = 220 Gal/Day
X 100%
REQUIRED SIZE = 220 Gal/Day
SIZE PROVIDED = 500 Gal/Day

LEACHING FACILITY:
DESIGN PERCOLATION RATE: 34 MPI
SOIL TEXTURAL CLASS: CLASS III
LONG TERM ACCEPTANCE RATE (LTAR): 0.25 GPD/SF
220 GAL/DAY / 0.25 GPD/SF = 880 SF REQ'D.
WITH 40% REDUCTION ALLOWED WITH ADVANCED ENVIROSEPTIC:
220 GAL/DAY X 60% = 132 GAL/DAY REQUIRED
PRESBY DESIGN MANUAL REQUIRES 70' L.F./B.R. OF PIPE
2 B.R. X 70 L.F./B.R. = 140' OF PRESBY ADVANCED
ENVIRO-SEPTIC PIPE WITH 6" OF C-33 SAND BELOW
INSTALL 5 ROWS OF 30' LONG PIPE
PRESBY DESIGN MANUAL REQUIRES 529 SF. SAND BED

BOTTOM AREA: $32' \times 17' = \frac{544}{0} \text{ SF}$
SIDEWALL AREA:

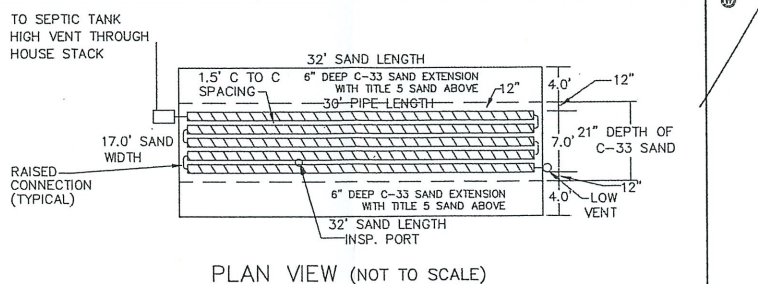
TOTAL AREA = 544 SF
x LTAR 0.25 Gal/Day/SF
TOTAL CAPACITY = 136 Gal/Day

136 GAL/DAY PROVIDED > 132 GAL/DAY REQUIRED
544 S.F. SAND BED PROVIDED > 529 S.F. REQUIRED

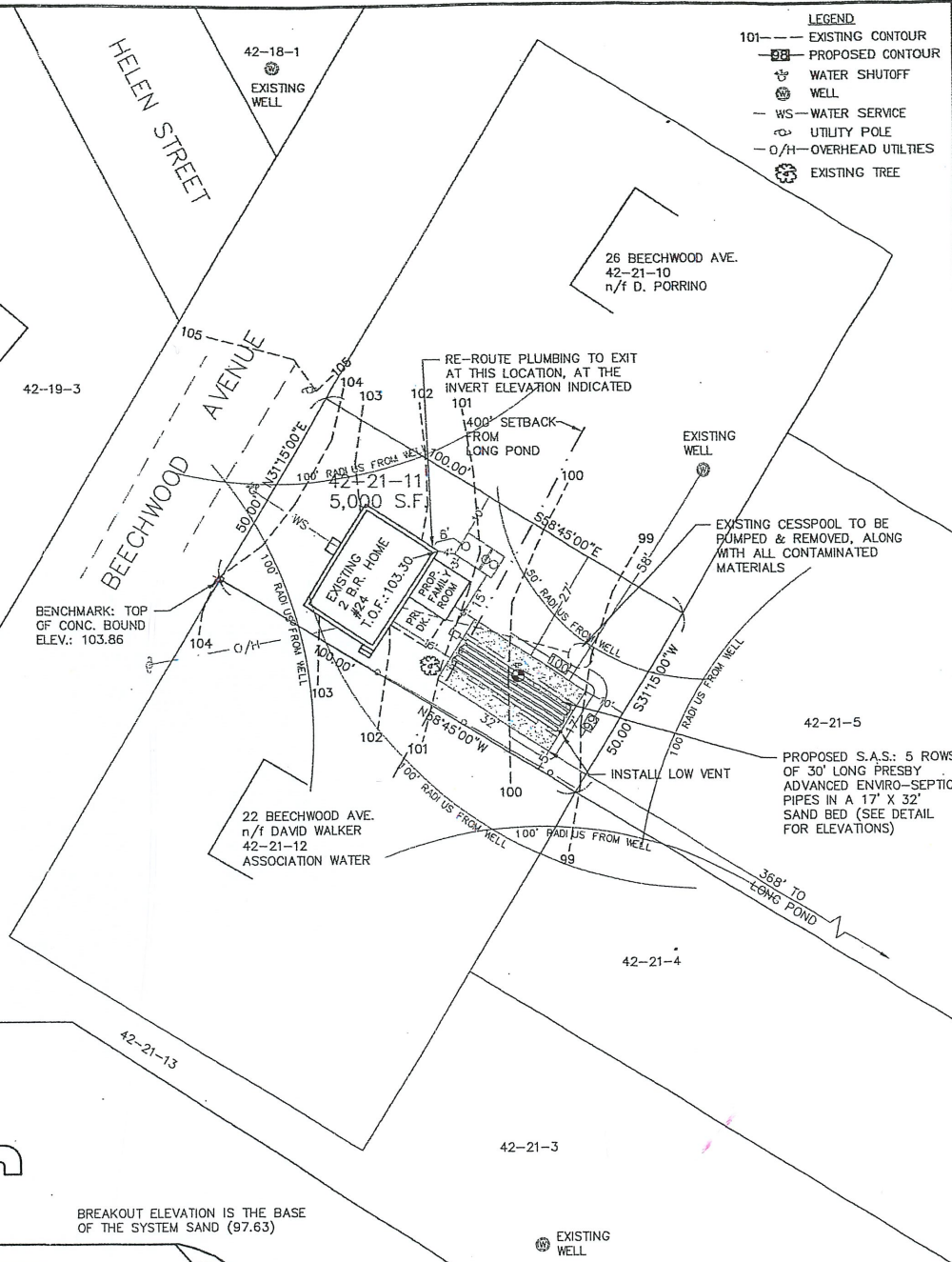
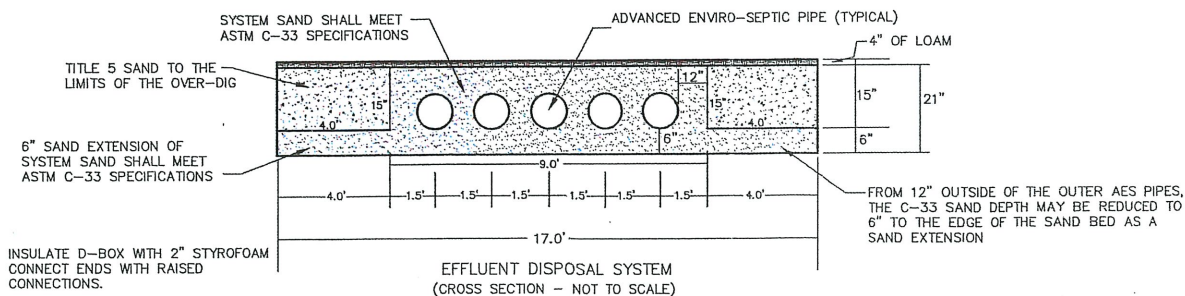
SYSTEM IS NOT DESIGNED FOR A GARBAGE GRINDER
NOR FOR WATER SOFTENER BACKWASH.

- THE PLUMBING SHALL BE RE-ROUTED IN THE CELLAR TO EXIT AT THE LOCATION SHOWN, AT THE INVERT ELEVATION INDICATED.
- INSTALL A 1500 GALLON, 2 COMPARTMENT SEPTIC TANK.
- BECAUSE THE HOUSE STACK WILL BE USED FOR THE HIGH VENT, AN EFFLUENT FILTER CANNOT BE INSTALLED IN THE SEPTIC TANK.
- THE LOW VENT IS TO BE PLACED IN AN AREA WHERE IT WILL NOT BE SUSCEPTIBLE TO DAMAGE.
- THE HOUSE STACK SHALL ACT AS THE HIGH VENT.
- BECAUSE THE SYSTEM IS A GRAVITY FEED SYSTEM, DIFFERENTIAL VENTING IS ACCOMPLISHED THROUGH THE ROOF VENT.
- VENTING CANNOT BE ACCOMPLISHED THROUGH THE BUILDING STACK, THEN THE HIGH VENT MUST BE PROVIDED OUT OF THE DIST. BOX, TO A HEIGHT A MINIMUM OF 10' ABOVE THE ELEVATION OF THE LOW VENT, AND AN EFFLUENT FILTER ADDED TO THE SEPTIC TANK OUTLET TEE.
- TANK CONSTRUCTION SHALL MEET THE REQUIREMENTS SPECIFIED IN TITLE 5, SECTION 15.226.
- CONCRETE IS TO BE 4000 PSI @28 DAYS.
- TONGUE & GROOVE JOINT TO BE SEALED WITH BUTYL RESIN TO MAKE WATERTIGHT.
- ALL RISERS ARE TO BE MADE WATERTIGHT.
- ALL PIPE IS TO BE SCH. 40 P.V.C. OR EQUIVALENT.
- ALL JOINTS ARE TO BE MADE WATERTIGHT.
- ALL STONE IS TO BE DOUBLE WASHED.
- ALL COMPONENTS SHALL HAVE A MINIMUM OF 9" AND A MAXIMUM OF 36" OF COVER.
- THE CONTRACTOR IS TO VERIFY ALL ELEVATIONS AND UTILITY LOCATIONS PRIOR TO CONSTRUCTION. ANY DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- THE RESERVE AREA IS TO BE IN THE SAME LOCATION AS THE ACTIVE SYSTEM.
- THERE ARE NO CONFLICTS WITH TITLE 5, SECTION 15.220(4)(k) - LOCATION OF PUBLIC AND PRIVATE WATER SUPPLIES.
- THE SOIL BELOW THE S.A.S. SHALL BE EXCAVATED DOWN 30"± TO THE C LAYER, AND REPLACED WITH CLEAN SAND & GRAVEL AS PER TITLE 5, SECTION 15.255, OR WITH C-33 SAND.
- USE OF THE PRESBY ENVIRO-SEPTIC LEACHING SYSTEM, AS A REMEDIAL USE, ALLOWS FOR A 40% REDUCTION IN THE SIZE OF THE S.A.S. SAND AREA.
- THE FOLLOWING LOCAL UPDATES WERE GRANTED BY THE BOARD OF HEALTH ON JUNE 7, 2023, UNDER TITLE 5, SECTION 15.405(1):
 - (a) TO ALLOW THE S.A.S. TO BE 5' FROM THE SOUTHERLY PROPERTY LINE OF WALKER AT 22 BEECHWOOD AVE, INSTEAD OF THE REQUIRED 10'.
 - (b) TO ALLOW THE SEPTIC TANK TO BE 3' FROM THE CRAWL SPACE, INSTEAD OF THE REQUIRED 10'.
 - (c) TO ALLOW THE S.A.S. TO BE 5' FROM THE CRAWL SPACE, INSTEAD OF THE REQUIRED 20'.
 - (d) TO ALLOW THE S.A.S. TO BE 58" FROM THE ABUTTING WELL OF PORRINO AT 26 BEECHWOOD AVE, INSTEAD OF THE REQUIRED 100'.
 - (e) TO ALLOW THE S.A.S. TO BE 368" FROM A PUBLIC WATER SUPPLY (LONG POND), INSTEAD OF THE REQUIRED 400'.
 - (k) TO ALLOW FOR ONE DEEP HOLE, INSTEAD OF THE REQUIRED TWO.

THIS SYSTEM IS TO BE A PRESSBY ADVANCED ENVIRO-SEPTIC PIPE SYSTEM
(ALTERNATIVE SAS PATENTED SAND FILTER).
THE DESIGN MANUAL IS ENTITLED "MASSACHUSETTS ADVANCED ENVIRO-SEPTIC
DESIGN AND INSTALLATION MANUAL".
A DISCLOSURE NOTICE IN THE DEED TO THE PROPERTY IS REQUIRED
LISTING THE EXISTENCE OF THE ALTERNATIVE SYSTEM, ALONG
WITH A TWO BEDROOM DEED RESTRICTION.
CERTIFICATIONS BY THE DESIGNER AND INSTALLER WILL BE REQUIRED.
WITHIN 24 HOURS OF ANY SYSTEM FAILURE, THE SYSTEM OWNER MUST
NOTIFY THE LAKEVILLE BOARD OF HEALTH AT (508) 946-3473.
THE SYSTEM OWNER MUST ACKNOWLEDGE THEIR RESPONSIBILITIES, IN ACCORDANCE
WITH THE STANDARD CONDITIONS FOR ALTERNATIVE SOLID ABSORPTION SYSTEMS
WITH GENERAL USE CERTIFICATION AND/OR APPROVED FOR REMEDIAL USE
REVISED DATE: MARCH 5, 2018, AND WITH THE "MODIFIED REMEDIAL USE APPROVAL"
DATE OF JSSUANCE: MODIFIED MARCH 15, 2022. TRANSMITTAL NUMBER 21-CLM-000073-APP.



TANKS & DIST. BOX FROM J & R PRE-CAST, INC.
16 COUNTY STREET BERKLEY, MA 02779
(508) 822-3311



GRAPHIC SCALE 1" = 20'



NOTE: THE JUNE 6, 2023 REVISION WAS DONE TO ADDRESS COMMENTS FROM THE BOARD OF HEALTH AT THE JUNE 7, 2023 HEARING.

24 BEECHWOOD AVENUE MAP 42, BLOCK 21, LOT 11

**A SEPTIC SYSTEM REPAIR
IN LAKEVILLE, MA
FOR NYNELYON, INC.**

DATE: MAY 23, 2023
REVISED: JUNE 8, 2023
SENNA FITZGERALD GILBERT ASSOCIATES
SFG ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
28 MAIN STREET LAKEVILLE, MA 02347
(508) 946-5258 TEL./FAX. (508) 947-1090