



Lakeville Master Plan
Discovery Public Workshop Report
Saturday - May 19, 2018



Table of Contents

Introduction	1
The Day of the Workshop	2
Vote Counts & Top Comments	3
Conclusion	7

Appendix A: Workshop Flyer, Agenda, & Sign-In Sheet

Appendix B: Workshop Presentation & Handout

Appendix C: Workshop Comment Pads & Summary Table

Appendix D: Workshop Photos

Introduction

Massachusetts General Law, Chapter 41, Section 81D states that a Master Plan “shall be a statement, through text, maps, illustrations or other forms of communication, that is designed to provide a basis for decision making regarding the long-term physical development of the municipality.” At its heart a Master Plan is a living document that needs to be updated on a regular basis (every 10 years) to reflect the changes in a communities goals, values and desires. Lakeville’s current Master Plan was last completed in November 2005 and is in need of an update.

In the Spring of 2018, the Lakeville Master Plan Implementation Committee formally began the process of creating a new Master Plan in order to address the need for a current document. The Committee contracted with the Southeastern Regional Planning and Economic Development District (SRPEDD) to complete this work. The first step of the process, called the Lakeville Master Plan Discovery Workshop, took place at the Lakeville Public Library, 4 Precinct Street, from 10:00 AM to 12:00 PM on Saturday, May 19, 2018.

Overall, the Workshop had two primary goals. First, it sought to inform Lakeville residents and business owners about Master Plans, their content, and the process by which they are created. Second, it kick-started the extensive civic engagement campaign that will take place during the creation of the plan. While there are nine (9) required sections, or “elements,” of a Master Plan, the Master Plan Implementation Committee chose to focus on the eight (8) primary topic areas during the Workshop: (1) Statement of Goals and Policies, known as the Master Plan “Vision”, (2) Land Use, (3) Housing, (4) Economic Development, (5) Natural & Cultural Resources, (6) Open Space & Recreation, (7) Services & Facilities, and (8) Transportation & Circulation. The ninth element, (9) Implementation, will be addressed later in the process.

The Master Plan Implementation Committee intends to make public participation the centerpiece of the Master Plan in order to ensure that the document responds to the needs and desires of the community. The committee and SRPEDD personnel, are providing numerous in-person and online opportunities throughout the 22 month process for the public to provide their thoughts and ideas. To that end, the Master Plan Implementation Committee, in collaboration with SRPEDD, established a “project brand”, a project website and facebook page, numerous promotional materials, comment cards, large format paper maps, electronic presentations (PDFs and ArcGIS interactive maps) and other relevant materials to make every effort to engage with residents, business and property owners, town employees, and other interested stakeholders throughout the process.

In the time leading up to the workshop, SRPEDD personnel distributed the workshop advertisement to town voters at the Special Spring Town Meeting, to a number of local businesses/attractions, and posted the flyer on the project webpage and Facebook page.

Approximately 25 participants attended and shared their thoughts about Lakeville in 2030.



Lakeville's Master Plan Branding

The Day of the Workshop

1. Welcome and Introduction

The workshop began with an introduction describing the purpose of the meeting by addressing the following questions: What is a Master Plan? Why is a Master Plan relevant? What are the major planning elements that comprise the document? How does a town create a plan? How long does this take? This discussion was supplemented with a brief overview of current demographic data (entire presentation is available in Appendix B).



Welcome & Introduction

2. Group Discussion

Following a short refreshment break, the workshop participants came back together as a group to discuss content from previous plans and to provide new ideas and input. The group focused on discussing each on the following eight elements; Land Use; Housing; Economic Development; Natural & Cultural Resources; Open Space & Recreation; Services & Facilities; and Transportation & Circulation. Participants were encouraged to offer their thoughts as to what they currently like about Lakeville, what changes they would like to see in Lakeville, and how to make those changes. During this conversation, SRPEDD's facilitators helped guide the discussion and took notes, transcribing the ideas on large note paper. The workshop participants were reminded that they would be asked to participate in a voting exercise at the conclusion of the workshop. This portion of the session took approximately one (1) hour.

3. Closing Remarks and Voting

The workshop closed with a "thank you" expressed to all participants who contributed valuable input on Master Plan elements. SRPEDD outlined future plans for work on the Master Plan and demonstrated how to stay in touch using the project web page and the Master Plan Facebook Page. Then, on their way out, participants were asked to review the group's notes, posted on poster boards at the rear of the room, and to vote for the top eight (8) most important items from the group. Participants voted by placing "sticky dots" next to a chosen item. Information resulting from the group discussion and the voting exercise is available in Appendix C.



Closing & Voting Exercise

Vote Counts & Top Comments

In order to organize and analyze all comments received at the workshop, SRPEDD created a simple database. A total of 35 comments were received and a total of 116 votes were cast. In summary, one (1) comment received twelve (12) votes, two (2) comments received ten (10) votes, and five (5) comments received zero (0) votes.

Comments Summary

The comments that received the most votes in each of the following three (3) categories are displayed below:

"What We Like"

- Rural character - 12 votes
- Open space - 10 votes

"What We Don't Like"

- Lots of traffic (train station area, Route 79) - 7 votes
- Lack of a variety of businesses (especially restaurants/eateries) - 5 votes

"What We Need"

- Destinations for recreation - 10 votes
- Additional sidewalks and bicycle facilities - 4 votes
- Small classroom sizes - 4 votes
- Clarity on presentation of data and sources - 4 votes

A comprehensive list of all 35 comments is available in Appendix C, organized by Master Plan element. All comments will be reviewed and considered during the creation of each Master Plan element and during dedicated public workshops. However, the remainder of this report will only present a grouping of comments that received the highest number most votes in each section.

Moreover, the process of analyzing all comments allowed for even greater clarity, by revealing five (5) broad themes. These are:

1. Balance future growth with maintaining Lakeville's semi-rural character.
2. Support the local economy while exploring additional opportunities to create new businesses and economic development.
3. Continue to support the current and future maintenance and creation of open space and recreation areas.
4. Pursue additional sidewalks and bike facilities to allow for alternative transportation options.
5. Enhance the information sharing efforts using all available tools to ensure the public can make informed decisions.

These overarching themes merit close attention during all subsequent public outreach and civic engagement efforts.

Land Use

A total of (8) eight comments related to Land Use were recorded; three (3) of which received the most consensus votes:

Element	Comment	Votes
Land Use	Rural Character (need to maintain it)	12
Land Use	Create a cluster of businesses to create a “down-town” feel	5
Land Use	Lot Size & Tax Rate (like it)	4

Lakeville’s semi-rural character is critically important to the town’s residents as that is how they primarily identify their community. The semi-rural character of the community can be attributed to the town lack of municipal water and sewer and the town’s 70,000 square foot residential zoning minimum lot size requirement. Modifying the zoning bylaw to create other residential areas with smaller minimum lot size requirements can result in a variety of housing types; however, more future consensus building appeared to be required.

Housing

The was only one (1) comment related to Housing; however, it did not receive any supporting votes.

Element	Comment	Votes
Housing/Land Use	Need a variety of residential lot sizes	0

There was a lengthy Housing-related discussion centered around the new 40B/40R development proposal located adjacent to the MBTA Commuter Rail station and it’s impact on the affordable housing stock in Lakeville. There was also a brief discussion about the current 70,000 square foot residential zoning minimum lot size and how that type of threshold is creating residential sprawl; however, there appeared to be numerous constraints (lack of municipal water, protected open space, wetlands, lack of support) that may preclude future zoning modifications. Nevertheless, this subject will be revisited in the future public workshops.

Key to Lakeville’s housing element will be detailing the resident population, knowing their needs, and addressing those needs with strategic interventions. The discussion acknowledged the need for informed choices and organized efforts by the town and potential partners in both the public and private sectors.

Economic Development

A total of five (5) comments related to Economic Development were recorded; three (3) of which received the most consensus votes:

Element	Comment	Votes
Economic Development	A lack of variety in the types of restaurants and eateries	5
Economic Development	Enjoy the presence of small town local businesses in Lakeville	4
Economic Development	The potential revitalization of the Main Street/ Route 105/Lakeville Hospital area	4

These comments acknowledge that while residents appreciate and support the small businesses that in their community, they need more of them (particularly restaurants and eateries). Of particular interest is the redevelopment of the former Lakeville Hospital, a vacant property located near one of the busiest commercial areas in town.

Natural & Cultural Resources

There was only one (1) comment related to Natural & Cultural Resources which received one (1) vote.

Element	Comment	Votes
Natural & Cultural Resources	Revisit a historic district between Sampson cemetery and historic library site	1

Although there was only one comment received on this element, there was a general understanding that there are several areas in town that have important native american origins and therefore need to be preserved for future generations. This topic will be revisited in future public workshops to ensure that those areas are documented and that future efforts are supported.

Open Space & Recreation

A total of six (6) comment related to Open Space & Recreation were recorded; three (3) of which received the most consensus votes:

Element	Comment	Votes
Open Space & Recreation	Enjoy the amount of open space in Lakeville	10
Open Space & Recreation	More destinations for recreation	10
Open Space & Recreation	Ted Williams Park (valued local asset)	7

These comments show that open space and recreation resources are vitally important to the town, as two of the above comments received the second and third most votes amongst all comments. The amount of open space and recreation in town is also vital to the town's semi-rural character, which is very important to the town's residents. It should be noted that the discussion also noted that there is a desire to have additional "destination type" recreational areas in town and alternative ways to access them rather than just by automobile.

Services & Facilities

A total of five (5) comments related to Services and Facilities were recorded; three (3) of which received the most consensus votes:

Element	Comment	Votes
Services & Facilities	The need for smaller class sizes	4
Services & Facilities	Upgrade Fire Station and maintain adequate town services	3
Services & Facilities	Upgrade of technology where necessary	3

Comments show that while residents understand that with a limited commercial tax base, that the residents must carry the burden to fund the services they currently receive; however, there exists a desire and an opportunity to improve upon those services. Specifically, there was a discussion related to the school system and the need to maintain smaller class sizes. In terms of the physical buildings, participants noted the importance of the new police station (currently under construction) as well as ongoing efforts to upgrade the town hall and fire station.

Circulation

A total of five (5) comments related to Transportation & Circulation were recorded; two (2) of which received the most consensus votes:

Element	Comment	Votes
Transportation & Circulation	Traffic concerns, especially at the train station and Route 79	7
Transportation & Circulation	A need for additional sidewalks and bike facilities	4
Transportation & Circulation	Explore bike routes and destination parks	3

The workshop discussion noted traffic concerns, especially in the area of the MBTA Commuter Rail Station and Route 79; noted previously as one of the town's few commercial areas. Comments also acknowledged a desire for additional sidewalks and bike facilities in town, identifying a growing desire for more non-motorized transportation options. In general, the workshop participants noted that although Lakeville benefits from a variety of nearby transportation options (Route 18, Route 140, Interstate 495, MBTA Commuter Rail, etc.), there is a trade-off in the traffic volumes that come with it.

Conclusion

The Lakeville Master Plan Discovery Workshop was just the first step in a sustained and comprehensive civic engagement campaign. Similarly, this document is just the first step in identifying issues that are important to the citizens and businesses of Lakeville.

Nevertheless, these key "consensus comments" and five (5) main themes will reappear in future Master Plan workshops to provide for opportunities for further refinement and to supplement the list with other items. These comments will be incorporated into the text and spirit of the plan to ensure that it responds directly to the needs and desires of the public as identified here and in future outreach.

Appendix A

Discovery Public Workshop Flyer, Agenda, & Sign-In Sheet



Lakeville 2030

A Plan for the Future

Discovery

Master Plan Public Workshop

**Saturday
May 19, 2018
10AM to 12PM**

**Lakeville Public Library
4 Precinct Street**





LAKEVILLE MASTER PLAN DISCOVERY PUBLIC WORKSHOP

Saturday, May 19, 2018
10AM to 12PM

AGENDA

10:00 - 10:15: Introductions

10:15 - 10:45: Master Plan Introduction and Information Presentation

1. **Master Plan 101:** A brief review of why we're all here today and what the future holds.
2. **What Does the Data Tell Us About Lakeville?:** An overview of current population, income, housing, and economic data.
3. **Where Do We Go From Here?:** Parting questions for Discussion Groups.
 - a. Are the Town's Main Goals from the 2005 Master Plan still valid?
 - i. If not, what could be added or removed?
 - b. Given what we've learned today, how do we achieve your Goals?
 - i. What actions are needed? Who's in charge? What resources are required?

10:45 - 11:00: Refreshment Break

11:00 - 11:45: Discussion Groups: "What is Your Vision of Lakeville in 2030?"

11:45 - 12:00: Closing Remarks, Voting, Adjourn



MASTER PLAN WORKSHOP: Saturday, May 19, 2018

Name	Address (optional)	Email (optional)	Affiliation
Janet Evans	janet-evans@me.com ✓		Resident
Mark Cook	markey1966@hotmail.com ✓	2 Commercial Dr	Resident
David Michael	dmichael@sockconway.com ✓	dk.michael@icloud.com	resident/ratler
P.3 -	SZINC@comcast.net ✓	G. ANACONDA	PLAN. BD.
Joseph Silvia	13 Harrison Ave 02347	jodisilvia@comcast.net ✓	resident
Rita C. Gault	102 Main Street 02347	rgarbitt@lakevillema.com ✓	Town
RODNEY R. DIXON	39 BAKER LANE, LAKEVILLE	rodrexdixon@comcast.net ✓	Administrative MPC CHAIRMAN
Patrick Marshall	18 Bridge St LAKEVILLE	PATRICKTANA@Yahoo.com ✓	MPC Member
Kim Curtis	42 Clear Pond Rd	kpcurtis@verizon.net	resident
STEVE SHERRICK	1 STERLING CT		RESIDENT
ANMARIE SHERRICK	1 Sterling Ct	annmariesherrick@comcast.net ✓	resident
Maria Martini	207 Cedar Dr.	mapm4774@hotmail.com ✓	resident
J GREGORY	8 BARTELL RD		"
Norman Orrall	120 Crooked Ln.	NormanOrrall@gmail.com ✓	resident
Liz Sypher	8 Captains Way	lizpostal@yahoo.com ✓	
Paula Hoebe	23 Twin Oaks Rd	phoebe@jacksonville.com ✓	
Bill Duggan	5 Keswick St Ct	BillDuggan@comcast.net ✓	Res
Suzanne Hannigan	57 Pierce Ave	SUKI947@aol.com ✓	Resident



Appendix B

Discovery Public Workshop Presentation & Handout



Lakeville 2030

A Plan for the Future

Lakeville Master Plan

Discovery Workshop

Saturday - May 19, 2018

Public Library - 4 Precinct Street, Lakeville, MA 02347



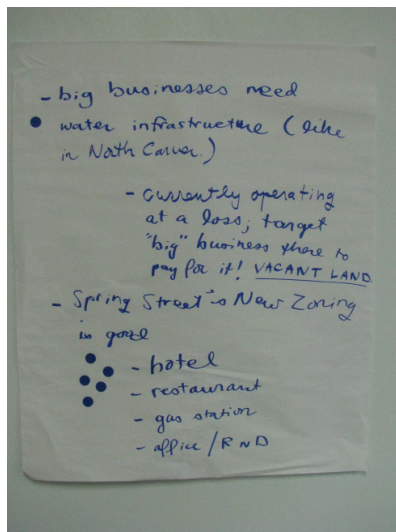
Agenda for Today

*This is a very basic, **big picture** conversation. Just tell us what you think.
No homework necessary.*

- 10:00 - 10:15: *Introductions*
- 10:15 - 10:45: Master Plan Introduction and Information Presentation
- 10:45 - 11:00: Refreshment Break
- 11:00 - 11:45: Discussion Groups
- 11:45 - 12:00: Closing Remarks, Voting, Adjourn

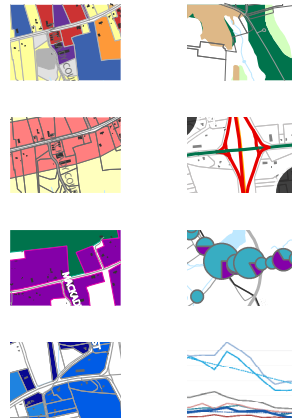
What is SRPEDD's role here?

- Listen to you
- Understand your goals and priorities
- Gather, analyze, and present information
- Help make a plan that responds to your goals



Main Goals

+



Who/What Info

=

What opportunities do we have?

What actions are needed?

What resources are required?

Who's in charge?

What are the main hurdles?

Planning

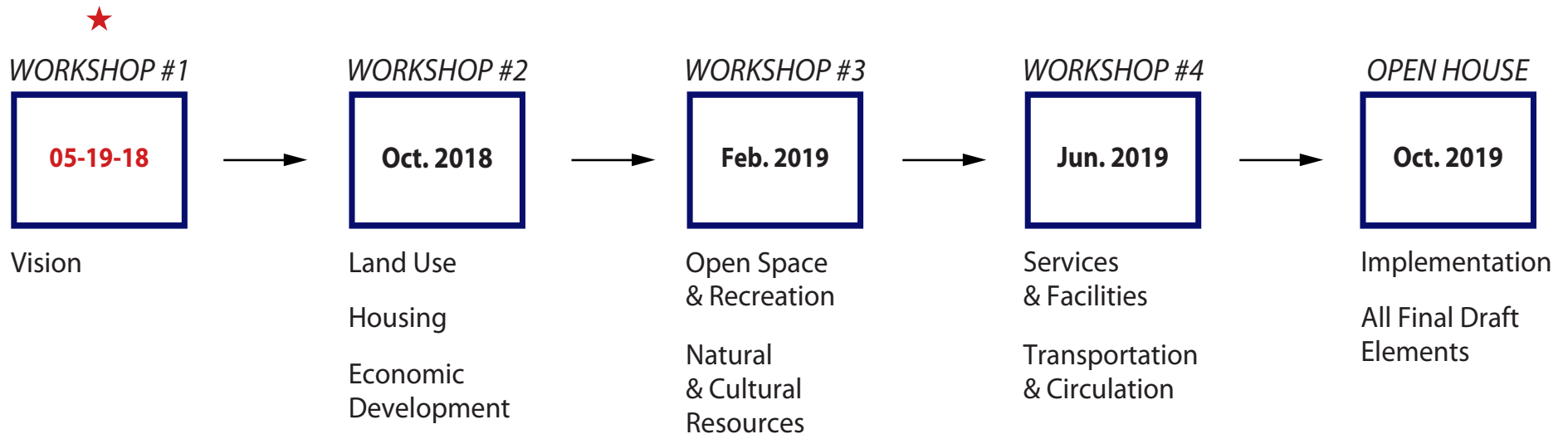


Opportunities to Participate



Public Input Process

★ YOU ARE HERE!



Agenda for Today

*This is a very basic, **big picture** conversation. Just tell us what you think.
No homework necessary.*

- 10:00 - 10:15: Introductions
- 10:15 - 10:45: *Master Plan Introduction and Information Presentation*
- 10:45 - 11:00: Refreshment Break
- 11:00 - 11:45: Discussion Groups
- 11:45 - 12:00: Closing Remarks, Voting, Adjourn

What is a Master Plan?

- A comprehensive analysis of all aspects of community development
- A plan for a community's physical growth
- A **long-range document** (typical 5 to 10 year “life”; Lakeville's dates from 2005 and is, therefore, out-of-date)
- A guide for local public policy

Such plan shall be a statement, through text, maps, illustrations or other forms of communication, that is designed to provide a basis for decision making regarding the long-term physical development of the municipality. The comprehensive plan shall be internally consistent in its policies, forecasts and standards . . . [M.G.L. c. 41, s. 81D]



What are the Elements of a Master Plan?

State Requirements - M.G.L. c. 41, s. 81D directs Planning Boards to prepare a Master Plan with the following elements:

- Statement of Goals and Policies
- Land Use
- Housing
- Economic Development
- Natural and Cultural Resources
- Open Space and Recreation
- Services and Facilities
- Transportation and Circulation
- Implementation Strategies

What type of information do we consider?



land use patterns



zoning and laws



town priority areas



ownership and rights



facilities and assets



water resources



conservation



habitat areas



agriculture



transportation



crash rates



environmental hazards



land values



development history



demographic and
economic trends

and . . .



... most importantly, your community's character, input, and goals.



Discovery

Master Plan Public Workshop

**Saturday
May 19, 2018
10AM to 12PM**

**Lakeville Public Library
4 Precinct Street**



- Public Workshops
- Table Events
- Website and Facebook
- Survey & Comment Cards
- Master Plan Committee
- Existing Plans

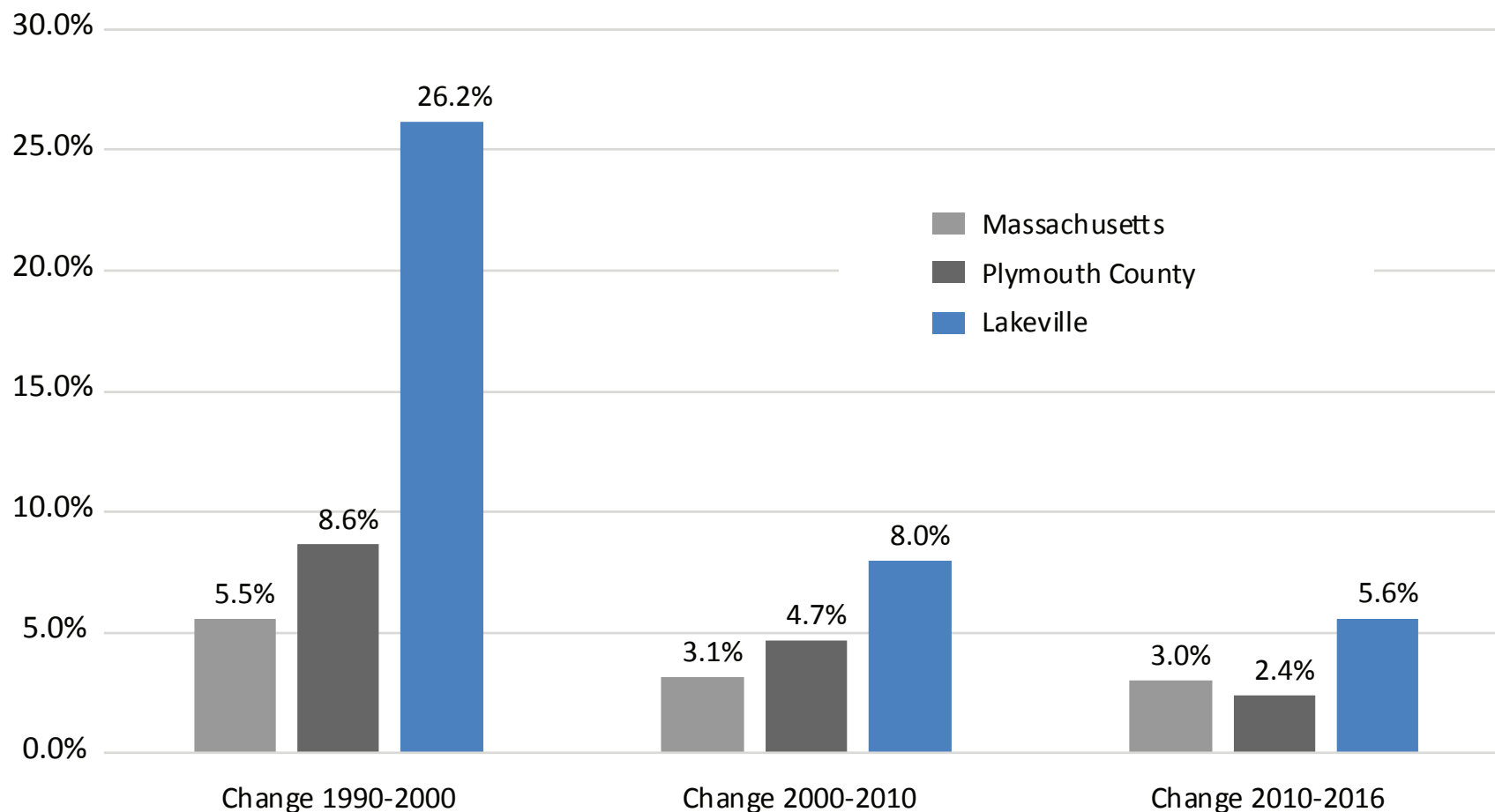


Why Create a Master Plan?

A Master Plan helps municipalities to:

- Promote orderly and predictable development
- Provide clarity to property owners, developers, and permitting authorities
- Promote open, transparent decision-making
- Set priorities for developing and maintaining infrastructure and public facilities
- Protect environmental resources
- Strengthen local identity

Population Growth Rates by Decade



Lakeville's population was booming in the 1990s. The rate has slowed, but Lakeville is still growing at a faster rate than the state and Plymouth County.



Households

Average household size
has decreased slightly.

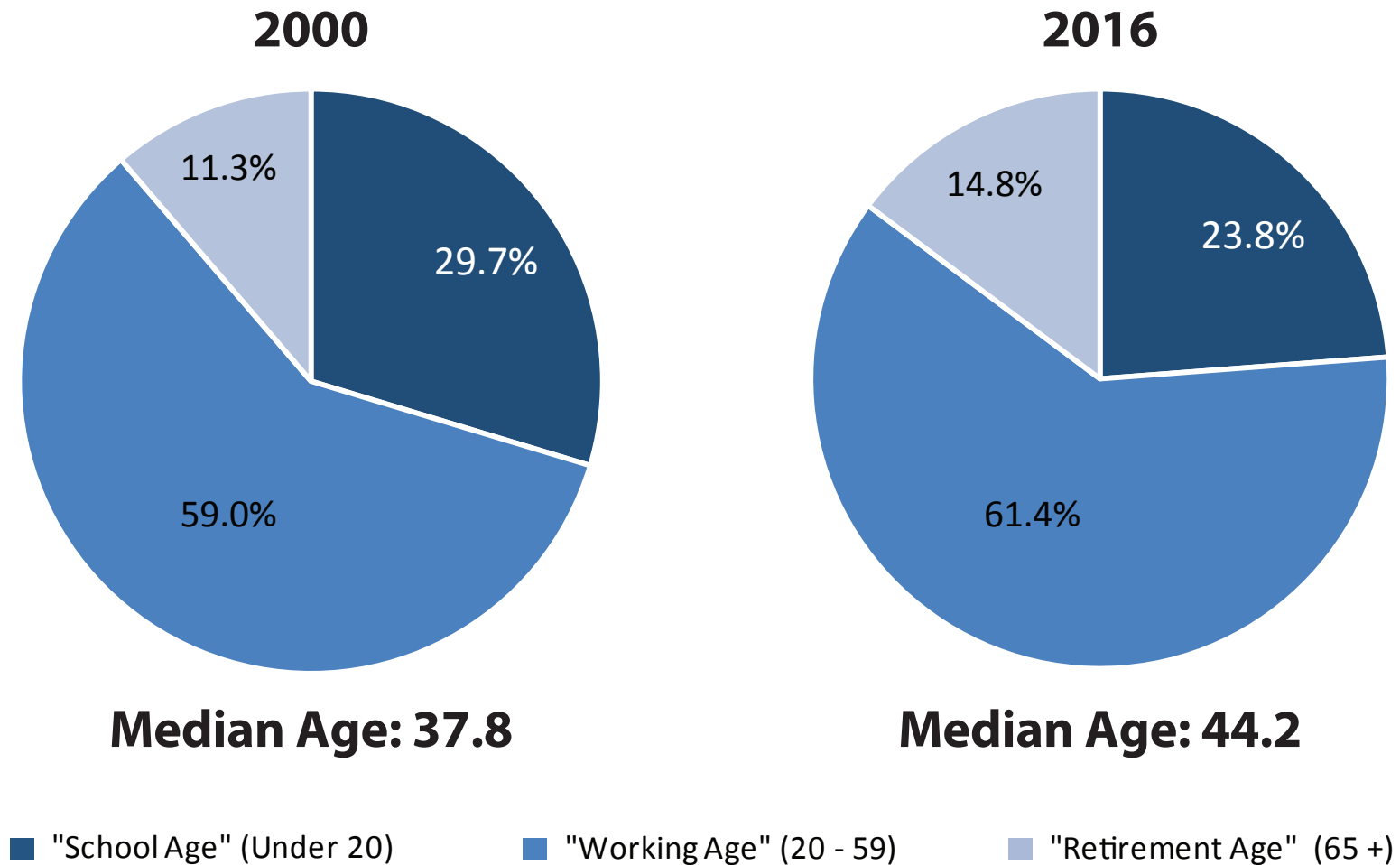


30.3% of Lakeville households
include a person age **65+**
(up significantly from from 20.2% in 2000)

33.5% of households include children under 18
(down from 42.9% in 2000)

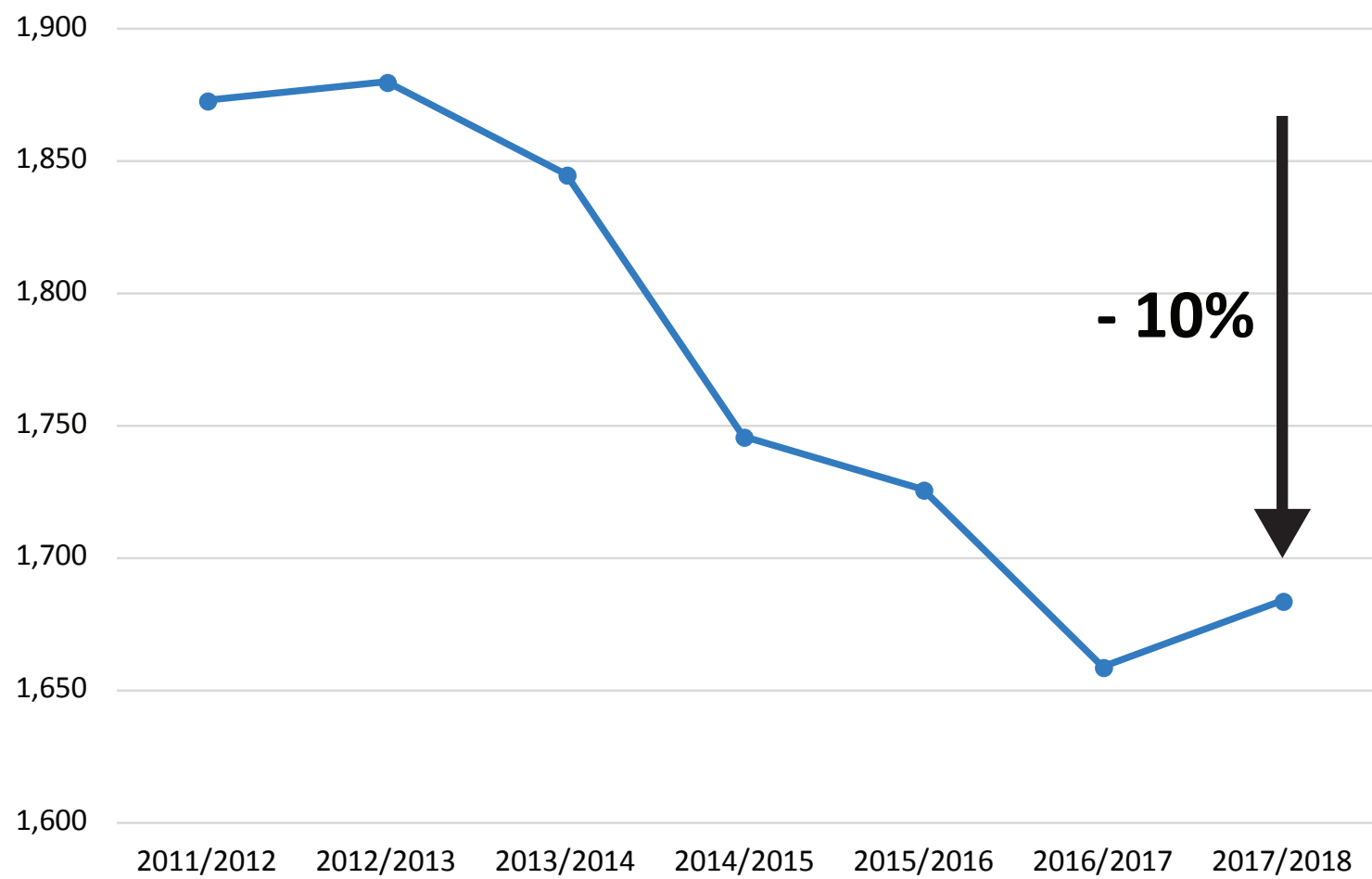


Age Trends



Lakeville's median age increased by 6 years from 2000 - 2016. The share of young, "School Age" people is declining.

School Enrollment



Lakeville's student population declined between 2012 and 2018.

Income

Median Household Income in Lakeville is estimated at

\$93,691

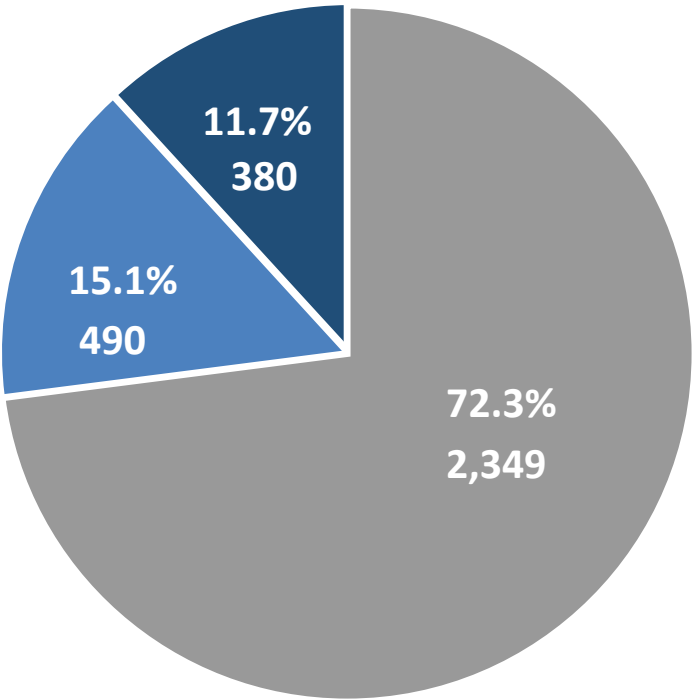
This is much higher than
median incomes in:

Plymouth County	\$77,627
Bristol County	\$59,343
Massachusetts	\$70,954

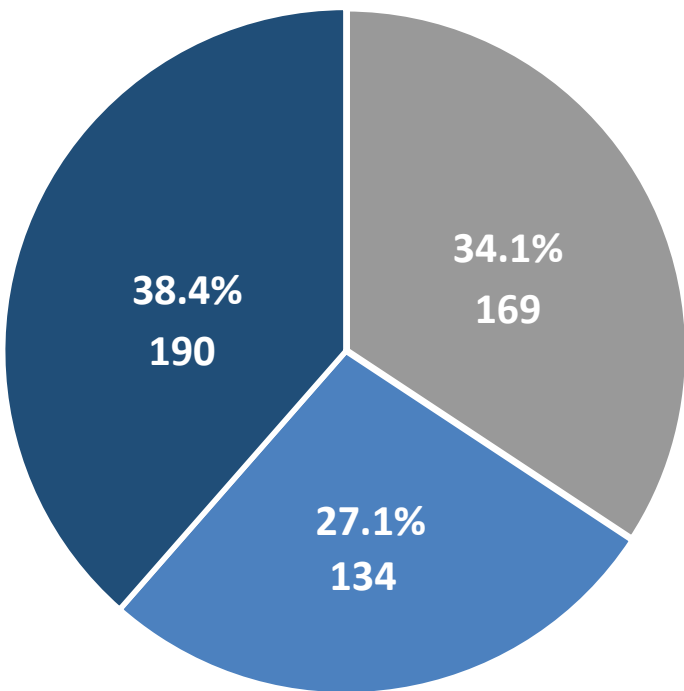





Households Spending More than 30% of Income on Housing

Owners



Renters



-  Cost Burdened (30%-50% of income spent on housing)
-  Severely Cost Burdened (50%+ of income spent on housing)
-  Not Cost Burdened

A quarter of owner households are housing cost burdened. More than half of renters are burdened, with many spending over 50% of their income on housing.

Lakeville's Subsidized Housing Inventory (SHI)

Community	2010 Census Year Round Housing Units	SHI Units	Percent
Berkley	2,169	24	1.1%
Freetown	3,263	86	2.6%
Lakeville	3,852	274	7.1%
Middleborough	8,921	589	6.6%
Rochester	1,865	8	0.4%
Taunton	23,844	1,529	6.4%

In order to gain more control over the Chapter 40B process, Lakeville must have 10% of its housing stock on the state SHI or meet annual production goals. It currently has 7.1%.

Job Growth, 2006 - 2016

Jurisdiction	2006 Jobs	2016 Jobs	Percent Change
Berkley	643	654	1.7%
Freetown	3,757	4,062	7.5%
Lakeville	3,170	3,227	1.8%
Middleborough	8,596	9,381	8.4%
Rochester	735	780	5.8%
Taunton	25,653	23,351	-9.9%
SRPEDD	242,106	246,628	1.8%
Plymouth County	176,853	189,197	6.5%
Massachusetts	3,197,325	3,494,564	8.5%

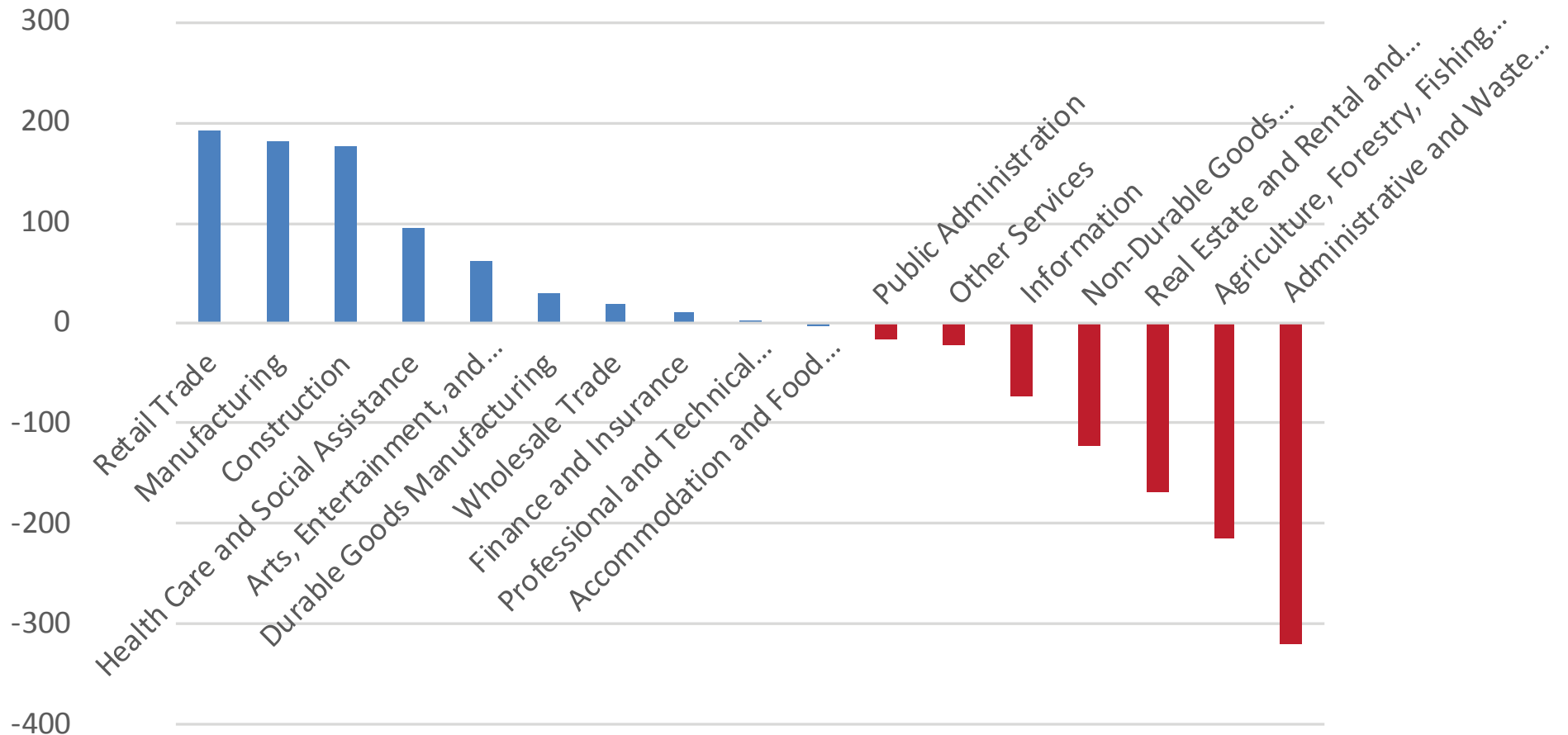
In the past ten years, Lakeville has gained about 57 jobs. Job growth was lower than most of its neighbors, the state, and the region.

Jobs by Sector, 2006 - 2016

NAICS Code and Industry	2006 Jobs	2016 Jobs	# Change 2006-2016	% Change 2006-2016
62 - Health Care and Social Assistance	300	395	95	31.7%
23 - Construction	191	366	175	91.6%
31-33 - Manufacturing	73	255	182	249.3%
92 - Public Administration	237	220	-17	-7.2%
44-45 - Retail Trade	17	210	193	1135.3%
71 - Arts, Entertainment, and Recreation	118	180	62	52.5%
42 - Wholesale Trade	148	167	19	12.8%
54 - Professional and Technical Services	148	150	2	1.4%
DUR - Durable Goods Manufacturing	118	147	29	24.6%
56 - Administrative and Waste Services	450	132	-318	-70.7%
72 - Accommodation and Food Services	114	113	-1	-0.9%
NONDUR - Non-Durable Goods Manufacturing	231	108	-123	-53.2%
81 - Other Services, Except Public Administration	104	83	-21	-20.2%
52 - Finance and Insurance	29	41	12	41.4%
53 - Real Estate and Rental and Leasing	200	32	-168	-84.0%
51 - Information	103	31	-72	-69.9%
11 - Agriculture, Forestry, Fishing and Hunting	229	15	-214	-93.4%
Total, All Industries	3,170	3,227	57	1.8%

In 2016, the biggest industries in Lakeville (in total jobs) were health care, construction, and manufacturing.

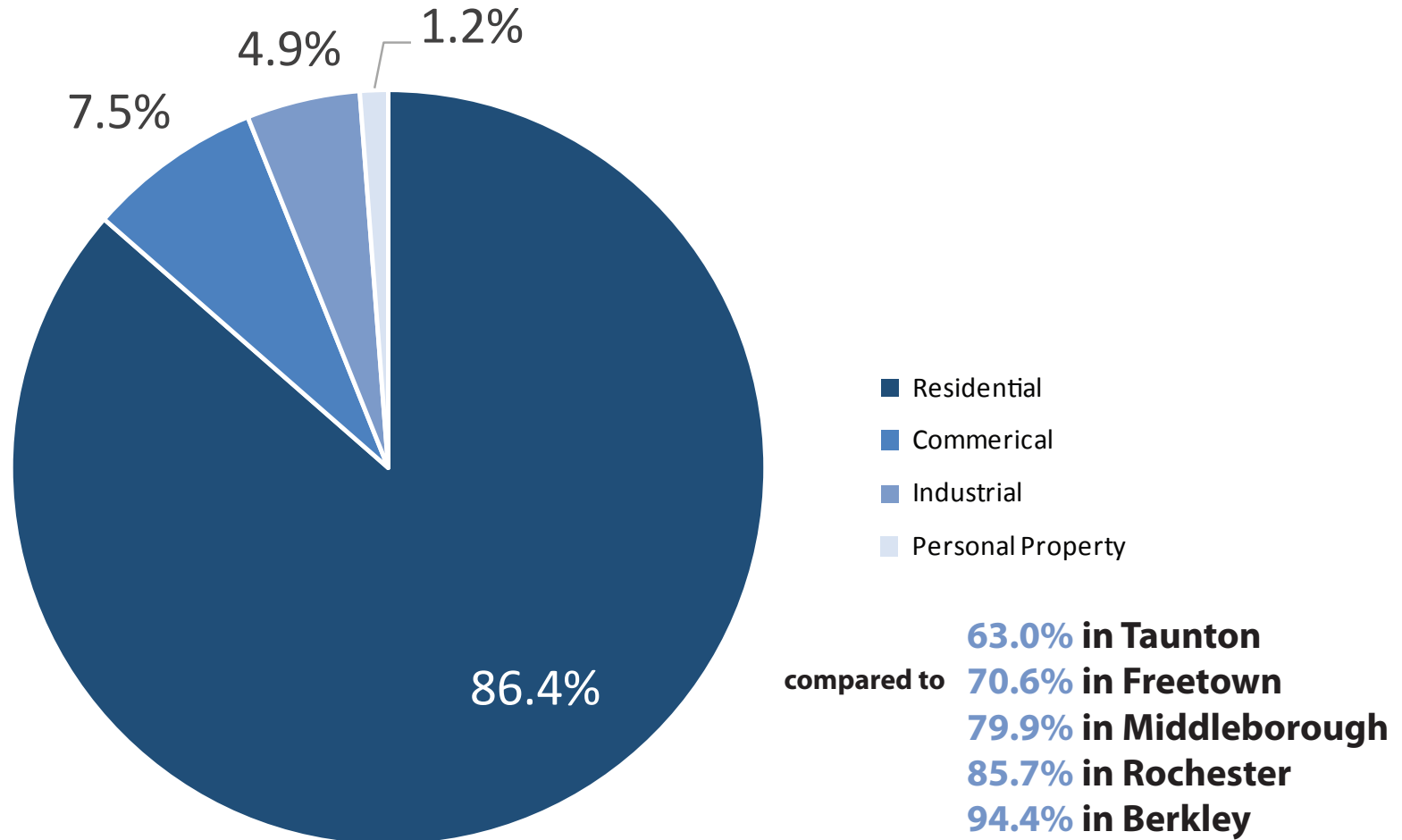
Job Growth by Sector, 2006 - 2016



Many job sectors saw large changes. In raw numbers of jobs, the biggest gains were in Retail, Manufacturing, and Construction. The biggest losses were in Agriculture and Real Estate.



Tax Base, 2018



Lakeville's tax base is 86.4% residential.

For FY2018, the average single family tax bill in Lakeville is \$4,669 compared to \$3,945 in Taunton, \$4,623 in Middleborough, and \$5,175 in Rochester.

Tax Rates Per \$1,000 of Value (Millage Rates), 2018

Jurisdiction	Residential tax rate	Commercial tax rate
Berkley	\$14.02	\$14.02
Freetown	\$13.31	\$21.42
Lakeville	\$13.59	\$13.59
Middleborough	\$15.60	\$16.57
Rochester	\$14.11	\$14.11
Taunton	\$15.72	\$34.43

Lakeville has a flat tax rate (meaning that it taxes residential and commercial properties at the same rate). Compared to its neighbors, the town's tax rate is low.

Main Messages

Housing



Allow for a diversity of housing options that will allow young adults and seniors to remain in the community **(2005 MP, 2018 HPP)**.

Target modest mixed-use and multi-family housing developments to "Village Areas" **(2018 HPP)**.

Adopt an Open Space Residential Design (OSRD) bylaw to help protect the town's natural resources **(2005 MP, 2018 HPP)**.

Adopt an Inclusionary Zoning Bylaw **(2005 MP, 2018 HPP)**.

Establish an Affordable Housing Partnership **(2005 MP, 2018 HPP)**.

Continue to guide and approve appropriate Comprehensive Permit applications **(2005 MP, 2018 HPP)**.

Conduct an affordable housing outreach and education campaign **(2018 HPP)**.

Economic Development



Broaden the tax base by identifying desirable locations for commercial development and encourage such development **(2005 MP)**.

Support the development of small scale, low impact home occupations **(2005 MP)**.

Adopt a Neighborhood Business Zoning District **(2005 MP)**.

Expand the Planned Special Purpose Overlay District **(2005 MP)**.

Pursue the 4 Corners (Route 105 near the State Hospital) Improvement Plan and rezone the area to Neighborhood Business **(2005 MP)**.

Appoint an Economic Development Commission **(2005 MP)**.

Open Space & Recreation



Protect priority open space located throughout town, including forests, farmland, scenic vistas, and areas of ecological and cultural importance as identified in the Open Space and Recreation Plan **(2005 MP)**.

Establish a framework and funding source for ongoing open space acquisition and protection efforts. The town should consider adopting the Community Preservation Act (CPA) **(2005 MP)**.

Meet the recreational needs of the entire population of the town, youth through senior citizens, including citizens with special needs **(2012 OSRP)**.

Promote responsible, and where appropriate, multiple use of open space in Town **(2012 OSRP)**.

Transportation & Circulation



Protect the rural and historic character of Lakeville's streets and scenic ways **(2005 MP)**.

Develop traffic management bylaws to control and manage the impacts of future development on Lakeville's roads **(2005 MP)**.

Encourage the establishment of sidewalks and paths in new private and public developments and in existing developments where appropriate **(2005 MP)**.

Develop design guidelines for new streets to promote compatibility with existing roadways and town character **(2005 MP)**.

Permit and advocate for shared access **(2005 MP)**.



Main Messages

Land Use



Promote land use patterns that are consistent with the town's character by encouraging new to protect open space and natural features **(2005 MP)**.

Improve land use regulations and policies to provide additional environmental protection and growth management guidelines **(2005 MP)**.

Develop guidelines for signage and lighting associated with commercial development, including roads and driveways **(2005 MP)**.

Create a Rural Residential Zoning District **(2005 MP)**.

Adopt a Transfer of Development Rights (TDR) bylaw **(2005 MP)**

Establish Design Review Guidelines **(2005 MP)**.

Develop appropriate stormwater management policies **(2005 MP)**.

Natural & Cultural Resources



Protect the town's surface water, groundwater, ponds, rivers, and wetland resources for current and future generations **(2005 MP, 2012 OSRP)**.

Protect the habitat of rare and endangered species as well as critical wildlife habitat and exemplary natural communities as identified in the Open Space and Recreation Plan **(2005 MP, 2012 OSRP)**.

Preserve Lakeville's historic structures and sites, including archeological site and cemeteries **(2005 MP, 2012 OSRP)**.

Promote the retention of agricultural landscape and support the viability of local farms both as valuable open space features and as business enterprises **(2005 MP, 2012 OSRP)**.

Services & Facilities



Maintain and enhance quality educational opportunities for Lakeville's residents **(2005 MP)**.

Maintain Lakeville's safe living environment through adequate and efficient police, fire, and emergency medical services. **(2005 MP)**.

Continue to provide efficient and high-quality community services with as little tax burden as possible **(2005 MP)**.

Tie public water and sewer services to targeted areas of town that could accommodate increased density. Explore options for new cemetery space **(2005 MP)**.

Hire a Town Planner/Conservation Agent **(2005 MP)**.

Explore options for new cemetery space **(2005 MP)**.

Other Goals & Priorities



"In the future, Lakeville will remain a small, semi-rural community with great natural and scenic beauty" **(2005 MP)**.

"Open space is our greatest asset and defines our community. In the coming years, Lakeville will make a strong commitment to protecting open land of scenic, cultural, and ecological importance." **(2005 MP)**"

"Lakeville will remain a place where people of all generations can live - from schoolchildren to senior citizens. We will seek to provide housing opportunities and community services for young families, single persons, empty nesters, and the elderly." **(2005 MP)**.

We support small businesses as well as low-impact commercial uses in areas where they will not harm the town's environment or scenic beauty." **(2005 MP)**.



Refreshment Break!

10 - 15 minutes



Agenda for Today

*This is a very basic, **big picture** conversation. Just tell us what you think.
No homework necessary.*


- 10:00 - 10:15: Introductions
- 10:15 - 10:45: Master Plan Introduction and Information Presentation
- 10:45 - 11:00: Refreshment Break
- 11:00 - 11:45: *Discussion Groups*
- 11:45 - 12:00: Closing Remarks, Voting, Adjourn



Keeping in Touch and Participating Online

[WHAT WE DO](#) • [DATA CENTER](#) • [NEWS](#) • [ABOUT SRPEDD](#) • [RESOURCE LIBRARY](#) • [CALENDAR](#) • [PARTNERS](#)

HOME • [CONTACT US](#)




SRPEDD

Southeastern Regional Planning and Economic Development District

Lakeville Master Plan

[WELCOME](#) [RECENT UPDATES](#) [MASTER PLAN 101](#) [INTERACTIVE MAPS](#) [DOCUMENT LIBRARY](#) [MAILING LIST](#) [PUBLIC COMMENT FORM](#)

Welcome to the Lakeville Master Plan Home Page!



Lakeville 2030

A Plan for the Future

Welcome and thank you for visiting the Lakeville Master Plan website!

Lakeville's Master Plan Implementation Committee is working with Southeastern Regional Planning and Economic Development District (SRPEDD) to develop this new master plan and when complete, *Lakeville 2030* will help guide the future of Lakeville for the next 10 years.

This webpage will be your source for all information about the new Master Plan, options for participation, and notices of upcoming workshops or events. We will keep this site updated as the planning process progresses so please plan on checking back in with us.

There are many ways to get involved and stay informed. Join us at a public event, as shown on our [Google Calendar](#) (also available as a [PDF here](#)). "Like" us on [Facebook](#) and sign up to join our [Mailing List](#) so you will be notified of all events that SRPEDD will be attending and/or

Also...



What is Next?



Come out and see what it's all about!



2018

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23/30	24	25	26	27	28	29

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23/30	24/31	25	26	27	28	29

2019

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28		

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24/31	25	26	27	28	29	30

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

S	M	T	W	T	F	S
		1	2	3	4	
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

S	M	T	W	T	F	S
					1	
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23/30	24	25	26	27	28	29

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

S	M	T	W	T	F	S
	1	2	3	4	5	
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

S	M	T	W	T	F	S
				1	2	
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

S	M	T	W	T

Contact

Rita Garbitt

Town Administrator

rgarbitt@lakeville.ma.us

508.746.8803

Jed Cornock, AICP

jcornock@srpedd.org

508.824.1367 x318

www.srpedd.org



Appendix C

Discovery Public Workshop Comment Pads & Summary Table

What we like

①



① Rural Character



② Small-town feel



③ School System



④ Lot size + tax rate

⑤ Largest natural reservoir/lake
waterbody system in MA



⑥ Highway access



⑦ Open Space



⑧ Small-town local business



⑨ Ted Williams Park / Eagles /



Tannock Park

②

⑩ Cluster of businesses to create
a "downtown" feel

⑪ Main St. / 105 / Lakeville Hospital
area potential for revitalization

Negatives / Needs

① Traffic concerns; related to train station

② Lack of variety of business

③ Lack of variety of food/restaurants/
eateries

④ Upgrade the fair station;
adequate town services

What do we need to make our Town's Plan work? ^③

- ① Effective presentation and public education strategies - public engagement + investment
- ② Updated build-out information to show what we could become
- ③ Diversity of lot size in areas where appropriate and with access to adequate infrastructure (water, sewer, transportation, etc.) or the ability to upgrade & improve infrastructure
- ④ Using the tools and technology available to us to maximize the visibility of our plan/planning efforts
- ⑤ Clarity in the presentation of our data and sources

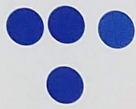
(Negatives/Needs)

(4)

- ⑤ Upgrade of technology/tech. capabilities where necessary
- ⑥ Up-to-date map of permanently protected open space
- ⑦ Revisit a historic district blwn. Sampson Cemetery → Historic Library area
- ⑧ Explore bike routes and destination parks (where feasible)
- ⑨ Wayfinding signage; link to technology upgrades
- ⑩ MP allows the community to link all of these things together in a thought-out, rather than piece-meal, way

- Greater Downtown

- Traffic Concerns



- Train Station

- Route 79

- Variety of businesses

- Want Restaurants and Grocery Store



- Questions - Smaller Lot Sizes

• - Municipal Water/sewer

• Small Class Sizes

●● - Fire Station Improvement (current location)
- potential need for sub station

- IT Improvements ●●

- Establish Historic District

- Additional Side walks / Bike Lanes ●●●●

- More Open Space (Dog Park) ●●●

- Destinations for Recreation ●●●●●●●●

Lakeville Master Plan - Discovery Workshop Comments

May 19, 2018 - 10AM

Element	Theme	Statement	Votes
Circulation	What We Don't Like	Traffic concerns: train station, route 79	7
Economic Development	What We Don't Like	Lack of variety of food/restaurants/eateries	5
Economic Development	What We Don't Like	Lack of variety of businesses	1
Land Use	What We Like	Rural character	12
Open Space & Recreation	What We Like	Open space	10
Open Space & Recreation	What We Like	Ted Williams park	7
Land Use	What We Like	Cluster of businesses to create a "downtown" feel	5
Land Use	What We Like	Lot size & tax rate	4
Economic Development	What We Like	Small town local businesses	4
Economic Development	What We Like	Main Street/105/Lakeville Hospital area potential for revitalization	4
Land Use	What We Like	Small town feel	3
Services & Facilities	What We Like	School system	3
Circulation	What We Like	Highway access	2
Open Space & Recreation	What We Like	Tamarack park	2
Natural & Cultural Resources	What We Like	Largest natural reservoir/recreational waterbody system in Massachusetts	0
Open Space & Recreation	What We Need	Destinations for recreation	10
Implementation	What We Need	Clarity on the presentation of our data and sources	4
Circulation	What We Need	Additional sidewalks/bike lanes	4
Services & Facilities	What We Need	Need small class sizes	4
Services & Facilities	What We Need	Upgrade of technology where necessary	3
Circulation	What We Need	Explore bike routes and destination parks	3
Implementation	What We Need	Effective presentation and public education strategies	3
Implementation	What We Need	Using the tools and technology available to us to maximize the visibility of our plan/planning efforts	3
Services & Facilities	What We Need	Upgrade the fire station; adequate town services	3
Open Space & Recreation	What We Need	More open space	3
Economic Development	What We Need	Variety of businesses: restaurants, grocery store	2
Natural & Cultural Resources	What We Need	Revisit a historic district between Sampson cemetery and historic library area	1
Circulation	What We Need	Wayfinding signage; link to technology upgrades	1
Implementation	What We Need	Master plan allows the community to link all of these things together in a thought-out; rather than piece-meal way	1
Land Use	What We Need	Updated build-out information to show what we could become	1
Services & Facilities	What We Need	Need municipal water and sewer service	1
Open Space & Recreation	What We Need	Up to date map of permanently protected open space	0
Land Use	What We Need	Diversity of lot size in areas where appropriate and with access to adequate infrastructure (water, sewer, transportation, etc.) or the ability to upgrade & improve infrastructure	0
Land Use	What We Need	Greater downtown	0
Land Use	What We Need	Need a variety of residential lot sizes	0
Total			116

Appendix D

Discovery Public Workshop Photos



Lakeville Master Plan

Discovery Public Workshop

Saturday - May 19, 2018

