

**TOWN OF LAKEVILLE**  
**Board of Selectmen, acting as the Wage &**  
**Personnel Board as needed**  
**Meeting Minutes**  
**October 25, 2021 – 6:30 PM**  
**REMOTE LOCATION**

On October 25, 2021, the Board of Selectmen held a meeting at 6:30 PM remotely from various locations. The meeting was called to order at 6:30 PM by Chair Fabian. Selectmen present were: Chair Fabian, Selectman LaCamera and Selectman Carboni. Also present was Ari Sky, Town Administrator, and Tracie Craig-McGee, Executive Assistant. LakeCAM was recording the meeting for broadcast.

In accordance with provisions allowed by Chapter 20 of the Acts of 2021, the October 25, 2021 public meeting of the Lakeville Board of Selectmen will be held remotely. **However, to view this meeting in progress, please go to [facebook.com/lakecam](https://www.facebook.com/lakecam) (you do not need a Facebook account to view the meeting). This meeting will be recorded and available to be viewed at a later date at <http://www.lakecam.tv/>.**

**Warrant Review for Special Town Meeting November 8, 2021**

*Present for the discussion were Kara Lees and Richard Medeiros, Superintendent of Schools, from the F/L Regional School District; Darren Beals, Katie Desrosiers, Adam Lynch, and Brian Day, members of the Finance Committee, Lillian Drane, Town Clerk, and Michelle McEachern. The Finance Committee opened their meeting at 6:33 PM. Chair Fabian began the warrant review for the Special Town Meeting on November 8, 2021.*

Chair Fabian read Article #1.

Upon a motion made by Ms. Desrosiers and seconded by Mr. Day it was:

VOTED: To recommend approval of Article #1.  
Ms. Desrosiers - aye; Mr. Day – aye; Mr. Lynch -aye and Chairman Beals – aye.

Chair Fabian read Article #2. Mr. Day asked if line item #1 will be rolled into the Selectmen's budget next year. Mr. Sky said yes. Mr. Day asked about the balance on the WPAT account. Mr. Sky responded he would get back to Mr. Day with that.

Upon a motion made by Mr. Lynch and seconded by Mr. Day, it was:

VOTED: To recommend approval of Article #2.  
Ms. Desrosiers - aye; Mr. Day – aye; Mr. Lynch -aye and Chairman Beals – aye.

Chair Fabian read Article #3.

Upon a motion made by Ms. Desrosiers and seconded by Mr. Lynch, it was:

VOTED: To recommend approval of Article #3.  
Ms. Desrosiers - aye; Mr. Day – aye; Mr. Lynch -aye and Chairman Beals – aye.

Chair Fabian read Article #4. Mr. Sky said this article is for a feasibility study for windows and doors for Assawompset School. The Massachusetts School Building Assistance Board (MSBA) is meeting tomorrow, and we believe it will be approved. This article is contingent on the approval from MSBA. This amount represents the Town's share of the feasibility study. Even though this article was received from the MSBA and reviewed by Town Counsel, the MSBA has made a small change to the article. Ms. Lees said she had not heard back from the MSBA on the change. Mr. Sky said it is a minor change that may need to be made on the floor. Ms. Drane asked if the Town would be going out to borrow. Mr. Sky said we will most likely use Free Cash. Mr. Day asked about the cost for the entire project and what the Town would be reimbursed. Mr. Sky said the MSBA will reimburse 70%, and the cost to the Town will be approximately \$500,000. Mr. Beals asked about the language "and any other sum". Mr. Sky said this came from MSBA and if they award any different amount, the Town would be responsible for our share. Ms. Lees said it would be \$15,000 for the Owner's Project Manager and \$75,000 for the designer. MSBA would cover 53.53% for reimbursement of the feasibility study. Mr. Day asked if we now have the \$90,000 figure, does the "any other sum" need to remain in there or can it be changed on the floor. Mr. Sky said he would need to ask MSBA. If the language is not as they want, they will send us back to get the language correct. Selectman LaCamera said we assume that we will receive notice of approval this week and right now the price is \$90,000. Mr. Sky said once MSBA makes the award, then we can determine if we can drop the "any other sum". Chair Fabian said if this does not get approved by the MSBA, the article will be tabled indefinitely. Mr. Sky said we have to adopt the order within 60 days of the MSBA meeting.

Upon a motion made by Ms. Desrosiers and seconded by Mr. Day, it was:

VOTED: To recommend approval of Article #4.

Ms. Desrosiers - aye; Mr. Day – aye; Mr. Lynch -aye and Chairman Beals – aye.

Chair Fabian read Article #5. Chairman Beals said the Finance Committee can either recommend approval on non-financial articles or waive our approval. Ms. Desrosiers asked if there would there be any overtime needed in regards to this article. Ms. Drane said no. Mr. Day asked if this is a new statute. Ms. Drane said the statute has to do with us treating Saturday as a holiday so she would not have to stay open for filing deadlines on a Saturday.

Upon a motion made by Mr. Day and seconded by Mr. Lynch, it was:

VOTED: To recommend approval of Article #5.

Ms. Desrosiers - aye; Mr. Day – aye; Mr. Lynch -aye and Chairman Beals – aye.

Chair Fabian read Article #6. This would require that anyone presenting an article for Town Meeting would have to get the language to the Town Clerk seven (7) days prior to the Annual Town Meeting and 14 days prior to the Special Town Meeting.

Upon a motion made by Ms. Desrosiers and seconded by Mr. Day, it was:

VOTED: To recommend approval of Article #6.

Ms. Desrosiers - aye; Mr. Day – aye; Mr. Lynch -aye and Chairman Beals – aye.

Chair Fabian read Article #7 regarding the Community Preservation Act. Ms. Desrosiers asked for clarification on the 1% assessment. Ms. McEachern said it is 1% of the tax rate, which is approximately \$38.00 per year for the average assessed valued home in Lakeville. Any residents with questions can email [lakevillecpa@gmail.com](mailto:lakevillecpa@gmail.com) and there is a Facebook page – Lakeville Community Preservation Act. Chair Fabian said if this article is approved, it will be on the spring of 2022 election ballot. It must pass Town Meeting and the Election. Selectman LaCamera asked if anyone will be speaking to the article at Town Meeting. Ms. McEachern will have a presentation for Town Meeting.

Upon a motion made by Mr. Day and seconded by Mr. Lynch, it was:

VOTED: To recommend approval of Article #7.

Ms. Desrosiers - aye; Mr. Day – aye; Mr. Lynch -aye and Chairman Beals – aye.

Chair Fabian read Article #8. Once the article is approved by Town Meeting and the Election, the Community Preservation Act Committee language (Section #6) that is in the by-laws will need to be updated.

Upon a motion made by Mr. Day and seconded by Mr. Lynch, it was:

VOTED: To recommend approval of Article #8.

Ms. Desrosiers - aye; Mr. Day – aye; Mr. Lynch -aye and Chairman Beals – aye.

Ms. McEachern noted that if the Community Preservation Act is adopted, we will need to go to Town Meeting in the Spring to address some outdated language in the by-law.

Chair Fabian read Article #9. Mr. Day noted a typographical error in #1: “tile” instead of “title”. Mr. Sky will check on this.

Upon a motion made by Ms. Desrosiers and seconded by Mr. Day, it was:

VOTED: To recommend approval of Article #9.

Ms. Desrosiers - aye; Mr. Day – aye; Mr. Lynch -aye and Chairman Beals – aye.

Chair Fabian read Article #10. Mr. Sky said the Council on Aging has said that there has been an attendance issue, and this will help with quorum issues.

Upon a motion made by Ms. Desrosiers and seconded by Mr. Day, it was:

VOTED: To recommend approval of Article #10.

Ms. Desrosiers, - aye; Mr. Day – aye; Mr. Lynch -aye and Chairman Beals – aye.

Chair Fabian read Article #11. Mr. Sky said this is a clarification suggested by the Attorney General.

Upon a motion made by Mr. Lynch and seconded by Mr. Day, it was:

VOTED: To recommend approval of Article #11.

Ms. Desrosiers, - aye; Mr. Day – aye; Mr. Lynch -aye and Chairman Beals – aye.

Chair Fabian summarized Article #12. Mr. Sky read a summary of the revisions to the Earth Removal By-law. Chair Fabian said these changes were suggested by Town Counsel. Mr. Day asked how many earth removal permits would be 5,000 cubic yards. Mr. Sky said not many. Mr. Day asked if the fees were addressed. Chair Fabian said no. Selectman LaCamera agreed that the fees should be updated

Upon a motion made by Ms. Desrosiers and seconded by Mr. Day, it was:

VOTED: To recommend approval of Article #12.

Ms. Desrosiers, - aye; Mr. Day – aye; Mr. Lynch -aye and Chairman Beals – aye.

Chairman Beals noted that the Finance Committee had two (2) sets of minutes to approve.

Upon a motion made by Mr. Lynch and seconded by Ms. Desrosiers, it was:

VOTED: To approve the Finance Committee Meeting Minutes of September 14, 2021.

Ms. Desrosiers, - aye; Mr. Day – abstain; Mr. Lynch -aye and Chairman Beals – aye.

Upon a motion made by Ms. Desrosiers and seconded by Mr. Day, it was:

VOTED: To approved the Finance Committee Meeting Minutes of October 12, 2021.

Ms. Desrosiers, - aye; Mr. Day – aye; Mr. Lynch -abstain and Chairman Beals – aye.

Upon a motion made by Ms. Desrosiers and seconded by Mr. Day, it was:

VOTED: To adjourn the Finance Committee Meeting at 7:20 PM.

Ms. Desrosiers, - aye; Mr. Day – aye; Mr. Lynch -abstain and Chairman Beals – aye.

### **Presentation from SRPEDD regarding Lakeville Americans with Disabilities Act Facilities Study**

*Lizeth Gonzalez from SRPEDD was present the for discussion.* Ms. Gonzalez said this is an introduction to the project. It is a work in progress and changes can be made. She presented a PowerPoint presentation on the Americans with Disabilities Act (ADA) and SRPEDD's process for the facilities study. A grant was received for the self-evaluation and transition plan. Ms. Gonzalez said that SRPEDD did an overview of the Town's communication process; surveyed municipal properties and the walkshed. Surveys and feedback were received regarding communication practices and ADA policies. Site visits were conducted to all facilities. Buildings built within the past 20 years are mostly compliant. Buildings with little public use lack accessible restrooms. Drone flights were used to take pictures of the walksheds. There were common needs for repaving sidewalks, tactile warning panels and crosswalks. Recommendations were made for Priorities 1-4. #1 is facility access; #2 is interior navigation; #3 is restroom access and #4 is additional amenities. She reviewed three (3) examples for high, medium and low compliance. The Public Library has high compliance with minor improvements needed. Loon Pond Lodge is medium compliance. There were significant improvements needed in the parking lot due to lack of a continuous route from the parking lot to the main entrance. The Department of Public Works is low compliance. The offices are only accessible by stairs; there is no employee or handicapped accessible restrooms available and no accessible parking. One of the ¼ mile walksheds looked at was the beginning of Precinct Street at Route 18 and

Ms. Gonzalez showed photographs of the area. The next steps are taking in comments through November 8, 2022. There is a grant round in 2022 that allows the Town to apply to make improvements outlined in the plan. Chair Fabian said we are working to try to correct some of these items. Being able to apply for grant money will help with other changes going forward.

### **Presentation by BETA Group on the Lakeville Hazardous Mitigation Plan**

*Emily Slotnik from BETA Group and Michael O'Brien, Fire Chief, are present for the discussion.* Ms. Slotnik presented a PowerPoint presentation regarding the Hazard Mitigation Plan. She reviewed what hazard mitigation is. Natural hazards mean different things to different communities. Hazards for Lakeville include flooding, dam failures, and brush fires. She spoke of the Hazard Mitigation Grant and the BRIC Grant. Ms. Slotnik reviewed the Emergency Management Cycle and Hazard Mitigation that could be done, preparedness and the planning process. They are hoping for a return draft from FEMA in early 2022. She would like to schedule a public meeting in November. Municipalities are required to have active participation, so a local mitigation planning team has been proposed. She explained the components of the mitigation plan and the requirements of the plan. The public survey showed Lakeville's top hazards for residents were snow storms, hurricane/tropical storms and flooding. An inventory was done on Town assets and critical facilities and an existing mitigation evaluation was completed. Ms. Slotnik noted that 325 surveys were received from Lakeville residents for the public survey. Discussion occurred regarding holding the public meeting.

### **Board of Selectmen Announcements**

Chair Fabian read the Selectmen announcements. Selectman LaCamera noted that the Sacred Heart Food Pantry is offering Thanksgiving dinners to Lakeville residents in need. Selectman Carboni noted that the Council on Aging Coat Drive is still ongoing.

### **Town Administrator Announcements**

Mr. Sky read the Town Administrator announcements.

### **Discuss and possible vote regarding whether to exercise Chapter 61A Right of First Refusal for the purchase of the property located at Assessors Map 18, Block 1, Lot 2B (corner of Barstow and Montgomery Streets, Harold B. Card owner)**

*Robert Marshall and Melissa Root were present for the discussion.* Chair Fabian said Mr. Card has requested that this land has come out of Chapter land, which triggers a right of first refusal for the Town to purchase. Recommendations have been received from the Open Space Committee, Planning Board and Conservation Commission. All three (3) have recommended that the Town not exercise its right of first refusal to purchase. Mr. Marshall said that Barstow Street has had significant flooding over the years. He has lived there 48 years and has seen water come from the back property behind him down to the end of the street to the land we are discussing tonight. He is asking that the Selectmen take a strong look at the drainage plans for this property. He spoke of drainage and water run off issues on Barstow Street that already occur.

A motion was made by Selectman Carboni and seconded by Selectman LaCamera that the Board of Selectmen not exercise the Town's right of first refusal for the property identified as Assessors Map 18, Block 1, Lot 2B (corner of Barstow and Montgomery Streets).

*Discussion:* Melissa Root noted that there is legal action that is occurring that may change the lot's dimensions that would affect the lot's buildability.

The vote on the previous motion was Selectman Carboni – aye; Selectman LaCamera – aye and Chair Fabian – aye.

**Discuss and possible vote to appoint John Viarella as Human Resources Director**

*John Viarella was present for the discussion.* Mr. Sky said the Town advertised widely for the position and received 76 resumes with 2 withdrawals. The Interview Committee unanimously recommended John Viarella as the Human Resources Director.

Upon a motion made by Selectman Carboni and seconded by Selectman LaCamera, it was:

VOTED: To appoint John Viarella as the Human Resources Director at an annual salary of \$87,000 with three (3) week's vacation.  
Selectman Carboni – aye; Selectman LaCamera- aye and Chair Fabian – aye.

**Discuss and possible vote to appoint Jasmin Farinacci as Town Planner**

Upon a motion made by Selectman Carboni and seconded by Selectman LaCamera, it was:

VOTED: To table this item.  
Selectman Carboni – aye; Selectman LaCamera- aye and Chair Fabian – aye.

**Discuss and possible vote regarding Employee Holiday Schedule for 2022**

Chair Fabian said the Board had the Employee Holiday Schedule for 2022 before them for approval.

Upon a motion made by Selectman Carboni and seconded by Selectman LaCamera, it was:

VOTED: To approve the Employee Holiday Schedule for 2022 as presented.  
Selectman Carboni – aye; Selectman LaCamera- aye and Chair Fabian – aye.

**Review and possible vote to approve Board of Selectmen Minutes of October 12, 2021**

Selectman Carboni noted that she attended the meeting, which needed to be added to the minutes.

Upon a motion made by Selectman Carboni and seconded by Selectman LaCamera, it was:

VOTED: To approve the Board of Selectmen Meeting Minutes of October 12, 2021 with the correction as noted.  
Selectman Carboni – aye; Selectman LaCamera- aye and Chair Fabian – aye.

## **New Business**

Selectman Carboni said she would like to begin talking about the need for affordable housing for senior citizens in Lakeville and the methods to make this happen. She has spoken to Town Counsel regarding land use for affordable senior housing. Discussion occurred regarding creating a committee to investigate this. Selectman LaCamera asked if Selectman Carboni was considering Town owned land? Selectman Carboni said that is something that we can discuss. We can investigate how other Towns have done this. She could work with the Town Administrator on this. Selectman LaCamera asked if the Town would be building the affordable units? Selectman Carboni said this is just exploratory.

Selectman Carboni said sometimes the Board of Selectmen are liaisons to other things happening in Town. She asked if there could be a list developed. The owner of Lakeville Country Club mentioned that there was a meeting with the Town Administrator and Selectman LaCamera, but we have not received an update. Selectman LaCamera noted that he was the liaison for the Lakeville Country Club. Mr. Sky said sometimes these informal meetings take place with no product coming from them. Selectman Carboni said the Board should get an update of projects that are still happening.

## **Old Business**

There was no Old Business discussed.

## **Any other business that can properly come before the Board of Selectmen**

There was no Other Business discussed.

## **Adjournment**

Upon a motion made by Selectman Carboni and seconded by Selectman LaCamera, it was:

VOTED: To adjourn the Board of Selectmen's Meeting at 8:49 PM.  
Selectman Carboni – aye; Selectman LaCamera- aye and Chair Fabian – aye.

## **Other Items**

1. Information from Town Administrator regarding Coronavirus Local Fiscal Recovery Fund Program Resources

## **List of documents provided at the Board of Selectmen Meeting of October 25, 2021**

1. Agenda page
2. Agenda page; warrant; list of motions
3. Agenda page; PowerPoint presentation
4. Agenda page; PowerPoint presentation

5. Agenda page
6. Agenda page
7. Agenda page; letter from Harold Card; Purchase & Sales Agreement; Form A plan; memos from Conservation Commission; Planning Board and Open Space Committee; Chapter 61 Decision of the Board of Selectmen
8. Agenda page; memo from Town Administrator; letter of interest from John Viarella and resume
9. Agenda page; memo from Town Administrator; letter of interest from Jasmin Farinacci
10. Agenda page; proposed holidays for 2022
11. Agenda page; Board of Selectmen Meeting Minutes of October 12, 2021
12. Agenda page
13. Agenda page
14. Agenda page