

TOWN OF LAKEVILLE
Board of Selectmen, acting as the Wage &
Personnel Board as needed
Meeting Minutes
September 20, 2021 – 5:00 PM
REMOTE LOCATION

On September 20, 2021, the Board of Selectmen held a meeting at 5:00 PM remotely from various locations. The meeting was called to order at 5:00 PM by Chair Fabian. Selectmen present were: Chair Fabian and Selectman LaCamera. 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 September 20, 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/>.**

Public Hearing – Propane Underground Storage Tank Hearing for Lakeville Island, LLC, - 57 Long Point Road

Nicholas Kelly from First Colony Development; Kevin Kline and Peter DiPerna from Stantec; Peter Hasenfuss from Osterman Propane; and Fire Chief Michael O'Brien were present for the meeting.

Chair Fabian read the legal notice into the record.

Upon a motion made by Selectman LaCamera with Chair Fabian stepping down to second, it was:

VOTED: To open the hearing regarding propane gas underground storage tank hearing for Lakeville Island, LLC at 57 Long Point Road.
Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Mr. Kelly gave an overview of the project. They are proposing to use propane gas to service the project. Mr. Hasenfuss said propane gas seems to be the best fuel for the project as there is no natural gas available. Chief O'Brien has received the plans for the tanks and has reviewed the requirements. There is not anything of concern regarding a code violation. They will have to get a permit from the Fire Department. Chair Fabian read a letter from Ymane Galotti, Superintendent of Water, for the City of New Bedford and a letter from Robert Bouchard, Conservation Agent.

Upon a motion made by Selectman LaCamera with Chair Fabian stepping down to second, it was:

VOTED: To close the hearing regarding propane gas underground storage tank hearing for Lakeville Island, LLC at 57 Long Point Road.
Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Upon a motion made by Selectman LaCamera with Chair Fabian stepping down to second, it was:

VOTED: To approve the license for 57 Long Point Road, Lakeville, MA owner Lakeville Island LLC to install 12 underground 2,000-gallon propane gas storage tanks.

Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Introduction of new Full Time Firefighters Jason Kirby and Joshua King and Call Firefighters Dustin Mackiewicz; Mark Regan; Anthony DiMare and Blake Williams

Michael O'Brien, Fire Chief, was present for the discussion. Chair O'Brien introduced new Full Time Firefighters Jason Kirby and Joshua King and new Call Firefighters Dustin Mackiewicz; Mark Regan and Blake Williams and summarized their qualifications.

Board of Selectmen Announcements

Selectmen LaCamera announced that the Lakeville Arts Festival will be taking place on October 2, 2021 from 10:00 AM to 4:00 PM.

Town Administrator Announcements

Mr. Sky noted the new phone system is up and running and thanked residents for their patience. We are awarding project manager services contracts to three (3) firms. We have the draft of the SRPEDD ADA report. We are waiting to hear from Federal Government regarding final rules for ARPA. The new Treasurer is starting in October and he hopes to hire a Planner and Human Resources Director soon.

Review and vote to place articles on the Special Town Meeting Warrant – November 8, 2021

Katherine Goodfellow, Town Moderator, Kara Lees, Greg Goodwin and Richard Medeiros from the F/L Regional School District were present for the discussion. The proposed articles were read into the record.

Upon a motion made by Selectman LaCamera with Chair Fabian stepping down to second, it was:

VOTED: To add Article #1 to the Special Town Meeting Warrant for November 8, 2021.

Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Upon a motion made by Selectman LaCamera with Chair Fabian stepping down to second, it was:

VOTED: To add Article #2 as amended (added \$120,000 for the Housing Production Plan) to the Special Town Meeting Warrant for November 8, 2021.

Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Upon a motion made by Selectman LaCamera with Chair Fabian stepping down to second, it was:

VOTED: To add Article #3 to the Special Town Meeting Warrant for November 8, 2021.

Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Mr. Sky noted that the following language is to be struck from the draft Article #4 “authorized by the Freetown-Lakeville Regional School District”. Also, anywhere where the word “district” appears to be replaced by the word “Town” and “School Building Committee” to be replaced with “Board of Selectmen”.

A motion was made by Selectman LaCamera with Chair Fabian stepping down to second to add Article #4 as amended to the Special Town Meeting Warrant for November 8, 2021.

Discussion: Superintendent Medeiros explained the need for the borrowing and the beginning step to enter into the Massachusetts School Building Authority (MSBA) grant program. Selectman LaCamera noted that this borrowing is only for the design for the repair, feasibility study thru schematic design. Ms. Lees spoke of the repairs that the MSBA may be looking at. Superintendent Medeiros hopes to be before the MSBA meeting in October, and then procurement would begin.

The vote on the previous motion is: roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Upon a motion made by Selectman LaCamera with Chair Fabian stepping down to second, it was:

VOTED: To add Article #5 to the Special Town Meeting Warrant for November 8, 2021.
Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Upon a motion made by Chair Fabian, stepping down to make the motion, and seconded by Selectman LaCamera, it was:

VOTED: To add Article #6 to the Special Town Meeting Warrant for November 8, 2021.
Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Upon a motion made by Selectman LaCamera with Chair Fabian stepping down to second, it was:

VOTED: To add Article #7 to the Special Town Meeting Warrant for November 8, 2021.
Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Upon a motion made by Selectman LaCamera with Chair Fabian stepping down to second, it was:

VOTED: To add Article #8 to the Special Town Meeting Warrant for November 8, 2021.
Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Upon a motion made by Selectman LaCamera with Chair Fabian stepping down to second, it was:

VOTED: To waive the reading of Article #9 to the Special Town Meeting Warrant for November 8, 2021.
Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Mr. Sky said this article is timely due to the Town’s upcoming codification of the General and Zoning By-laws. Selectman LaCamera said there are 150 changes to the Town’s By-laws at the next Town Meeting in May of 2022. He is concerned with the time and work to make these changes. He has no problem with changing the name. Mr. Sky said if the Board would like to make the change, he will get it done. Chair Fabian said that the codification committee will bring the changes to Town

Meeting and present the By-laws as amended. She asked with the way the article is written, does it give the Board the ability to change everything needed to be changed. Mr. Sky noted item #3 in the article.

Upon a motion made by Selectman LaCamera with Chair Fabian stepping down to second, it was:

VOTED: To add Article #9 to the Special Town Meeting Warrant for November 8, 2021.

Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Upon a motion made by Selectman LaCamera with Chair Fabian stepping down to second, it was:

VOTED: To waive the reading of Article #10 to the Special Town Meeting Warrant for November 8, 2021.

Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Mr. Sky read a letter from the Council on Aging Chair, Deveney Boyadjian relating the reasons for the change.

Upon a motion made by Selectman LaCamera with Chair Fabian stepping down to second, it was:

VOTED: To add Article #10 to the Special Town Meeting Warrant for November 8, 2021.

Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Mr. Sky said Article #11 is a clarification on by-law accepted at the June 2, 2020 Town Meeting. This article addresses concerns from the Attorney General's Office.

Upon a motion made by Selectman LaCamera with Chair Fabian stepping down to second, it was:

VOTED: To waive the reading of Article #11 to the Special Town Meeting Warrant for November 8, 2021.

Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Upon a motion made by Selectman LaCamera with Chair Fabian stepping down to second, it was:

VOTED: To add Article #11 to the Special Town Meeting Warrant for November 8, 2021.

Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Upon a motion made by Selectman LaCamera with Chair Fabian stepping down to second, it was:

VOTED: To waive the reading of the modifications to the Earth Removal By-law in Article #12 to the Special Town Meeting Warrant for November 8, 2021.

Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Mr. Sky said that we will explain at Town Meeting what the changes are. In Section 2, the threshold for earthwork up to 5,000 square feet disturbed yards will be exempt. In section 3, it speaks about a hearing being required by the Board. Mr. Sky said that the language could be changed to say the Board “may” conduct a hearing instead of “shall”. Chair Fabian and Selectman LaCamera agreed.

Upon a motion made by Selectman LaCamera with Chair Fabian stepping down to second, it was:

VOTED: To add Article #12 to the Special Town Meeting Warrant as amended for November 8, 2021.

Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Mr. Sky reviewed the schedule for the Special Town Meeting. Selectman LaCamera asked that someone from the Community Preservation Act Committee be present at the warrant review with information. Ms. Goodfellow said everything is organized to use the High School Auditorium. Chair Fabian said that participants will be asked to wear a mask for the Special Town Meeting.

Review budget process for FY23

Mr. Sky reviewed the budget process for FY23 with a budget kick-off in November. He has reached out to the School Districts about the new budget process/deadlines.

Review and possible vote to approve revised job description for Assistant Town Clerk

Chair Fabian said the job description has not been revised in a few years, which leads to the changes to the job description. Selectman LaCamera said regarding some of the qualifications regarding experience, there are probably not a lot of candidates that would be able to meet all of these.

Upon a motion made by Selectman LaCamera with Chair Fabian stepping down to second, it was:

VOTED: To approved the revised job description for the Assistant Town Clerk.

Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Discuss and possible vote to approve a one-year contract extension for propane gas and fuel oil services

Mr. Sky said this is a contract extension with Jaysan Gas and Standish Energy. This is the last extension under the original contract. Chair Fabian said these are for propane gas service and fuel oil service.

Upon a motion made by Selectman LaCamera with Chair Fabian stepping down to second, it was:

VOTED: To approve the one-year contract extension for No. 2 Fuel Oil at a price of \$.193 per gallon delivery fee and preventative maintenance service rates of \$105.00 for weekday service; \$125.00 per hour for night house and \$135.00 for weekends and the one-year contract extension for Propane Gas at a price of \$.43 per gallon delivery fee and preventative maintenance service rates at \$98.00 per hour.

Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Review and possible vote to declare various office furniture and equipment surplus

Christina Cotsoridis, Assistant to the Town Administrator, was present for the discussion. Ms. Cotsoridis said in order to stop paying the pod rental fee and save \$960.00 annually for the leased pod, the items inside need to be declared as surplus in order to sell them and empty the pod. One of the pods contain files to be destroyed, which are located in a Town owned pod. The DPW Director

would like to have that pod. Ms. Cotosoridis noted that the Town has brought in a local firm to assess record storage.

Upon a motion made by Chair Fabian, stepping down and seconded by Selectman LaCamera, it was:

VOTED: To declare the following furniture and equipment as surplus: 1 wooden round table with metal base; 1 wooden conference table; 1 farmhouse kitchen table; 4 farmhouse chairs; 2 wooden stain captain style chairs; 2 beige tufted chairs; 2 floral print wooden framed chairs; 4 black foam and metal office chairs; 4 olive colored faux leather chairs; 1 small schoolhouse chair; 9 worn cranberry cushioned chairs; 1 small deacon bench; 2 L-shaped 5 drawer desks; and 1 beige 4 drawer file cabinet.
Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Chair Fabian asked that the Historical Commission be consulted on the contents to make sure nothing is an antique.

Review and possible vote to approve application for Town Right of Way Use Form

Mr. Sky said a public way license application has been created, working with Town Counsel, Police and Fire Chiefs and the DPW Director for the use of public streets for private events. The objective is to ensure adequate review of application and to establish a fee structure for these events. There is a different fee for non-profits than for-profit entities. The fee is in addition to the detail costs. All requests must be submitted no less than 60 days before the event. Selectman LaCamera said that the Board needs to have the opportunity to waive the fee for non-profit organizations. Mr. Sky will amend the instructions to let the non-profits know that they can request the fees to be waived.

Upon a motion made by Chair Fabian, stepping down, and seconded by Selectman LaCamera, it was:

VOTED: To approved the application, with the amendment that non-profits can request that the fee be waived.
Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Review and possible vote to approve application from Mahant Ne Sang, Corp., dba Lakeville Liquors and Market, for Pledge of Collateral in regards to the Retail All Alcoholic Beverages Package Store License for the property located at 330 Bedford Street

Chair Fabian said that liquor stores often pledge their license as collateral.

Upon a motion made by Chair Fabian stepping down, and seconded by Selectman LaCamera it was:

VOTED: To approve the pledge of license for Mahant Ne Sang, Corp., dba Lakeville Liquors and Market.
Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Request from Planning Board for review of Subdivision Definitive Plan – 6 lots – 162 Bedford Street

Tim Wynn was present for the discussion. Chair Fabian explained that the Board of Selectmen can make a recommendation/comments on the proposed subdivision at 162 Bedford Street, but do not have a vote. Mr. Wynn said he received an abutter's notification and, in the letter, it stated to call the Conservation Office at Town Hall for additional information. He called for two (2) weeks and got just a ringing phone. He called Prime Engineering for a copy of the plans for the subdivision. He continued to try to contact the Conservation Commission for the time and date. Robert Bouchard called him today from the Conservation Commission and said that the meeting had already been held. Mr. Bouchard told him the legal notice was in the paper. Mr. Sky said that the number was supposed to have been forwarded to another desk, but it was not done. Mr. Wynn asked about the certified notice. Chair Fabian said that she spoke to one of the Conservation Commission members who said that there were many questions sent out to the peer reviewer, so a final decision has not been made. Mr. Wynn asked that the next notice should include the date and time of the meeting. Selectman LaCamera agreed that the date and time should be added. He said that the Planning Board Meeting is the more important meeting, as they will be the entity reviewing all the plans. We found out today that we have not received all the information for the subdivision, and we will not be making any comments on this tonight.

Discuss and possible vote to approve request from Stingray City Realty Corp. to connect to Taunton Water at 155 Rhode Island Road

Upon a motion made by Selectman LaCamera with Chair Fabian stepping down to second, it was:

VOTED: To approve the application to connect to Taunton Water for the property located at 155 Rhode Island Road, Lakeville, MA.

Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Discuss and possible vote to approve request from Lakeville Funeral Homes Realty Trust to connect to Taunton Water at 17 Main Street

Upon a motion made by Selectman LaCamera with Chair Fabian stepping down to second, it was:

VOTED: To approve the application to connect to Taunton Water for the property located at 17 Main Street, Lakeville, MA.

Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Request from Elliot Farm LLC for a one-day beer and wine liquor license – October 9, 2021 – 202 Main Street

Chair Fabian said this request is for a one-day beer and wine liquor license for Elliot Farm's Harvest Festival on October 9, 2021.

Upon a motion made by Selectman LaCamera with Chair Fabian stepping down to second, it was:

VOTED: To approve the one-day beer and wine liquor license on October 9, 2021 for 202 Main Street, Lakeville, MA.

Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Discuss request from Charles River Wheelers to use Lakeville roads for the Cranberry Century Ride – October 3, 2021 (waiting on information)

Chair Fabian said that this organization requested to come through Lakeville. They were informed that they need a DOT permit, but they have not responded to attempts to contact them.

Upon a motion made by Chair Fabian stepping down and seconded by Selectman LaCamera, it was:

VOTED: To table this request.

Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Review and vote to accept resignation of Jesse Medford from Open Space Committee

Upon a motion made by Chair Fabian stepping down and seconded by Selectman LaCamera, it was:

VOTED: To accept the resignation letter of Jesse Medford from the Open Space Committee.

Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

Review and vote to approve Selectmen Meeting Minutes of September 10, 2021

Chair Fabian noted that these minutes will be tabled until the next meeting as Selectman LaCamera was not present.

New Business

There was no New Business discussed.

Old Business

Chair Fabian noted that there is a meeting being planned to discuss water issues next week, but it has not been confirmed yet.

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

There was no any other business discussed.

Adjournment

Upon a motion made by Selectman LaCamera with Chair Fabian stepping down to second, it was:

VOTED: To adjourn the Board of Selectmen's Meeting at 6:47 PM.

Roll call vote: Selectman LaCamera - aye and Chair Fabian – aye.

List of documents provided at the Board of Selectmen Meeting of September 20, 2021

1. Agenda page
2. Agenda page; legal ad; letter to applicant; application for license; plans; tank specifications; memo from Fire Chief; letter from Stantec; email from City of New Bedford; email from Conservation Agent
3. Agenda page; memo from Fire Chief
4. Agenda page
5. Agenda page
6. Agenda page; list of warrant articles
7. Agenda page; FY23 budget process
8. Agenda page; draft job description – Assistant Town Clerk
9. Agenda page; contract extension pages and original contracts from 2019
10. Agenda page; pictures of surplus items
11. Agenda page; draft application
12. Agenda page; licensing authority certification; application for amendment – pledge of collateral and associated documents
13. Agenda page; application for approval of Definitive Plan
14. Agenda page; water connection application
15. Agenda page; water connection application
16. Agenda page; application for one-day beer and wine liquor license; certificate of insurance
17. Agenda page; letter
18. Agenda page; resignation letter
19. Agenda page; Board of Selectmen Meeting Minutes
20. Agenda page
21. Agenda page
22. Agenda page