

TOWN OF LAKEVILLE
Board of Selectmen Meeting
Meeting Minutes
October 5, 2017

On October 5, 2017, the Board of Selectmen held a Special Meeting at the Department of Housing and Community Development (DHCD), 100 Cambridge Street, Boston, MA. Chairman Burke called the meeting to order at 10:42 AM. Selectmen present: Selectman Burke, Selectman Powderly and Selectman Hollenbeck. Also present: Town Counsel Amy Kwesell, William Reyelt, Principal Planner Smart Growth Programs, Elaine Wijnja and Town Administrator Rita Garbitt. No one was recording the meeting.

Discuss expanding the Town's Smart Growth Overlay District (40R)

Mr. Reyelt gave an overview of the process to adopt or amend a Smart Growth Overlay District (40R). The Board would have to vote at a Selectmen's Meeting to submit an application to DHCD to amend the Town's 40R District. DHCD would issue an amended Letter of Eligibility. Mr. Reyelt will forward Atty. Kwesell a copy of the Town's original application. There was a lengthy discussion regarding the following possible sites under consideration: seven (7) lots in the Lakeville Business Park, which are under agreement with Robert Poillucci for a 40B Comprehensive Permit; the former Lakeville Hospital site; and the MBTA parking lot.

Mr. Reyelt stated that as long as the Town's application to amend the 40R District has been submitted to DHCD before the 40B Project Eligibility Letter has been issued, the Town would be eligible for the bonus payment of \$3,000 per unit. The Town might not be eligible for the zoning incentive payment. The Town does not have to have a Project first to submit an application. If the MBTA parking lot is there at the time of application, it is eligible, even if the parking lot is closed. The affordability has to be spread throughout the Project. Under the new regulations, the units might be counted for the Town's Subsidized Housing Inventory (SHI). A 40B can be built under a 40R, and the Town would receive the bonus for the affordable units.

40R versus 40B:

40R dictates the zoning; 40R has flexibility with design, but not affordability; 40R cannot require an over 55 age restriction, but it is allowed. Mixed-Use is allowed, but there are no incentives for business. 40B is more flexible than 40R, but there is no density bonus.

There was a brief discussion regarding the best approach to present the amended 40R Overlay District at Town Meeting. There could be one (1) Warrant Article including all three (3) locations, three (3) separate Warrant Articles, or one (1) Warrant Article with subzones, a, b, and c, which could be amended on Town Meeting floor. It will require a 2/3rds vote to pass. The Selectmen will have to meet with the Planning Board, and a formal vote will have to be taken at a later date.

At 11:58 AM, upon a motion made by Selectman Hollenbeck and seconded by Selectman Powderly, the Board

VOTED: To adjourn the meeting.
 Unanimous in favor.