

TOWN OF LAKEVILLE
Board of Selectmen
Meeting Minutes
August 13, 2020 – 7:00 PM
REMOTE LOCATION

On August 13, 2020, the Board of Selectmen held a meeting at 7:00 PM remotely from various locations with the Planning Board. The Selectmen's meeting was called to order at 7:05 PM by Chairman LaCamera. Selectmen present were: Chairman LaCamera, Selectman Fabian and Selectman Day. Also present were Maureen Candito, Town Administrator, and Tracie Craig-McGee, Executive Assistant. LakeCAM was recording the meeting for broadcast.

Also present were members of the Planning Board: Mark Knox, Chairman; Barbara Mancovsky; Peter Conroy; and Michelle McEachern. Chairman Knox called the Planning Board Meeting to order at 7:05 PM.

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §20, relating to the 2020 novel Coronavirus outbreak emergency, the August 13, 2020 public meeting of the **Board of Selectmen** shall be physically closed to the public to avoid group congregation. **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/>**

Chairman LaCamera then read an introduction regarding the need for a remote meeting and how a remote meeting will be conducted.

Review and vote to approve a new Planning Board member

John Lynch was present for the discussion. Mr. Knox reviewed the candidates that applied. He asked Mr. Lynch if he had any experience in zoning and land use. Mr. Lynch said none for land use, but he is familiar with zoning from his previous work experience. He summarized his work experience with zoning issues. Mr. Conroy felt Mr. Lynch would be an asset to the Planning Board. This position is only until April, when he would need to run for election. Ms. Mancovsky asked what Mr. Lynch's motivation was to choose Planning Board over other community service opportunities? Mr. Lynch said he has done other volunteer work, but felt his experience would be appropriate for this position. Ms. MacEachern asked if he has any commercial interest in building in Lakeville. Mr. Lynch said no. Selectman Day asked if there were any projects that stuck out in his mind. Mr. Lynch said the Sheraton Hotel in New York. Mr. Knox spoke of Ms. Cline's resume. He was concerned about a potential work conflict as she could not attend tonight's. Ms. Mancovsky said Ms. Cline is a long-term resident of Lakeville. Having three (3) days' notice is short when you are working. Chairman Knox said we need to fill the vacancy at this meeting. He feels Mr. Lynch was the right candidate.

Upon a motion made by Chairman Knox and seconded by Mr. Conroy, it was:

VOTED: To appoint John Lynch to the Planning Board for a term to expire April 4, 2021.
Roll call vote: Mr. Conroy – aye; Ms. Mancovsky – aye; Ms. MacEachern – aye;
Chairman Knox – aye; Chairman LaCamera – aye; Selectman Day – aye and
Selectman Fabian – aye.

Discuss part time Town Planner options

Chairman LaCamera said at the budget meeting in March with the Planning Board, the options for a planner were discussed and a consensus was reached regarding hiring a part time planner, either to come from SRPEDD or as a consultant. He spoke to SRPEDD today with Chairman Knox. We thought they would be able to provide some services for us, but SRPEDD they cannot provide any services for us. We need to look at a part time planner, either temporary or a consultant. We can put a job description together for the Planning Board to review. Chairman Knox said when we being working on the 43D project, we will need assistance from a consultant, which can be billed to the developer. Ms. Mancovsky said one of the benefits of using someone who has experience with 43D is we can see what services they provided to other Towns. We are not sure what we need yet. We aren't sure what a planner does and can offer us. She would like three (3) consultant companies to look at. Chairman LaCamera said a Town planner could cost \$75,000 to \$100,000. Chairman Knox said he would like to put together a list for things we know we need. Ms. Candito said this would be a request for qualifications (RFQ) and we have to follow procurement rules. She and Ms. Craig-McGee would work with the Planning Board to create a scope and a RFQ document. You will need someone with experience with 43D. Chairman Knox asked Board members to create a list of what they would like the consultant to do.

Chairman LaCamera said a part-time planner is different than a consultant. A consultant would be a resource for a 43D project and work on the peer review side. Any costs associated with the 43D project the developer would be responsible for. The part-time planner would be the Town's cost. Chairman Knox asked if we can't find a planner, could we utilize the consultant for large projects and bill the developer. Chairman LaCamera said if we put out a RFQ, we can pick the firm that we want and negotiate the price. Ms. Mancovsky asked if the consultant would be a resource for the Town regardless of the projects until we decide if we need an employee. Chairman LaCamera said that the Planning Board should look at engineering firms for peer review also. Selectman Day asked if the lack of services from SRPEDD is that they don't have the resources. Chairman Knox said they said they do not have the staff. Ms. Mancovsky said SRPEDD is moving into projects with Covid 19 relief.

Discuss support for the Lakeville Hospital project

Chairman LaCamera asked that the 43D guideline book get updated so it is complete prior to being sent out. Chairman Knox asked when the first 43D meeting would be. Chairman LaCamera said the developer is planning to try to meet with the 43D Committee and review the project. Those members can then bring those issues back to their Boards, Committee or Commissions so everyone knows what concerns and issues there are. He is looking for the 43D Committee to meet early in September. Any member of the Planning Board can attend the meeting and participate. The developer would like to meet September 15th with the Selectmen and submit the plan October 1st for the Planning Board. Once the plan is submitted, there is a six (6) -month process that kicks in, but we don't have to stick to the six (6) months. The developer has completed the environmental studies and an estimate for cleanup and demolition, which is an excessive cost. A preliminary plan has been drawn, and he is working on other issues with the project.

Discuss proposal from SRPEDD to provide these services

This was previously discussed.

Adjournment

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

VOTED: To adjourn the Board of Selectmen's Meeting at 7:45 PM.
Roll call vote: Selectman Fabian – aye; Selectman Day – aye and Chairman
LaCamera – aye.

The Planning Board continued their meeting.

List of documents provided at the Board of Selectmen Meeting of August 13, 2020

1. Copies of letters of interest and resumes from Nora Cline, Jack Lynch and Steven Moniz