

TOWN OF LAKEVILLE
Board of Selectmen
Meeting Minutes
June 22, 2020 – 6:30 PM
REMOTE LOCATION

On June 22, 2020, 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 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.

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 June 22, 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.

Selectmen Announcements

Chairman LaCamera read the Selectmen announcements.

Meet with Lakeville Hospital Developer to discuss the plans for the former Lakeville Hospital Property

Michael Olson, Tyler Murphy, John O'Leary and Collin Reik of Rhino Capital and Barbara Mancovsky, Peter Conroy and Mark Knox, members of the Planning Board, were present for the discussion. Chairman LaCamera said the Lakeville Hospital closed in 1992. The State left it the way it was and did not prepare the building for closure. Stop and Shop was going to put a store in there, but they sold it to Derek Maksy. There was a proposed Sysco development, but the zoning change was voted down by Town Meeting. Mr. Olson said the site is under agreement and we are working on permitting. Mr. Murphy said Rhino Capital pursues flex and industrial space. We do construction for our tenants needs. We determined the parcels that could be put together to allow for some of the environmental issues on the site. We have updated the wetlands flagging and developed a permitting matrix. A Phase I Environmental Site Assessment has been completed, including wells and the current buildings. A zoning code review has been done and they have spoken with the Building Commissioner and Chairman LaCamera. We will develop a cost to clean up the site and construct it and do further soil and well testing, and a Phase II Environmental Site Assessment to determine remediation. Selectman Day said the environmental investigation is critical. Is this a presentation to understand scope and purpose? Mr. Tyler said this is a preliminary discussion. Mr. Olson said there is a website that has been created: rhinolakevildevelopment.com. The information being reviewed is on the website, and it will be updated through the process. The plan will continue to be refined as we go along. Mr. Murphy said they are proposing a 402,500 square foot building with dimensions of 350' by 1,150' long.

Ms. Mancovsky asked if they have done this size project in other places and how many? Mr. Murphy said they just completed 130 Dever Drive in Taunton, MA. This is the first building of this size they have done. Ms. Mancovsky asked if this is a single tenant facility? Mr. Murphy said yes. Mr. Olson said the vacancy rate is low right now for industrial space. This type of space does not exist right now. When this property was initially purchased, it was our understanding that the property could not be transferred until the environmental work was done and that is a priority. Mr. Olson said the Phase 1 is done.

Chairman LaCamera said a resident has asked when the demolition will happen. Mr. Murphy said they anticipate to clean up the site and demolish the buildings in the 2nd quarter of 2021. Mr. Murphy said the traffic studies have begun. Mark Knox said there is no proposed access from Route 79; all on Route 105 and asked about the height of the proposed building compared to the hospital. Mr. Murphy said 40'-45' tall right now. The center part of the site is 15' above Route 105. Bringing the elevation down will help to make it lower. Mr. Olson said this building will be lower than existing buildings on the site. Ms. Mancovsky asked about the vacancy rate for large buildings. Mr. Olson said from 495 south, including Fall River and New Bedford, there would be two (2) existing buildings to look at. The vacancy rate in this area is less than 10%. Ms. Mancovsky asked about the lease term? Mr. Olson said 7-20 years. Recent leases they have seen of this size average 10-12 years. Peter Conroy asked about any solar or LEED certified fixtures. Mr. Olson said they recently completed 2 solar projects in Massachusetts. they would wait on the tenant to see what their power needs were and build a solar array.

There were a few questions from residents on Facebook. Michelle Dyer asked if the geotechnical data, hazmat or any sewer or storm water impacts available. Mr. Murphy said they are engaging in these activities right now with VHB. Denise Bolduc Manning asked if the funeral home was still being built. Chairman LaCamera said Rhino is buying the rest of the hospital property, which is approximately 50 acres. There are seven (7) house lots approved on Rhode Island Road, and 3 lots on Main Street, one (1) that is the funeral home and two (2) lots next to the funeral home. Shannon Healey Stone asked how is this different than Sysco which the town previously voted down at Town Meeting? Chairman LaCamera said the Sysco building was twice the size of this building. Richard Scott stated it should be closer to Route 105 vs houses.

Chairman LaCamera said it is early to determine that. Mr. Murphy said they are designing around the landfill also. Kerry Palaiologos asked how the trucks will be entering? Chairman LaCamera said the access will be off of Main Street. Most of the traffic hopefully will go to Route 495. We should not allow these trucks to go through residential neighborhoods off of Route 105. Ms. Manning said the truck traffic on Bridge Street is already excessive. Any plans to prevent it from getting worse? Chairman LaCamera said the Town has meet with MassDOT to talk about concerns on Bridge Street. As traffic studies are done and we look at access, it would be under consideration.

Chairman LaCamera said in 2012, the Town the 43D permitting process. It sets up a team of people from various Boards and Commissions and Committees to review the permit application and then it gets brought back to the various entities. This process is going to take a while. We need to get the committee to begin looking at the permit process. We will have to do a peer review and ask SRPEDD to help coordinate. Selectman Day said we should develop a FAQ for resident questions as we go along. Chairman LaCamera said we can link to their website. Mr. Knox suggested that residents should get their comments in early in the process.

Review and vote to approve Memorandum of Understanding with Police, Fire and Laborers' Unions for FY21

Chairman LaCamera said the three (3) unions have agreed to the contracts. We have approved these in Executive Session and need to now approve them in Open Session.

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

VOTED: To approve the Memorandum of Understanding with the New England Police Association

Roll call vote: Chairman LaCamera – aye; Selectman Fabian – aye and Selectman Day – aye.

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

VOTED: To approve the Memorandum of Understanding with the Lakeville Permanent Firefighter's Local 3188.

Roll call vote: Chairman LaCamera – aye; Selectman Fabian – aye and Selectman Day – aye.

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

VOTED: To approve the Memorandum of Understanding with the Laborer's Union with the amendments.

Roll call vote: Chairman LaCamera – aye; Selectman Fabian – aye and Selectman Day – aye.

Vote to rescind previous Special Municipal Employee Designations and vote to designate Special Municipal Employee Designations for FY21

Chairman LaCamera said we need to vote to rescind the previous year's Special Municipal Employee Designation for FY20.

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

VOTED: To rescind the FY20 Special Municipal Employee Designation.

Roll call: Selectman Fabian – aye; Selectman Day – aye and Chairman LaCamera – aye.

Chairman LaCamera explained the Special Municipal Employee Designation. It is not the person that is designated, it is the position.

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

VOTED: To approve Special Municipal Employee Designations for the following: Energy Advisory Committee; Highway Department Administrative Assistant; Zoning Board of Appeals; Board of Assessors, Conservation Commission and Special Police Officers for FY21.

Roll call vote: Selectman Fabian – aye; Selectman Day – aye and Chairman LaCamera – aye.

Review and vote to approve Non-Union Wage Scale FY21

Chairman LaCamera said we have to vote to approve the Non-Union Wage Scale for FY21.

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

VOTED: To approve the Classification and Compensation Plan for non-exempt, non-benefit employees and benefit eligible non-exempt, non-union employees.

Roll call vote: Selectman Fabian – aye; Selectman Day – aye and Chairman LaCamera – aye.

New Business

Chairman LaCamera said due to the passing of a member of the Planning Board, there is a vacancy to fill. We need to notify the public of the vacancy to solicit letters of interest to fill the vacancy. Discussion occurred regarding where to post the vacancy.

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

VOTED: To post the vacant position on the Planning Board and request letters of interest due by July 8, 2020.

Roll call vote: Selectman Fabian – aye; Selectman Day – aye and Chairman LaCamera – aye.

Old Business

73 Howland Road

Selectman Fabian will reach out to Jesse Medford regarding the status of this.

Any other business that may properly come before the meeting

Chairman LaCamera said he would like to get a preliminary agenda for the Selectmen on Tuesday and then give the Board an opportunity for the meeting. He would like to put this on the July 6 meeting for discussion. Selectman Fabian said in the Selectmen's policy speaks about a deadline for items to be on the agenda of 12:00 PM noon on the 3rd business day before a scheduled meeting, which would be a Wednesday.

Adjournment

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

VOTED: To adjourn the Selectmen's Meeting at 7:40 PM.

Roll call vote: Selectman Fabian – aye; Selectman Day – aye and Chairman LaCamera – aye.

List of documents provided at the Board of Selectmen Meeting of June 22, 2020

1. Agenda page
2. Agenda page
3. Agenda page
4. Agenda page; Police, Fire and Laborers' Memorandum of Understanding
5. Agenda page; Special Municipal Employees handout
6. Agenda page; FY21 Wage Scale
7. Agenda page
8. Agenda page
9. Agenda page