

**TOWN OF LAKEVILLE  
Board of Selectmen  
Meeting Minutes  
March 22, 2021 – 6:30 PM  
REMOTE LOCATION**

On March 22, 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 Chairman LaCamera. Selectmen present were: Chairman LaCamera, Selectman Fabian and Selectman Day. Also present was 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 March 22, 2021 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.

**Meet with Finance Committee and Park Commission to discuss FY22 Budget and proposed Boston Tavern contract for Loon Pond Lodge Event Management**

*Darren Beals, Larry Kostant and George Vlahopoulos from the Finance Committee were present for the discussion. Members of the Park Commission present included Jesse Medford; Paula Houle, Joe Coscia and Michael Nolan. Franklin Moniz, DPW Director; Nathan Darling, Director of Inspectional Services, Neli Woodburn, Park Commission Clerk, and Timothy Malinosky from the Boston Tavern were also present. Mr. Beals called the Finance Committee Meeting to order at 7:52 PM. The Park Commission Meeting was called to order at 8:02 PM.*

Chairman LaCamera said that Mr. Malinosky expressed some concerns about the rental fees. He thought they were high for the weddings. He and Mr. Nolan met again today with Mr. Malinosky to discuss the pricing. Mr. Nolan said the Park Commission voted to move forward with Boston Tavern. Chairman LaCamera said the draft contract was reviewed with Mr. Malinosky. The contract was supposed to say that Boston Tavern was responsible for all cleaning duties. The kitchen is not fully operational, and Boston Tavern will be responsible for the expenses to make it operational. He will have to maintain the kitchen so that it passes all inspections. Any damage done during events, he will be responsible for. Selectman Day said he has spoken to Town Counsel and added 5.1 for background checks. On the repair and maintenance, should the language say that repairs are of like material or better. We can update the contract and send it to the Selectmen and Park Commission. We can finalize it and we will meet to get the contract signed as quick as possible. Mr. Nolan said the Park Commission voted on the proposed rates. The outdoors fees are to remain the same.

Mr. Nolan said regarding Clear Pond, we are stuck about the non-resident access as we are trying to figure out how to fund it. If it is residents only, there will be a loss. Chairman LaCamera said with the rental fees and monies received from Boston Tavern, the revenue should be about \$135,000. This figure is just resident passes. Mr. Coscia said he doesn't see the need for residents only. It is going to be off base thinking that all these Lakeville people are going to start going to Clear Pond. There

will be a large loss and we will need to make cuts to things at Clear Pond. He didn't feel that we should lose the out of town resident income for Clear Pond. Chairman LaCamera said the event management and cleaning service fees no longer have to be paid for Loon Pond Lodge, so that is a savings that can go towards Clear Pond. Mr. Coscia said we could save that money instead. Chairman LaCamera said there is a \$61,000 surplus from last year for free cash which is usually used for capital projects. You don't need to use that money this year as we will be funding \$118,000 in Capital projects. Ms. Houle said she doesn't want to bring in outside people to Clear Pond this year due to Covid. We can readdress this next year. We need to keep our community safe. Mr. Coscia said Ms. Houle can't say that outsiders are bringing in the virus; it is here. Mr. Nolan asked Mr. Coscia why he didn't want residents only. Joe: looking at the history of people going there, neighboring towns attend; it is a family event. Putting up a wall sends the wrong message. It is a great park. You are not going to get tons of Lakeville people going there because non-residents aren't there. It is bad business. Ms. Houle said we are saying for this season it is better to be safe. Lakeville residents want to come back to Clear Pond and the reason they are not going is because of outsiders. Mr. Coscia said his reasons are the loss of money and the exclusionary attitude. These people visit our businesses, but we don't want them in Clear Pond. He uses Middleboro facilities and appreciates it. Chairman LaCamera said there was overcrowding and parking issues. Damages were done to buildings and facilities. Mr. Coscia said do we close off other parks to outsiders. Chairman LaCamera said no. Further discussion occurred regarding limiting Clear Pond Park to residents only, the financing of Clear Pond and the viability of opening Clear Pond due to Covid restrictions.

Upon a motion made by Ms. House and seconded by Mr. Nolan, it was:

VOTED: To close Clear Pond to Lakeville residents and guests only for 2021.

Roll call vote: Ms. Houle – aye; Mr. Coscia – nay; Mr. Medford – nay and Mr. Nolan – aye.

The motion did not pass.

Chairman LaCamera said we will review the budget. This is the only budget that has not been submitted. You will need to meet again by next Monday. The \$16,000 for groundskeeping supplies is the fertilizer. Chairman LaCamera said you need to get quotes for that and a contract. Mr. Nolan said he advised the prior company to call the DPW Director.

Chairman LaCamera spoke of the Capital Plan Items. Mr. Nolan said the Park Commission voted to demolish the Haunted House building. Mr. Coscia said that the DPW employees don't do the work on the tennis courts. He has gotten quotes from \$8,000 to \$28,000. Chairman LaCamera said Mr. Moniz is responsible for the work on the tennis courts. How will this effect Pickle Ball? Mr. Coscia said we will not give them a contract until the courts are fixed. Chairman LaCamera said it was very busy today. Chairman LaCamera asked if the lines will be for tennis or pickle ball. Mr. Coscia spoke of the court assignments. Chairman LaCamera asked about the repairs to the building at Jon Paun Park. Mr. Darling estimated it would be \$20,000 just to remove the rear section with compromised masonry, but not to repair roof or holes to the floor. Chairman LaCamera said why repair it at all? Mr. Darling said it would be okay for storage, but not for public use. It needs a new roof, needs trim work, rafters are rotting. Additional discussion occurred regarding the building. It was decided to hold off on the repairs of this building until the fall. Chairman LaCamera asked about the \$20,000 for the office. Mr. Darling said we may be able to have some of this reimbursed with CARE money. Selectman Day said that room will need some refinishing if it is used as a bride's room. Ms. Houle said that room is not handicapped accessible. Chairman LaCamera said the mini split system will go

in and we will have to delay the rest. Ms. Woodburn noted the wifi line and telephone lines need to be updated. The bathroom needs to be demolished. Selectman Day said this is an add on for the rental. Selectman Fabian said there are people that have the use of the room in their contracts, so we need to address that. Discussion occurred regarding renovating that building and making it handicapped accessible. Selectman Fabian said she will review how many weddings are upcoming and see if we need to make some arrangements. Chairman LaCamera said this work is not going to happen in the next two (2) to three (3) months. Ms. Houle spoke about using one of the rooms in Loon Pond Lodge; the management company doesn't need to use it. Selectman Fabian said we should budget some cosmetic things. Selectman Day said the bathroom will be the hard part. Mr. Darling said in the next Green Community grant round, the Town is going to focus on the Park Buildings. It makes sense to put the mini split in there. If we upgrade the bathroom, we have to upgrade the septic for the office. Mr. Nolan said there is a cesspool. Mr. Darling said with significant remodels, it might require septic upgrades. We can do minor repairs out of the facilities budget.

### **Introduce Ari Sky as New Town Administrator and vote to approve his contract**

Selectman Fabian summarized the Search Process for the new Town Administrator. There were 46 applicants, which were narrowed down to 12 applicants, with six (6) being interviewed.

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

VOTED: To Appoint Ari Sky as Town Administrator and approve his contract.

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

### **Selectmen Announcements**

Chairman LaCamera read the announcements. He thanked Selectman Day for serving on the Board of Selectmen. Selectman Fabian also thanked Selectman Day for his work on the Town's technology needs and the Host Community Agreements. Selectman Day thanked everyone that helps make the Town run.

Selectman Fabian spoke about the Upper Nemasket River Enhancement Plan meeting on March 30<sup>th</sup>. We are looking for residents to participate.

### **Discuss request from Fire Chief to review job description for Deputy Fire Chief and to reclassify the position to Non-Exempt**

*Michael O'Brien, Fire Chief, was present for the discussion.* Chairman LaCamera said the current Deputy Fire Chief will be retiring this spring. The Chief has worked with the HR Director to revamp the job description. The Board thanked Deputy Purcell for his years of serving the Town.

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

VOTED: To approve the job description for the Deputy Fire Chief and reclassify the position as Non-Exempt.

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

### **Discuss Covid19 Vaccine Update**

*Michael O'Brien, Fire Chief, was present for the discussion.* Chief O'Brien said we are working with the board of Health and the COA on identifying people who cannot get out of their house for a vaccine. We hope to have a program to allow the Fire Department to respond to these homes to administer a vaccine. We are entering into a multi-town partnership to run a clinic. He wants to have it as close to Lakeville as possible. Chairman LaCamera said besides the large vaccination sites, there are a lot of opportunities for people to get vaccinated. Selectman Day said in Lakeville, only about 11% of our population has been vaccinated. Chief O'Brien urged residents not to wait for a Lakeville clinic and to get vaccinated wherever they can.

### **Request from Fire Chief to appoint two (2) Call Firefighters: Liam Dow and Caitlin Thomas**

*Michael O'Brien, Fire Chief, was present for the discussion.* Chief O'Brien summarized Mr. Dow's and Ms. Thomas' qualifications.

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

VOTED: To appoint Liam Dow and Caitlin Thomas as Call Firefighters for a one-year probationary term, with a term to expire July 31, 2021.

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

### **Discuss and vote to approve the Salary and Wage Scales for FY22 Budget**

Chairman LaCamera said the Board had the FY22 Salary and Wage Scales to approve.

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

VOTED: To approve the Salary and Wage Scale for the FY22 Budget.

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

### **Discuss and vote to put the following articles on the May 10, 2021 Annual Town Meeting Warrant and refer them to the Planning Board to hold public hearings: Right to Farm By-Law; Petition for Development Opportunities District By-Law**

Chairman LaCamera said in order for the Planning Board to hold a hearing, we need to vote to place these on the warrant so they can schedule hearings.

A motion was made by Selectman Fabian and seconded by Selectman Day to place the Right to Farm By-Law and petition for Development Opportunities District By-Law on the Town Meeting warrant and refer them to the Planning Board to hold hearings for the Right to Farm By-law and the Development Opportunities District By-law.

*Discussion:* Chairman LaCamera said the Board has spoken about the notification requirements for the Right to Farm By-law, which has been changed. When a house is sold or the owner receives a Municipal Lien Certificate, they will be given the notification form and they will send it back to the

Selectmen's Office for keeping. Selectman Day said the definition of farm was important as the primary use of the land.

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

### **Discuss Town Planner Position and Selectmen Staffing**

Chairman LaCamera said at the last meeting there was discussion about hiring a Town Planner. We have discussed this with the Planning Board and they were going to suggest to hire a consultant or SRPEDD on an interim basis. We need to hire a Town Planner. Questions came up about the salary; the HR Director provided samples of salaries. This amount is only a placeholder to get it on Town Meeting; it can be adjusted at the Special Town Meeting in the fall. Selectman Day said he did not expect to have the Town Coordinator position removed. Is this the right structure; do we need an Assistant to the Town Administrator, etc. He reviewed the information that the HR Director sent regarding Town Planner salaries. Based on population, full time would be around \$89,500. If we wanted to wait until the new Town Administrator is here and can participate, it might be September/October until this gets posted. Perhaps we can hold on to both positions. Chairman LaCamera said the job description was just a draft. We were going to make sure that the Town Administrator reviewed this and determines if it is full or part time. Mr. Sky wants to look at the staffing requirements for our office. The Selectmen's wages are voted in total. Those numbers can be used for whatever purposes. Discussion occurred on funding various positions. Selectman Day suggested \$106,000 for  $\frac{3}{4}$ 's of the year for a planner and Town Coordinator. Chairman LaCamera said we took some money from the Town Coordinator position to hire a part time Clerk. We will wait until the Town Administrator is here. Selectman Fabian said she agreed with Selectman Day about not cutting our budget short. We need to put a figure in there for the Town Planner. Chairman LaCamera said take the Town Planner and make it \$50,000 and take \$30,000 into Selectmen's staffing and then we can address it once Mr. Sky makes a recommendation. We need to go with a budget estimate that we have. There should be money available in the fall. Selectman Day said we want to get our office staffing level where it needs to be.

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

VOTED: To adjust the line item budget for the Town Planner to \$50,000 for the Town Planner and \$30,000 for Selectmen staffing to be determined

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

### **Discuss reopening of Town Offices/Library/Council on Aging**

Chairman LaCamera asked the Board when to open up the Town Office Building to the public. He spoke of the small area in the Town Clerk, Assessors and Treasurer's Office, which would only accommodate two (2) or three (3) people. The Senior Center is going to stay the way they are for a few weeks. There are strict guidelines about opening up. Selectman Fabian said suggested April 15<sup>th</sup>. Selectman Day said he is okay leaving it as it is now and have a plan based on vaccination percentages in the state. It seems to be working so far. It is just so small of a space. Chairman LaCamera said we will re-evaluate at a later meeting. Selectman Day said he is concerned that the space is connected to the Fire Station, which would be bad.

**Discuss Open Meeting Law Complaint filed by Patrick Higgins of Patrick Higgins and Associates for January 11, 2021 Selectmen's Meeting**

Chairman LaCamera said in the Open Meeting Law Complaint, Mr. Higgins is saying that the meeting was not posted, but it was. He will respond that it was posted through the Town Clerk's office and provide him a copy of the posting notice. Selectman Fabian asked if Mr. Higgins is looking for it to be on several places on the website? The primary posting place is the website. Selectman Day said the official spot is the calendar, and it was there. It was not in the minutes/agenda section of the Selectmen's page, which is a historical record.

**Review and vote to have Chairman sign the Municipal Contract with SRPEDD for Self-Evaluation and Transition Plan Assistance**

Chairman LaCamera said this contract is for the ADA Survey, which was supposed to be done last year, but due to Covid and not having the resources, it was not done. This has been extended until June and SRPEDD will be doing the work for us.

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

VOTED: To approve the municipal contract with SRPEDD for the Self Evaluation and Transition Plan Assistance and have the Chairman sign the contract.

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

Selectman Fabian said the previous Town Administrator had brought this up last spring, but there were a lot of questions about funding. She is glad that we are doing this now. Selectman Day said you cannot apply for MOD grants, which are \$250,000 per project, unless you do the self-assessment and transition plan.

**Discuss and vote to sign Host Community Agreement Certification Form for Boston Botanical LLC**

Chairman LaCamera said this is a form that the Town needs to sign and it goes to the Cannabis Commission. We approved the Host Community Agreement with Boston Botanicals about seven (7) weeks ago.

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

VOTED: To sign the Host Community Agreement Community Certification form for Boston Botanicals.

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

**Request to allow the Sunken Island Sprint Bike Race to use Lakeville Roads – July 10, 2021**

Chairman LaCamera spoke of the request to have the Sunken Island Sprint Bike Race use Lakeville roads on July 10, 2021. Selectman Day said the letter states 180-250 participants. He would like them to speak to the Police, Fire and DPW Director prior too sending in the request. Chairman LaCamera said we need a better map. Selectman Fabian asked how can they enforce keeping people 6' apart. We have issues with bikers riding across the roadways. Selectman Day

spoke about disqualifying people as reported by the Police Department. It was decided to table this until approval by the Fire and Police Chiefs is received, as well as, a better map.

### **Revisit charities to receive donation from Sun Multisport Events for Patriot Half Triathlon**

Chairman LaCamera said at the last meeting we wanted to think about local organizations to receive the \$1,500 donation. Selectman Day said he would like to nominate the Farm and Community Collaborative, Inc. They are providing food to families with free Farm Shares. It is for the Nourish our Neighbors fundraiser.

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

VOTED: To split the donation for \$500 each to the Farm and Community Collaborative Inc., Friends of the Lakeville COA Inc. and Friends of the Lakeville Free Public Library.  
Roll call vote: Selectman Fabian – aye; Selectman Day – aye; and Chairman LaCamera – aye.

### **Discuss scheduling Board of Selectmen Meeting Dates for April 2021**

Chairman LaCamera said that Senator Rodrigues would like to attend the April 6<sup>th</sup> meeting to discuss the Economic Development Bill. We will also reorganize at that meeting. The other meetings were scheduled for April 12<sup>th</sup> and 26<sup>th</sup>.

### **New Business**

Chairman LaCamera said Mass DOT is holding a Design Hearing for Route 79 Redesign on April 13, 2021 at 6:30 PM. Chairman LaCamera said the design is at 25% and they will hold a live hearing to provide updates on the project and a timeline. We will post the meeting and he will notify the abutters on Route 79 with a letter about the meeting.

### **Old Business**

#### **FY22 Budget**

Chairman LaCamera said the first thing for discussion later with the Park Commission is the Boston Tavern budget. He met with Mr. Nolan and the Boston Tavern this morning. Mr. Beals and he attended the Old Colony budget meeting. The number we are proposing is the same number they are proposing. F/L Regional School District – the numbers were out of line and we told them that. They came back with a proposal that is in line with our proposal. EISNER 1 2 and 3 funding that is coming from the State. We have received the first one; the second one is \$985,000 to be used to reduce the local contribution for the Towns. They are proposing to use the money for one-time capital items to improve the buildings at the Region. There was no funding for the two (2) elementary schools. They will put together a list of capital items. This must be voted on by the Board of Selectmen. We have to decide how the money is used. Old Colony is about \$20,000 per community. They will reduce the assessment to the member Towns.

#### **FY22 Capital Plan**

Chairman LaCamera said we need to finalize this with the Park Commission and review with the Capital Expenditures Committee.

### Update on Projects

Chairman LaCamera spoke of the renovations to the Historic Library. The building is cleaned out. The building is being painted and the old air conditioning units are removed. Counter space is removed. They are going to begin framing the handicapped bathroom. There is work being done on the second floor of the Town Office Building and the renovations on the kitchen will begin.

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

There was no other business discussed.

### **Adjournment**

Upon a motion made by Mr. Nolan and seconded by Mr. Coscia, it was:

VOTED: To adjourn the Park Commission Meeting at 9:45 PM.

Roll call vote: Mr. Medford – aye; Mr. Coscia – aye; Ms. Houle – aye; and Mr. Nolan – aye.

Upon a motion made by Mr. Vlahopoulos and seconded by Mr. Kostant, it was:

VOTED: To adjourn the Finance Committee Meeting at 9:46 PM.

Roll call vote: Mr. Vlahopoulos – aye; Mr. Kostant – aye; and Mr. Beals – aye.

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

VOTED: To adjourn the Board of Selectmen's Meeting at 9:46 PM.

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

## **Other Items**

1. Letter from LakeCAM regarding Middleboro Rotary Auction
2. Memo from Plymouth County Registry of Deeds regarding CPA Surcharge Funds Collected in 2020
3. Annual notice from Comcast

## **List of documents provided at the Board of Selectmen Meeting of March 22, 2021**

1. Agenda page
2. Agenda page; sample rental agreements for Loon Pond Lodge
3. Agenda page
4. Agenda page
5. Agenda page; memo from Fire Chief; proposed job description – Deputy Fire Chief; email from William Purcell
6. Agenda page
7. Agenda page; memo from Fire Chief
8. Agenda page
9. Agenda page; Right to Farm By-law; Development Opportunities District By-law
10. Agenda page
11. Agenda page
12. Agenda page; Open Meeting Law Complaint
13. Agenda page; contract from SRPEDD
14. Agenda page; Host Community Agreement Certification Form
15. Agenda page; letter from On Your Left Racing with route map and route directions/Covid 19 safety plan
16. Agenda page; letter sent to Sun Multisport Events
17. Agenda page
18. Agenda page
19. Agenda page
- 20.