

**Town of Lakeville
Community Development Committee
Meeting Minutes
March 13, 2017**

On March 13, 2017, the Community Development Committee (CDC) held a meeting at 5:30 PM at the Town Office Building. The meeting was called to order by Chairman Hollenbeck at 5:35 PM. Members present: Chairman Hollenbeck, Marybeth MacKay, Kira Watkins, and Sarah Kulakovich. Members absent: Stephen Allard, Jessica Bradley and Maria Perrone-Martin. Also present: Rita Garbitt, Town Administrator and Christine Weston, Recording Secretary. LakeCAM was recording the meeting.

Meet with Pastor MacRae and Kathleen Barrack of the Leadership Team of the Lakeville United Church of Christ to discuss partnering with the Community Development Committee to be more involved in the community of Lakeville.

Pastor McRae, Kathleen Barrack and Michael Nolan were present for the discussion. Ms. Barrack explained that she is presently on a Church Committee which is generating ideas on reaching out to the Community. At this time, the Committee is very interested in Habitat for Humanity. We have reached out to the Town Administrator, Rita Garbitt, and the Building Commissioner, Nate Darling, to discuss this informally. The topic has not been formally brought to groups. It was felt that it was important to talk to people in the Town first and gather some input. The group began last year and met with Jim Middleton and the Habitat for Humanity of Greater Plymouth. This evening the Committee is meeting with the CDC to see what they think of the project and to find out if the CDC has any ideas that they might want to put forward. This does not have to be a Committee of the Church, it can be the community. Ms. Barrack then distributed a handout which Habitat had put together for people to become educated in Habitat. It provided a good overview of Habitat and how it works. Basically, the first aspect in developing a project is to identify a suitable piece of land. The land could either be a private donation of land or Town owned property. There are strict regulations, which Habitat uses to determine if a project is viable or not. Even to bring on volunteers to work on a home, there is a lot to that.

Ms. Barrack then mentioned how she had participated in a Women's Build in Kingston a while back. Her husband, Jim, had done a lot of the building, while she did a lot of the bringing materials here and there. There were activities to keep both people and children busy. This may be a 3-5 year project just finding land. The group has a realistic set of action steps. The goal is to get a Habitat House and family in Lakeville. The group has started to try and put people into decent and affordable housing in the community. The group is also trying to find places in the community to do some tangible work that would provide for a need in the community. Habitat rebuilds houses or builds homes from the ground up. The work is done as a gift of faith. Anyone can be a part of it. In speaking with the Greater Plymouth Habitat, Lakeville has been a target community for some time. So that is what this group is putting itself out for.

Chairman Hollenbeck stated that Nate Darling, Building Commissioner, and Bob Poillucci, Board of Health Chairman, had met with this group, when the concept was introduced to the community. It was noted that it seems that the Town has a barrier of giving concessions to a non-profit group. The CDC group is a bridge with the community. Finding land is Habitat's first priority; however, the CDC cannot bring land from the Town, which would be an asset to the Town, to give to a non-profit group. It is not known what right the CDC would have to bring that to Town Meeting. It is not precluding the

volunteerism and outreach, if Habitat has the land. It will be very difficult to give the land, since it would have to be through a Town Meeting vote to be designated, but it would not be something that as a steward of the Town's resources, which Chairman Hollenbeck could get behind, other than personally. Mr. Nolan mentioned that if there was a parcel of land, right now it would be under a non-performing tax base. When it is back on the tax rolls, the Town would benefit from the tax revenue. The CDC would be helping make a non-performing property into a performing property. Pastor McRae stated that this is one way to get land, and this is just a beginning. If it is not possible to find a parcel from the Town, the group will seek other places. Chairman Hollenbeck stated that if the group happens to find a parcel, then there is nothing precluding them from filing a petition to bring it to Town Meeting. Chairman Hollenbeck added that she used to do the bookkeeping for Habitat at their Carver office. She supports what Habitat is doing in communities. It is a great concept. Ms. Barrack explained that the group has a realistic expectation with that component. It is realized that if anything was available, it would be a non-conforming lot, and it is understood that it would have to go for a town vote. If Habitat found land, this is where Habitat could specify that it be designated for a veteran or a citizen of the Town of Lakeville. That may help garner support. Habitat would build the case, before it would ever go to town vote. It would not be good to have something go to town vote and get denied. This educational piece is more about a personal donation, if people know of land that could fit this criteria.

The group is preparing to create three (3) working groups; the Storytellers, the Explorers and the Voice. The Storytellers would write articles for Newsletters, the Gazette, other church newsletters, etc. The Explorers would be identifying people, committees, social groups and places in town which could host a presentation about a Habitat Home in Lakeville. They would make the phone calls and obtain confirmation of the interest. Their goal would be to identify two (2) new speaking opportunities each month such as the Senior Center, Churches, Lions Club, Lakeville Garden Club, etc. The Voice group would be those who do the public speaking and present a Habitat Home in Lakeville. They would gather any possibilities and suggestions to provide to the Explorer Group to follow up with. Each presentation would be modified for its particular audience. There is a lot of interest in this.

Ms. Kulakovich stated that she comes from a background with the Community Preservation Act (CPA) and cannot imagine that there are not grants out there. Does Habitat have a list of grants that other Towns have used? At the Middleborough Housing Authority there is a woman who pulls in grants from other resources to round out projects that need it. Maybe, if this groups makes a visit to her, that might be helpful, and they can also provide leads and additional information. Chairman Hollenbeck stated that Lakeville does not have a Housing Authority at this time, but does however, have some funding set aside. There was a CBDG (Community Development Block Grant) grant that the Town of Lakeville had partnered with the Town of Middleborough on to do work at Clark Shores, some rehabbing. In partnering with Middleborough, it enabled Lakeville to have the necessary qualifications for the funding. Pastor McRae stated that if there are people in Lakeville that have housing that they can stay in and need help with projects in their homes that they cannot do or afford to do, that would be something else that the group would be interested in. Chairman Hollenbeck stated that she didn't know how to identify people for that. Pastor McRae noted that the group may just need to get the word out about Habitat. The group can do wheelchair ramps, or other necessary structural needs, etc. for people who are struggling. Ms. Garbitt mentioned that the Town is a member of the Home Consortium. There is money available for rehabs for low income residents. The Town Administrator will be attending a meeting with them next Tuesday. Mr. Nolan noted that they are not in Plymouth County. Pastor McRae thanked the CDC for seeing the group and spending the time discussing options. It will take a while to build a committee and begin a project. Ms. Barrack mentioned that there is also going to be a mini shed build at an upcoming fundraiser in June, where

Habitat will be putting up a shed and taking it down. Being at different events is also helpful for the community to see what they can do. Ms. Kulakovich asked if the group has spoken with BAMSI (Brockton Area Multi Service Inc.) in Lakeville on Route 105. They have a group of clients who may be able to benefit from this group. They are very busy, but send them a note, and maybe there will be an opportunity to set up a meeting. That might help with making some connects, since they are isolated.

Approve Meeting Minutes for January 27, 2017 and February 13, 2017

Upon a motion made by Ms. Watkins and seconded by Ms. MacKay, it was

VOTED: To approve the Meeting Minutes for January 27, 2017 and February 13, 2017 as presented.
Unanimous in favor

Discuss Founder's Day Event

Chairman Hollenbeck stated that the Founders Day Event, which had been scheduled for September 2017, has been moved to May 2018. It will be more aligned to the actual Founders Day for the Town. The Committee could consider to maybe not do a Winterfest next year and just do Founders Day.

Chairman Hollenbeck stated that each year the Cranberry Trifest donates \$500 to the Town. It is typically divided among Committees, groups of the Town. This year it will be split as follows; 1/3 for the CDC, 1/3 for the Senior Center and 1/3 to the FLL (Friends of the Lakeville Library?).

New Business

Ms. Kulakovich suggested taking one or two very nice photographs from Winterfest and making a postcard to promote and start fundraising for Winterfest 2018. Chairman Hollenbeck agreed. A picture with the ice sculpture and fireworks would depict the event nicely. Ms. MacKay stated that there are also numerous printing firms online, which could also do this relatively reasonably.

Ms. Kulakovich noted that the volunteers who had been at Winterfest to teach others to work on the computers were a great group; however, no one made it down the hallway for their talents to be utilized. Maybe that could take place as a stand-alone at the Library during the year, or at the Senior Center.

Schedule Next Meeting

The next meeting of the Committee was scheduled for Monday, April, 10, 2017 at 5:30 PM.

Adjournment

Upon a motion made by Ms. MacKay and seconded by Ms. Watkins, it was

VOTED: To adjourn the Meeting at 6:16 PM.
Unanimous in favor.