

**Town of Lakeville**  
**MASTER PLAN IMPLEMENTATION COMMITTEE**  
*Meeting Minutes*  
**January 25, 2021**

On January 25, 2021, the Master Plan Implementation Committee (MPIC) attended a Board of Selectmen's Meeting via Zoom at 7:30 PM. Selectmen present: Chairman LaCamera, Selectman Fabian, and Selectman Day. The MPIC Meeting was called to order by Chairman Dixon at 7:33 PM. Members present: Rodney Dixon, James Rogers, Rita Garbitt, Joseph Chamberlain, Jack Lynch, and Patrick Marshall (joined the meeting at 7:45 PM). Also present: Executive Assistant Tracie Craig-McGee and Planning Board Member Michele MacEachern. LakeCAM was recording the meeting.

**Meet with the Board of Selectmen to discuss the Master Plan, including any items which may require By-Law changes or funding sources.**

Chairman LaCamera reviewed what was available on the Town Website regarding the Master Plan. On the Planning Board page, residents are referred to the Southeast Regional Planning and Economic Development District (SRPEDD). Ms. Craig-McGee obtained copies of the Master Plan, and it has been put on the Town Clerk's page, the Planning Board page and the MPIC page. The Town Clerk also has a hard copy in her office. Chairman Dixon stated he had asked for the number of hits the Master Plan received over the last year. It was only 13. Hopefully with the changes the Selectman made, we will get more clicks.

Chairman LaCamera asked who is responsible for updating the Action Plan. Chairman Dixon responded it should be the MPIC, but we have not had a meeting since last February (due to COVID). He also stated he is not sure who has the authority to update the Action Plan. Ms. Craig-McGee stated she received the Action Plan in a PDF format. She will check with SRPEDD to see if they will send it to her in a word document.

The Selectmen and the MPIC reviewed the following Goals and Strategies for the Board of Selectman/Town Administrator in the Action Plan:

**Page 101-Goal 4-1 Economic Development:** Focus on redevelopment opportunities at the former Lakeville State Hospital and Dewey's bowling alley sites. **Goal 4-2: Economic Development:** Support the local Business community and facilitate new local development in appropriate areas in Town. **Strategy 2-1-1 Land Use Strategy:** Focus future large scale business growth to key locations along Route 18, Route 44, and Route 105.

Chairman LaCamera stated hopefully the Lakeville Hospital Redevelopment Project is moving forward. The Lakeville Business Park across the street, where the T Station is located, is fully developed, of which 50% is housing, as you know. Some of the lots on the Hospital property have already been sold for new housing, a 40B Project, a funeral home, and a couple of other things are going in there as well. He questioned where else in that area, other than Dewey's Restaurant, would you develop commercial property. Chairman Dixon responded the MPIC finalized the Plan over a year ago. What is there now was not there then. What we were talking about was opportunity, and what you see today is reality. That changed after we produced the Plan. We would have to look at what is there now and how it relates to what we were discussing.

I would strongly suggest we edit the Action Plan to include what is there right now, and then compare it to our notes to see what exactly we were talking about.

Chairman LaCamera's other question was regarding economic development on the half mile stretch on Route 44. The Industrial Park there is completely full, so besides the Lakeville Nursery, which has been bought and is going to be developed, he does not know of any other area there that could be developed as far as commercial property is concerned. Mr. Dixon stated he does not have his detailed notes in front of him to refer to, but if memory serves, what we were speaking to back then was prior to these things happening. I would respectfully ask we compare what you said to our notes to see if that was what we were talking about. If we were off topic, then make the adjustments to the Strategies and/or the complimentary Actions. We may have to go and look at the Strategies and make the changes. Mr. Marshall agreed a lot has changed since the Plan was finished, and he concurred we may have to go back and make the changes. Chairman Dixon has stressed he wants the Master Plan to be actionable and not sit on the shelf. It should be kept up to date.

Chairman LaCamera asked about the re-zoning on Route 18. Was it from Crooked Lane to Ocean Spray or Route 79 to Ocean Spray? Mr. Rogers stated he thought the re-zoning had already taken place.

**Page 101-Strategy 2-1-3 Land Use:** Hire a Town Planner to help guide future development in Town and to lead new long-range planning initiatives. Chairman LaCamera stated the Board is with you on this. The Planning Board initially wanted to hire a consultant. There is money in next year's Budget for a full-time Planner. What level is yet to be determined. We need to meet with the Planning Board.

**Page 104-Strategy 6-1-1:** Hire a full-time Conservation Agent to help identify and protect important areas in Lakeville. Chairman LaCamera stated there has been discussion relative to changing the position from part-time to full-time. We need to look at the Job Responsibilities first and determine if they are being met, and do we need additional help. Mr. Chamberlain stated the problems over the years with hiring a full-time Agent is the nature of the business. Building comes in spurts depending on what is going on. You could get seven (7) applications at once. We never know what we need at any given time between conservation and building. With a part-time Agent you are reactive, and with a full-time Agent you are reactive and proactive. You can go out and do things and go through assembling the files, which you don't have time to do working part-time.

**Page 104 Goal 6-2:** Update the Town's 2013 Open Space & Recreation Plan. Chairman LaCamera stated the Plan was updated in 2013. When does it need to be updated? Mr. Marshall responded it needs to be updated now. The Open Space Committee was waiting to see what the MPIC came up with first. Chairman LaCamera stated now is the time to apply for grant money. Ms. Garbitt stated she thought the Open Space Committee had already applied for the grant money. This needs to be checked on and added to the Action Plan.

**Page 104 Strategy 3-1-2 Housing Strategy:** Work in partnership with local developers to build Senior Housing with a variety of housing units. Chairman LaCamera stated he thinks this is important. It is obvious we see in the Town, since LeBaron changed over from 55 and over, we have a shortage of housing for Seniors. I am supportive of this. Selectman Fabian agreed. That whole area was supposed to be 55 and older, and now that it is not, I am afraid we are not

going to have enough housing for seniors who want to get out of their large single family homes. Selectman Day stated he is worried about Seniors getting priced out of their own home and wanting to stay in Town with no place to go, with large minimum lot sizes and larger homes that have been in their family for generations but are tougher and tougher to keep up with and pay taxes on. I am definitely in support of a well thought out plan to make sure anyone who wants to stay in the Town they love will get a chance to do that. His general comment on the Master Plan; there are so many things in it, we should hunker down and figure out what are the priorities. What items feed into other items. He agrees with Chairman Dixon we need to keep it a living document and do quarterly updates showing what has been done and what do we need to do. Focus on important ones that feed into others. Chairman Dixon agreed and stated how important Senior housing is. COVID has really adjusted many peoples' plans. Mr. Rogers stated one thing we were talking about and you started to identify some of the issues, and one is these are all common goals that we have, 40/50 of them. The question is prioritizing them. What is important to the Boards? Identify and highlight some of those we should be working on. We need to hear from the Boards and Committees what is important to them. Chairman LaCamera agreed. He stated he thinks some items in the future should be brought forward to the present, like the Planning Board's Rules and Regulations. They need to be updated now.

**Page 102 Strategy 4-1-1-Economic Development:** Refocus and reinvigorate Lakeville's existing Economic Development Committee (EDC) to work with landowners and private developers to find a way forward on these critical sites. Chairman LaCamera stated Selectman Day asked what do they do. They have not met in three (3) years. We need to re-evaluate their Charge. The Members wanted to be re-appointed. Selectman Day has been appointed to the EDC. We need to figure out what their responsibilities are and get a handle on this.

**Page 104 Strategy 6-1-3 Open Space & Recreation:** Rekindle partnership efforts between private landowners, land conservation groups, and State and Local governments to enable future Open Space acquisitions. Selectman Fabian stated she felt like this was already trying to be done, but we don't necessarily have a direction, because so many people are involved. One time in particular this past year, it came up when some land was coming out of Chapter Land. We had sort of a glitch, so not every party knew at the same time, but there was interest from some of the conservation groups to try and purchase the land, but because a lot of people were working independently, the opportunity and timing fell through. It seems like we are naturally coming to these strategies. In some cases we need a little more direction as to who should actually be doing what. I know we can't buy the larger parcels, but on the smaller ones we could certainly try to partner with some of the conservation groups. We need to communicate with the other Boards, so we are all on the same page.

Selectman Day agreed and stated this is an area that is primarily outlined with the lead party being the Planning Board, but I think this is an area where the Selectmen can help out by adopting a policy where every year we set aside some money in the budget to purchase small parcels. Selectman Fabian stated maybe we should consider the Community Preservation Act (CPA) again. It has failed twice before, but with all the young people who care about the environment living in Town, maybe now is the time to bring it forward again. Ms. MacEachern stated she would be totally on board with it. She has had discussions with people in Town, and some information was sent to her about a town in Rhode Island where there was a three (3) percent tax on the sale of properties over X number of dollars, and it went into a fund to be used by the Town to purchase land like this. I think a lot of people in Town would be on Board too.

Mr. Marshall stated the Open Space Committee had a long discussion regarding Chapter Land because when the parcels do become available right now there is no mechanism to purchase them because of the timing. It is a continuous goal of the Open Space Committee, whether it is the CPA or another mechanism like the Town putting money aside. What is frustrating when these parcels come up, outside agencies who want to purchase the land can't, because the Town does not have funding for it. If we are not able to do that, we leave a lot on the table. The frustration of the Open Space Committee and the MPIC is people want to preserve what brought all of us here to live. Mr. Marshall also stated it hurts the Town with grants. The Town needs to have skin in the game. In Bourne, where he works, they have been very successful with purchasing Open Space, historical preservation and parks.

Chairman LaCamera stated the Open Space Committee needs to find the areas we should be protecting and prioritize those areas. Then they should contact the owners to see if they are willing to protect their land, and what are they going to do in the future. They need to be more proactive instead of reactive. Lakeville has been very successful with grants for Open Space such as Betty's neck, Ted Williams Camp, the Wilkie Farm, Howland Road, and the Tamarack. In the past we talked to the owners ahead of time. Chairman Dixon stated if we could dovetail those comments into the Master Plan so they could enlighten the owners as to what the citizens want. Educate them on what we would like to do with the property. Advocate whoever is responsible. Chairman LaCamera added we know the properties. We have a list of the 61A and 61B parcels.

Chairman LaCamera stated I think we all agree we want to keep a mixed use of all our resources to provide commercial property development. We need to discuss where can we put commercial property and development, and where do we need rezoning? We need to focus on this and set the strategy, and then we can say we have this property, do you want to come to Lakeville and develop something? Right now our Industrial Park is full. Regarding Farms, we are putting the Right-to-Farm By-Law on the next Town Meeting. We have already met with the Agricultural Commission, so we are all set. Mr. Chamberlain added we should check with the Town of Westport. We could gain a lot of knowledge from them about their By-Law.

**Page 103** Strategy 5-3-1-Support the Historical Commission's efforts to designate the area around the Route 18 and Route 105 intersection as the Town's first Historic District. Chairman LaCamera stated he has spoken with Historical Commission Member Nancy LaFave, and she said they are working on it. It would include the Historic Library. They have hit a couple of snags, but it is moving forward.

**Page 103** Goal 5-2-Complete and implement a Historic Preservation Plan. Chairman LaCamera stated Town Meeting has already appropriated funds for the Preservation Plan and the Archeological Survey. Ms. LaFave said they are looking for someone to do them.

**Page 103** Strategy 5-4-1-Work with the groups such as the Arts Council to determine actions that the Town can undertake to support more cultural events. Chairman LaCamera stated Selectman Day is on top of this. He has negotiated three (3) Marijuana Agreements, and each one requires a \$10,000.00 annual donation to the Town, totally \$30,000.00 a year up to \$75,000.00 a year to be used for anything we want. It was the Selectmen's position the Board should decide how that money gets utilized in the Town of Lakeville. A Committee will be established with people involved in these organizations, and they would decide which non-profit

will benefit. This is a resource to draw on for the next five (5) years. Other programs in Town could be funded.

Selectman Fabian stated since the Right-to Farm By-Law came up, so many people on social media ask why can't we have a regularly occurring Farmer's Market. I am going to work with the Park Department. Why can't we decorate downtown more? What is downtown? There is interest out there for cultural events. Winterfest was very successful. Cultural has a very social media presence. Selectman Day stated Selectman Fabian was spot on. People should contact the website to let the Board know their thoughts.

**Page 103** Strategy 5-4-2 Natural & Cultural Resources: Support efforts to investigate the possible merging of the Town's Historical Commission and Historical Society. Chairman LaCamera stated someone has donated a ramp to the Historical Society for their Museum (**Page 105**-Strategy 7-2-4 done). The problem with merging them is the Historical Society would have to donate their property to the Town. That is a discussion for another day.

Selectman Fabian stated Building Commissioner Nate Darling knows the Master Plan inside and out. We would accomplish a lot if our Boards and Committees worked together. Chairman Dixon agreed. Boards and Committees should become familiar with the Master Plan. Is there anyway the Selectman could get the word out? Discussion followed regarding desktop vs. phone app.

**Page 105** Strategy 7-2-1-Services and Facilities: Support the community's efforts to improve/upgrade the Assawompset Elementary School. Chairman LaCamera stated the Town has put over One Million dollars into the school over the last six (6) years with a combination of Town money and \$600,000.00 from the Green Community Initiative thanks to the Building Commissioner Nate Darling. There is still more work to be done, and it was his understanding the School Committee had submitted another request to the Massachusetts School Building Authority (MSBA), but they didn't. The Superintendent said they did not submit because of COVID. There are other programs available, because it is very difficult to get approved by the MSBA. There are some handicap accessibility issues, but overall the school is in very good condition and very well maintained. It does need some new windows, etc., but there are some isolated grants we can apply for. He has a meeting with the Regional Finance Committee on February 10<sup>th</sup> to discuss what the options are and get some of those grants submitted. The School Department has submitted to the MSBA twice, but did not get approved. They are on the MSBA list. This is something that needs to stay on the Action Plan.

**Page 105** Strategy 7-2-2 Services and Facilities: Support the Highway Department's efforts to improve/upgrade their Administration Building. Chairman LaCamera stated this has been on our radar for three (3) years, and we have gone to Town Meeting three (3) times. We finally have the funds needed to build a new building. The project has not been started yet, because of COVID. The plans have been finalized, and we plan to have it done this summer, guaranteed.

**Page 105** Strategy 7-2-5 Services & Facilities: Pursue an Americans with Disabilities (ADA) Transition Plan and make necessary improvements to Municipal Facilities. Chairman LaCamera stated the Town applied for an ADA grant, and it was approved. The State has extended the deadline to do the study until June 30, 2021. The Selectmen have decided to move forward with the study over the next few months.

**Page 105** Strategy 7-3-1-Services & Facilities: Consider providing more staff to support the maintenance needs of the Town and the Ted Williams Camp. Chairman LaCamera stated the Town committed to and has hired two (2) new full-time Highway Department staff members, and the Highway Department has taken over the responsibility of the maintenance of all the Park facilities outside the buildings and all the grounds. The Highway Department has done a great job. For instance, they recently cleaned up Clear Pond Park. There were fallen trees all over the place. They took out five (5) truckloads of debris, old trees and stumps. Superintendent Frank Moniz is also committed to clearing out and opening the trails at the Ted Williams Camp and Clear Pond Park. It is working out very well. Chairman Dixon stated he has talked to residents multiple times at the Workshops about the trails. It is great news. It is what they wanted, and it came to fruition.

Mr. Rogers stated you have noted nine (9) things have already been accomplished, which people don't know about. We need publicize that and put it out there. They will pay more attention to the document. We need to re-orient the document and make it a living document. We need to re-orient the priorities for presentation. We need to structure the priorities to make it more meaningful to the Town. Selectman Day asked how many Department Heads have been approached to see what is feasible in the next few years and what could be worked into their Capital Plans. Chairman Dixon stated the MPIC met with all the responsible parties over two (2) years. We were full steam ahead and received all the updates until COVID hit. We need to get going again. Mr. Rogers added we can re-visit those people at the end of the year to get their input again and update everything.

**Page 104** Strategy 7-1—Services & Facilities: Investigate an expansion of/upgrade to the Existing Fire Station. Chairman LaCamera stated in 2006 he insisted a Facilities Study be done. It was completed in 2007. That Plan did not get implemented the way it should have been, so now we have a situation. It is not just the Fire Department that has a problem; the Town Hall as well is squeezed together in certain areas, and storage space is a serious problem. The Selectmen's plan is to talk about two (2) buildings and what the options are. What we can do in the short term and what we can do in the long term. We have multiple options we can discuss including building a stand-alone Fire Station or taking the existing Town Hall and Fire Station and making that the Fire Station and building a new Town Hall. In the interim, the old Library is vacant. We could use that facility in the short term. The plan would be to put some funding on Town Meeting to revisit that whole study and document what the options are and come up with the costs.

Chairman Dixon asked how do we determine how much property is available, and if that property is developed what will our population top out at. Chairman LaCamera responded that is a tough question. Chairman Dixon said it is extremely important to know when talking about a municipal building. Chairman LaCamera stated when we built the Senior Center we planned for future expansion, so we would not have to add infrastructure. If we build a Town Hall, we can always plan on adding rooms. A Fire Station is completely different, Twelve Million minimum, whereas, a Police Station is Eight Million. As far as future residential development, LeBaron is permitted for 386 units, and it is only 50% done. More units will be going in near the Train Station. But as far as any more large residential developments, there are no more large parcels of land. There is not a lot of property out there anymore.

**Page 104** Strategy 7-1-2 Services and Facility Strategy: Consider providing additional full-time staff to meet the increasing demand of the Lakeville Fire Department. Chairman LaCamera stated we have hired two (2) new full-time Fire Fighters.

This makes ten (10) things have been accomplished.

Chairman LaCamera stated there should be a follow-up meeting, because we need to prioritize what we want to accomplish in 2021. The Planning Board items need to be addressed sooner rather than later such as the Open Space Design By-Law. Selectmen Fabian stated we want Open Space, commercial development and housing. There is a way to do it all with planning and a commitment to stay within the Master Plan.

Mr. Lynch stated he lives in LeBaron, and the residents who live there have no idea what is going on in Town. How do we get the word out so people know what is going on? Mr. Rogers also asked how do we get the word out so people know how the Plan will affect them in five (5) years. Mr. LaCamera responded we don't have newspapers reporting about the Town anymore, so people rely on Facebook, which isn't all that reliable. We could work on a campaign to get the word out. There was further discussion regarding reaching out to the community and the Homeowners' Associations. Selectman Fabian stated residents can sign up on the Town's website to receive Agendas and information on the MPIC page.

Ms. Garbitt had two (2) comments. Land Use Strategy 2-2-4: Adopt an Open Space Residential Design By-Law. She stated the Town was awarded a Local Technical Assistance Grant (DLTA) through SRPEDD approximately three (3) years ago to draft an Open Space By-Law. SRPEDD presented it to the Planning Board, but they did not want to move forward with it until an Open Space Development was presented to them. The MPIC argued that Developers are not going to wait until an Open Space Development Zoning By-Law gets approved by Town Meeting. It could take several months. Also, Land Use Strategy 2-1-2: Development Guidelines for the commercially zoned areas to ensure new Development matches the community character. The MPIC felt this Strategy was very important. For instance the Walgreen's building could have been designed to match our community's character.

Chairman LaCamera agreed the Design Guidelines were very important; not only the Walgreen's building, but also the Dollar Store.

### **Schedule Next Meeting**

Chairman Dixon will reach out to the MPIC Members for available dates to schedule the next meeting.

### **Adjournment**

Upon a motion made by Mr. Marshall and seconded by Mr. Rogers, the Committee

VOTED: To adjourn the meeting at 8:52 PM.  
Roll call vote: Member Rogers-Aye, Member Garbitt-Aye, Member Marshall-Aye, and Chairman Dixon-Aye.