

## FAQ

### **Q: What is going in at the Old Hospital site?**

A: The proposed project is for a warehouse/distribution center, at this time the tenant is yet to be determined. Please visit [this](#) informative website for more information, which will be updated throughout the project.

### **Q: What will happen to the landfill?**

A: There will be cleanup performed by the developer, projected at a cost of \$10 million, to remove all of the contaminants from the area including the removal of all existing structures, [MEPA](#) will be involved as well.

### **Q: What about all the noise caused by all those trucks?**

A: There will be a public hearing focused on Noise which will include noise studies, peer reviewed by [Environmental Partners](#), which is a team of engineers working on behalf of the Town of Lakeville to review the submitted studies and provide guidance and recommendations to the Planning Board.

### **Q: Can I view the Site Plans?**

A: Yes, the electronic plans are available on the 43D Project webpage, and a hard copy of the plans will be available for viewing at the Police Station Meeting Room, please use the contact form [here](#) to set up a viewing time.

### **Q: Will there be a traffic study?**

A: Yes, there will be a traffic study peer reviewed by [Environmental Partners](#), which is a team of engineers working on behalf of the Town of Lakeville. Massachusetts Department of Transportation will also be providing recommendations through the MEPA process since Route 105 is a state road.

### **Q: What about transparency?**

A: The project was properly noticed via local newspapers, via the Lakeville Town website (red banner across the top of the website) and abutters to the property are notified prior to each public hearing via US Mail. The Town Bylaws require notification to land owners within 300' of the property, which is paid for by the applicant/developer.

### **Q: Why is there a warehouse/distribution center proposed for this location when Sysco was voted down 11 years ago at Town Meeting?**

A: In 2010 when Sysco was proposed for the Old Hospital site, it required a zoning change through a vote at Town Meeting. In 2012, the Town of Lakeville adopted the Development Opportunities District at Town Meeting, which is an overlay district superimposed over the entire town of Lakeville. This zoning allows for parcels over 25 acres to be developed as a warehouse/distribution center by way of a special permit granted by the Planning Board. The DO District information can be found on page 89 of the Lakeville [Zoning Bylaw](#).

### **Q: Will there be any tax breaks for this development, and what is the expected tax revenue if this project is approved?**

A: There are no tax breaks currently offered or expected for this project. The town of Lakeville has a single tax rate of \$12.77 per \$1,000 in valuation for all residential, commercial, industrial, and personal property in town. Current estimated taxes generated by a project this size is \$400,000.00.

\*If you should have additional questions or concerns, you are welcome to view the [Public Hearings](#) on this matter, or fill out this [contact form](#) and someone will get back to you within 48 hours.