

**TOWN OF LAKEVILLE**  
**Project Review Committee for 43D**  
**Meeting Minutes**  
**September 9, 2020 – 7:00 PM**  
**REMOTE LOCATION**

On September 9, 2020, the Project Review Committee for 43D held a meeting at 7:00 PM remotely from various locations. The meeting was called to order at 7:00 PM by Board of Selectmen Chairman LaCamera. Committee members present were: Mark Knox; Christopher Spratt; Nathan Darling; Richard LaCamera; Elizabeth Nash; Robert Bouchard; Matthew Perkins, Michael O'Brien and John Olivieri, Jr. 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 September 9, 2020 public meeting of the **Project Review Committee for 43D** shall be physically closed to the public to avoid group congregation. **However, to view this meeting in progress, please go to [facebook.com/lakecam](http://www.lakecam.tv/) (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/>**

**Initial Organization**

Mr. LaCamera stated that a Chairman and Vice-Chairman needed to be appointed.

Upon a motion made by Mr. Darling and seconded by Mr. Spratt, it was:

VOTED: To appoint Mark Knox as the Chairman of the Project Review Committee for 43D.  
Roll call vote: Mr. Knox – aye; Ms. Nash – aye; Mr. Spratt – aye; Mr. O'Brien – aye; Mr. Darling – aye; Mr. Bouchard – aye; Mr. Perkins – aye and Mr. LaCamera – aye.

Upon a motion made by Mr. Knox and seconded by Mr. LaCamera, it was:

VOTED: To appoint Chris Spratt as Vice-Chairman of the Project Review Committee for 43D.  
Roll call vote: Mr. Knox – aye; Ms. Nash – aye; Mr. O'Brien – aye; Mr. Darling – aye; Mr. Bouchard – aye; Mr. Perkins – aye and Mr. LaCamera – aye.

**Requirements of the Committee**

Ms. Candito said this process is unique to the Lakeville Hospital Property and was created in 2012/13. 43D has size requirements for the property and is an expedited permitting process. There is a 180-day approval period for 43D. Mr. Knox asked members to review the first 12-14 pages in the guidebook.

**Timelines**

Chairman Knox reviewed the timelines in the guidebook. Ms. Candito said the timeline may require joint meetings of Boards, Committees and Commissions. Mr. Knox said members will bring back information to their Board/Committee/Commission for review.

Mr. LaCamera said all the environmental studies are complete, and they have an idea on the cost for demolition and cleanup of the landfill. They are proposing a preliminary meeting on September 15<sup>th</sup> at 7:00 PM to present an overview of the project. It is not a public hearing; just an update on timeline. They want to submit formal plans in October to move ahead with the project. Mr. Knox asked if the meeting on September 15<sup>th</sup> starts the clock? Mr. LaCamera said not until the Planning Board calls the public hearing. Mr. Knox said also until the application is reviewed and considered complete. Mr. LaCamera said the meeting will be held at the Police Station with no public attendance. We can also do a Zoom meeting as well. A discussion was held about the Zoom meeting portion. Ms. Candito spoke about LakeCAM's concerns on holding a hybrid meeting. It was agreed to hold the meeting at the Police Station on September 15<sup>th</sup> at 7:00 PM.

**General third-party Support Opportunities**  
**Discuss and vote on Peer Review**

Mr. Knox asked about peer review. Ms. Candito said she had reached out to SRPEDD, but they are not able to help us with this project at this time. She received a list of engineering firms that have worked on Project 43D projects. She called everyone on the list and is waiting for a response from the firms. Mr. LaCamera said we need to get an engineer in place as soon as possible. He suggested using Environmental Partners as they have Project 43D experience. Mr. Knox noted that Ms. Candito has not heard back from any of the firms recommended by SRPEDD. He would not be averse to using Environmental Partners. Mr. Darling said he has worked with them on several occasions and would recommend them.

Upon a motion made by Mr. Darling and seconded by Mr. Spratt, it was:

VOTED: To hire Environmental Partners to do the peer review on the scope of work exclusive to the Lakeville Hospital property.

Roll call vote: Mr. Perkins – aye; Mr. Spratt – aye; Mr. Bouchard – aye; Mr. O'Brien – aye; Mr. LaCamera – aye; Mr. Darling – aye; Mr. Knox – aye and Ms. Nash – abstained.

**Discussion and vote on Project 43D Guidebook**

A discussion occurred regarding if the non-refundable application fee of \$400 should be increased

Upon a motion made by Mr. Knox and seconded by Mr. Bouchard, it was:

VOTED: To keep the application fee at \$400.00.

Roll call vote: Mr. Perkins – aye; Mr. Spratt – aye; Mr. Bouchard – aye; Mr. O'Brien – aye; Mr. LaCamera – aye; Mr. Darling – aye; Mr. Knox – aye and Ms. Nash – abstained.

Upon a motion made by Mr. Spratt and seconded by Mr. Darling, it was:

VOTED: To approve the 43D Site Permitting Guidebook

Roll call vote: Mr. Perkins – aye; Mr. Spratt – aye; Mr. Bouchard – aye; Mr. O’Brien – aye; Mr. LaCamera – aye; Mr. Darling – aye; Mr. Knox – aye and Ms. Nash – abstained.

### **New Business**

Mr. Darling said all of the members should start thinking what permits/approvals will be needed from their various Board/Commissions and Committees. Chairmen should keep this as a running agenda item so that updates can be made at each meeting. The process was not created to give waivers; just to make sure that there is not a stall in the permitting process and to let the public know what is going on. Mr. Spratt asked if members will receive the information from the developer prior to the meeting. Mr. LaCamera said that we can request the information during the overview presentation. Mr. Darling noted that there will be a website specific to this project. All information will be posted on it with timelines. Large documents will be able to be downloaded from there. Mr. LaCamera said it is already up, and a link will be sent to the members.

Mr. Knox said Environmental Partners should be asked to attend the overview. Ms. Candito will invite them. Mr. LaCamera said we need an outline of the services that they provide and their rates. Mr. Knox said we should put together a list of the disciplines that the Boards, Committees and Commissions would like reviewed on this project.

### **Adjournment**

Upon a motion made by Mr. LaCamera and seconded by Mr. Darling, it was:

VOTED: To adjourn the Project Review Committee for 43D Meeting at 7:54 PM.

Roll call vote: Mr. Perkins – aye; Mr. Spratt – aye; Mr. Bouchard – aye; Mr. O’Brien – aye; Mr. LaCamera – aye; Mr. Darling – aye; Mr. Knox – aye and Ms. Nash – aye.

### **List of documents provided at the Project Review Committee for 43D Meeting of September 9, 2020**

1. 43D Site Permitting Guidebook