

**TOWN OF LAKEVILLE
Lakeville Select Board, acting as the Wage &
Personnel Board as needed
Meeting Minutes
January 10, 2022 – 6:30 PM
REMOTE LOCATION**

On January 10, 2022, the Select Board held a meeting at 6:30 PM remotely from various locations. The meeting was called to order at 6:30 PM by Chair Fabian. Select Board Members present were: Chair Fabian, Member LaCamera and Member Carboni. Also present was Ari Sky, Town Administrator and Tracie Craig-McGee, Executive Assistant to the Select Board and Town Administrator. LakeCAM was recording the meeting for broadcast.

In accordance with provisions allowed by Chapter 20 of the Acts of 2021, the January 10, 2022 public meeting of the Lakeville Select Board will be held remotely. **However, to view this meeting in progress, please go to 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/>.**

Select Board Announcements

Chair Fabian read the Select Board announcements.

Town Administrator Announcements

Mr. Sky read the Town Administrator announcements.

Meet with LakeCAM Board of Directors to review 2020 Financial Statements

Jose Invencio and Jonathan Watkins, President of LakeCAM Board of Directors were present for the discussion. Mr. Invencio said we are required to annually present the LakeCAM financial statements to the Board. On page 3, salaries and wages went up due to hiring an additional person. A service contract was purchased for the most expensive equipment. A network and streaming expert was also employed. LakeCAM contributed \$10,000 for the Town House renovation project to install heat. There was depreciation on the Council on Aging equipment.

Mr. Invencio said that he has been receiving questions about LakeCAM being in jeopardy due to cord cutting. There was a 16% decrease in subscribers in Lakeville in 2020. We should have seen a drop off in funding at the end of 2020, but we did not. We went from producing 565 programs in 2019 to 423 programs in 2020. Most of that was attributed to high school sports that did not occur due to Covid. In 2021, 423 decreased to 376 programs. The Board thanked LakeCAM for their work during the pandemic.

Chair Fabian asked if the studio had moved yet? Mr. Invencio said he has had problems getting the office and studio space up and running due to not being able to source contractors and materials to get the work done, but they are working on it.

Discuss scheduling Annual Town Meeting for 2022

Mr. Sky reviewed a schedule for the Annual Town Meeting for May 16, 2022.

Upon a motion made by Member LaCamera and seconded by Member Carboni, it was:

VOTED: To call the Annual Town Meeting for May 16, 2022 at 7:00 PM and to open the warrant on January 10, 2022 and to close the warrant on March 14, 2022 at 4:00 PM.
Roll call vote: Member Carboni – aye; Member LaCamera – aye; and Chair Fabian – aye.

Discuss revision to Community Preservation Act Ballot Question and possible vote to place the question on the Annual Election Warrant

Chair Fabian said at the meeting that the Board discussed this, we asked for clarification on the wording “matching funds”. Town Counsel suggested to add the word “any” before “matching funds”. Chair Fabian read the Community Preservation Act Ballot Question into the record with the recommended amendment.

Upon a motion made by Chair Fabian and seconded by Member Carboni, it was:

VOTED: To place the Community Act Ballot Question on the 2022 Annual Town Election Ballot as read.
Roll call vote: Member Carboni – aye; Member LaCamera – aye; and Chair Fabian – aye.

Discuss letter received from Senator Michael Rodrigues regarding \$250,000 funding for the Assawompset Pond Complex Management Plan

Chair Fabian said the Town has received a letter from Senator Michael Rodrigues regarding monies that he obtained to be used for the Assawompset Pond Complex Management Plan. She read the letter into the record. The funds will be used to help eradicate the weed problem in the ponds. Member LaCamera noted that there is additional ARPA money for other projects needing to be addressed including looking at the boat ramp in Freetown; the culvert on Route 18 where the 2010 flooding occurred and evaluation of the dam.

Discuss and possible vote to approve Town Administrator’s request to allocate funding from the American Rescue Plan Act for Covid vaccination and testing activities

Mr. Sky said the Town has received \$605,037 from the US Treasury for the ARPA funding, which is the first tranche and \$544,555 from Plymouth County for a total of approximately \$1.15 million in funds. ARPA uses have been clarified by the US Treasury to come into effect April 2022. He listed the approved uses. The biggest change to the rules is that every locality can assign up to \$10 million as revenue loss. This money is meant to last until 2024. The Select Board has already authorized funding for the feasibility study regarding providing water to the Parks project. Currently there is a need for Covid testing and vaccinations. Staffing estimate is \$2,400 a week for the vaccination clinic and \$1,200 for the testing clinic, plus supplies and testing kits. He is looking for funding for vaccination and testing of \$100,000 to start. Chief O’Brien said the plan is to set up the Covid

vaccination clinic and PCR testing as a detail, which encourages participation by call firefighters, which makes less of a burden on the full-time staff.

Chief O'Brien said in December, the Fire Department has treated 18 patients with Covid or potential Covid symptoms and calls are up 16%. Mr. Sky said our positivity rate is below the State average of 22%, but we were at 19.5% last week. We need to get people to think about testing and getting vaccinated. We are approximately 70% vaccinated in Lakeville. Member LaCamera asked if the testing is for Lakeville residents only? Chief O'Brien said yes. Member LaCamera said that the booster vaccinations are for anyone as it is done through the State. Discussion occurred regarding the distribution of ARPA funds by Plymouth County. Member LaCamera said he doesn't want to see the County not approve of our projects. Mr. Sky said the Federal guidelines trusts the municipalities to use the funds appropriately.

Upon a motion made by Member Carboni and seconded by Member LaCamera, it was:

VOTED: To authorize that the Town Administrator be designated to use up to \$100,000 in ARPA funding for Covid vaccinations and testing.

Roll call vote: Member Carboni – aye; Member LaCamera – aye; and Chair Fabian – aye.

Discuss and possible vote to send a letter to the Town of Middleborough regarding the proposed Chapter 40B Development known as Farland Estates II

Chair Fabian spoke about a proposed development in Middleboro, which was approximately ½ mile from Assawompset Pond. Lakeville was not formally asked to make a comment, but the Town Planner has drafted a letter for the Board to consider. Mr. Resnick said he spoke to the Middleborough Planning Office about the history of the project. Due to soils in that area, the property was permitted for a 27-lot subdivision. The Middleborough Planner encouraged us to send a comment letter to the Middleborough Board of Selectmen as this is a poor location for development. She felt that comments at this early stage would be helpful to getting the project scaled back or possibly stopped. Chair Fabian said we received a copy of the letter that the City of New Bedford sent. Do we want to send a comment letter to the Town of Middleborough?

Member Carboni said she has concerns with development around Assawompset Pond and Long Pond. When Island Terrace was being developed, comments were received from other communities regarding protection of the water source. Member LaCamera said he is concerned with the close location to Assawompset Pond. Since we don't have any plans on the project, and are not familiar with what is being proposed, we shouldn't take a position on the septic systems. He would remove that language. Mr. Sky suggested in the second paragraph, to remove the word "oppose" and insert "concern". He would strike the 3rd and 4th paragraph. The last paragraph could stand. Chair Fabian said the Board needs to send something.

Upon a motion made by Member Carboni and seconded by Member LaCamera, it was:

VOTED: To approve the letter that was presented with the recommended revisions by Mr. Sky.

Roll call vote: Member Carboni – aye; Member LaCamera – aye; and Chair Fabian – aye.

Discuss and possible vote on request from Police Chief to appoint Zachery Mosher as Police Officer/Constable

Matthew Perkins, Chief of Police, was present for the discussion. Chief Perkins said he has a vacancy for one (1) Police Officer position. After interviews, the interview committee recommended Zachery Mosher. He requested that Mr. Mosher be appointed effective January 30, 2022.

Upon a motion made by Member Carboni and seconded by Member LaCamera, it was:

VOTED: To appoint Zachery Mosher as Police Officer, effective January 30, 2022, for a probationary term to expire January 30, 2023.

Roll call vote: Member Carboni – aye; Member LaCamera – aye; and Chair Fabian – aye.

Upon a motion made by Member Carboni and seconded by Member LaCamera, it was:

VOTED: To amend the previous appointment for Zachery Mosher to Police Officer/Constable, effective January 30, 2022, for a probationary term to expire January 30, 2023.

Roll call vote: Member Carboni – aye; Member LaCamera – aye; and Chair Fabian – aye.

Discuss request from Kenneth W. Upham, Sr. to be reappointed as a Constable for the Town of Lakeville

Chair Fabian said that Kenneth W. Upham, Sr. has requested to be reappointed as a Constable for the Town of Lakeville.

Upon a motion made by Member Carboni and seconded by Member LaCamera, it was:

VOTED: To reappoint Kenneth W. Upham, Sr. as Constable for a term to expire January 16, 2023.

Roll call vote: Member Carboni – aye; Member LaCamera – aye; and Chair Fabian – aye.

Discuss request from MassHousing for comments in regards to proposed development known as North Bedford Crossing at 109 Bedford Street

Marc Resnick, Town Planner, was present for the discussion. Mr. Sky said this property is being proposed for a 40B. It is 20 units of residential development on five (5) acres of narrow land. MassHousing is looking for an initial statement of interest or non-opposition from the Town. Mr. Resnick said he walked the site last week. It is pretty level, long and narrow. His biggest concern would be roadway design and drainage, but that would be reviewed by the Zoning Board of Appeals and hopefully a peer review engineer. He would want to see landscaping, street trees, and buffers. If there is going to be a future sidewalk on Route 18, he would recommend a sidewalk on the side where the homes are. Selectman Carboni said she is concerned about the line of sight going onto Route 18, where the speed limit is 55 miles per hour. You can see to the right very well, but to the left are a lot of trees. She noted that there is a plan regarding a unit proposed for a veteran at a lower cost. Selectman LaCamera said that we need to have these affordable units be perpetual. In 2021, the Town had 105 new housing units. 83 of those 105 units are 40B and 40R projects. We don't have a lot of

single-family homes being built. In 2020, we had 78 units built and 67 of those were 40B projects. In 2019, 53 of the 67 units were 40B and 40R projects. We are never going to meet our 10% goal. He would like to ask the developer to provide 30% of the units as affordable. The two-bedroom units have master bedrooms on the first floor. He would like a percentage for senior housing. Mr. Sky will have a letter prepared to go to MassHousing. He noted that the Fire Chief would like to make sure that there will be appropriate access for Fire vehicles. Member Carboni confirmed that by going up to 30% there would be six (6) affordable units. Mr. Sky said yes, but it is up to MassHousing whether they go along with that.

Upon a motion made by Member Carboni and seconded by Member LaCamera, it was:

VOTED: To send a letter to MassHousing with the Board's comments regarding landscaping; line of sight issues; fire services turning radius and infrastructure; increase affordable units to 30%; make the units affordable in perpetuity and include a provision for senior housing.

Roll call vote: Member Carboni – aye; Member LaCamera – aye; and Chair Fabian – aye.

Upon a motion made by Member Carboni and seconded by Member LaCamera, it was:

VOTED: To have the Town Administrator sign the letter on behalf of the Board.

Roll call vote: Member Carboni – aye; Member LaCamera – aye; and Chair Fabian – aye.

Review and possible vote to approve Selectmen Meeting Minutes of December 6, 2021; December 10, 2021, December 13, 2021 and December 20, 2021

Member Carboni noted the following revisions needed: on December 6th and December 10th, under any other business, to add a “w” to the word “as”. Page 3 on December 13th, under site plan review, it is “Rhode” not “Rod”. Member Carboni asked to check to see if she had seconded the motion for the appointment of Marc Resnick as Town Planner on the minutes of December 20th.

Upon a motion made by Member Carboni and seconded by Member LaCamera, it was:

VOTED: To approve the Board of Selectmen Meeting Minutes of December 6, 2021; December 10, 2021; December 13, 2021 and December 20, 2021 with the proposed amendments.

Roll call vote: Member Carboni – aye; Member LaCamera – aye; and Chair Fabian – aye.

New Business

There was no New Business discussed.

Old Business: Town Administrator Goals

Chair Fabian said in August we had discussed setting some goals for the Town Administrator. Chair Fabian said Mr. Sky had provided the Board a summary in August. We need to set the goals to do part of the Town Administrator's review. She asked the other Members how many goals they would like. She was thinking five (5) or six (6).

A motion was made by Chair Fabian and seconded by Member Carboni to set six (6) hard goals for the Town Administrator.

Discussion: Each Board Member discussed their top three (3) goals. Chair Fabian said her three (3) were researching the health insurance plan, currently at 50/50% for new hires; complete the Voice Over IP project and getting the Building Department moved over to the Historic Library. Member Carboni said her top goals were updating the Wage & Personnel Handbook to reflect recent hiring practices and re-engage the Economic Development Committee (EDC), including reviewing the charge and scheduling regular meetings. Member LaCamera said some of his goals have been accomplished, like recruiting key senior personnel and reviewing job descriptions and evaluating policies and procedures to identify areas that need attention. Another is the infrastructure projects that have been funded; some are done and a majority are in process. Chair Fabian said infrastructure projects will include VOIP and the building projects. Member LaCamera said the water situation at the Parks, Highway Office, the Town Hall/Fire Station projects are big projects. Chair Fabian said she would like the health insurance review. It is important for us to be competitive; we have lost new hires due to that. Mr. Sky said to move forward with the EDC, he would need a bit more concrete direction in what the EDC priorities would be. Discussion occurred regarding getting the EDC back on track. Chair Fabian said under recruiting key personnel, we discussed that in the Town Administrator interviews. That should be one (1) of the goals; recruit key personnel. Member LaCamera said it was very important to get the right people in place.

Member Carboni said the Board had discussed this back in May and we are now in January discussing goals for the Town Administrator that are already met. We should have started this ahead of time, not post. Chair Fabian agreed with Member Carboni. Chair Fabian said the Board used to have a priority list. We can work on that going forward once we get this done. Mr. Sky noted that he has been working on the management of Covid response, the ARPA money and CARES Act funding. Member LaCamera said that Mr. Sky presented goals back in April before he was hired. He has modified them based on suggestions we made. He is okay with the goals that have been presented. Member Carboni said she was happy with Mr. Sky's list from August as it touches on elements that we have all brought up.

Upon a motion made by Chair Fabian and seconded by Member LaCamera, it was:

VOTED: To withdraw the previous motion.

Roll call vote: Member Carboni – aye; Member LaCamera – aye; and Chair Fabian – aye

Upon a motion made by Chair Fabian and seconded by Member LaCamera, it was:

VOTED: To approve the FY22 list of Town Administrator Goals that was created by Mr. Sky after the Board's August 10th meeting consisting of five (5) items.

Roll call vote: Member Carboni – aye; Member LaCamera – aye; and Chair Fabian – aye

Chair Fabian said going forward, we have options on how to do the actual review, and she will send that to the other Board Members. Now we need to come up with new goals for 2022. Member LaCamera said we should do this in April as there is a lot going on. Chair Fabian asked the Board Members to begin thinking of goals for 2022.

Chair Fabian read the letter from the Lakeville Arts Council sent to Boston Tavern regarding their holiday event.

Member LaCamera said the Lakeville Arts Council also sent a letter to the Park Commission regarding exterior lighting on the parking lot. He attended the event, and there were no lights turned on. However, there are lights there. When installing the fiber to the Loon Pond Lodge, the wire was cut for these lights. He assumed that it was fixed. We should do this as soon as possible. Mr. Sky said he has spoken with Nate Darling about getting that project going. Member LaCamera said the other item being asked for was a sound system in Loon Pond Lodge. This should be mentioned to the Park Commission. In most cases, live entertainers bring their own amplifiers. The Park Chairman should be asked about what is in place.

Member LaCamera said that Mr. Sky is going to be applying for a Massachusetts Historical Commission Grant to do with projects on some Historical Buildings in Town.

Any other business that can properly come before the Select Board

There was no other business discussed.

Adjournment

Upon a motion made by Member Carboni and seconded by Member LaCamera, it was:

VOTED: To adjourn the Select Board Meeting at 8:31 PM.

Roll call vote: Member Carboni – aye; Member LaCamera – aye; and Chair Fabian – aye.

Other Items

1. Letter from Lakeville Arts Council regarding All That Glitters Event
2. Letter from Lakeville Arts Council regarding request to Park Commission for lighting in the parking lot at Loon Pond Lodge and a sound system for Loon Pond Lodge
3. Notice from Massachusetts Historical Commission regarding Massachusetts Preservation Projects Fund Grant Program
4. Letters from Comcast regarding programming advisories

List of documents provided at the Select Board Meeting of January 10, 2022

1. Agenda page
2. Agenda page
3. Agenda page; 2020 Financial Statement for LakeCAM
4. Agenda page; draft schedule for Annual Town Meeting 2022
5. Agenda page; ballot question; email from Town Counsel; email from Michele MacEachern
6. Agenda page; letter from Senator Michael Rodrigues
7. Agenda page; memo from Town Administrator
8. Agenda page; draft letter to Town of Middleborough; map of Assawompset Pond Complex and locus map of proposed development in Middleborough
9. Agenda page; memo from Police Chief
10. Agenda page; letter from Kenneth Upham, Sr.; email from Police Chief
11. Agenda page; application package from MassHousing
12. Agenda page; Board of Selectmen Meeting Minutes of December 6, 10, 13 and 20, 2021
13. Agenda page
14. Agenda page
15. Agenda page