

TOWN OF LAKEVILLE
Lakeville Select Board, acting as the Wage &
Personnel Board as needed
Meeting Minutes
January 24, 2022 – 6:30 PM
REMOTE LOCATION

On January 24, 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. LakeCAM was recording the meeting for broadcast.

In accordance with provisions allowed by Chapter 20 of the Acts of 2021, the January 24, 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](https://www.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.

Presentation by Town Planner on MBTA Community Program

Marc Resnick, Town Planner, was present for the discussion. Chair Fabian said because we are a MBTA Community, there is new information coming from that. Mr. Resnick said in 2020, the Legislature passed an act requiring that MBTA Communities pass a high density residential zoning district within a half mile from the station to create high density residential housing. In order to encourage communities to do that, if you are non-compliant, you will be ineligible for a variety of State grants in the future. It must be a 50-acre zone, with a minimum of 15 units per acre for a total of 750 units for Lakeville. We need to look at the area within half a mile of the train station to rezone it for as-of-right zoning that would allow for, at some point in the future, creation of high density housing. It doesn't need to be developed to that number, but the opportunity must exist. You can still maintain the underlying zoning district. In our case, much of the land is zoned Business. We can still maintain that, and create this as an overlay district. We can build into the overlay district a mixed-use district. There are some timelines for compliance. By July 1, 2023, we have to approve a timeline and action plan by DHCD and must adopt the new zoning and have it approved by December 31, 2024. They have indicated that there will be grant opportunities to communities to create the timeline and action plan or to draft the zoning, but no guidelines have been created yet. Chair Fabian said hopefully residents will keep track of this and won't be surprised when this happens. This is not our decision; it is a decision from the State. A resident asked her if we get credit for the housing that is currently there. Mr. Resnick said we can include some areas that have housing in their current use and existing multi-family housing. The State will review the plan to make sure that we are creating housing opportunities for new housing. However, if we don't create housing, they may not approve our plan.

Mr. Sky said Mr. Resnick has been looking into being a Safe Harbor prospect. Mr. Resnick said Safe Harbor is a program that allows you to deny 40B locations once their plan is submitted. It doesn't have anything to do with the MBTA Community project. There have been no 40B or 40R applications approved in the last two (2) years. In order to become a Safe Harbor community, you have to submit within 12 months of an approval and it is good for two (2) years within the date of that project and have to have a certain amount of units approved. We don't have a current project, so we can't submit, but if we do get a project within a certain amount of units, we can. Member Carboni asked how different is a Smart Growth Overlay District from what they are requesting? Mr. Resnick said he is not sure on the density of the current Smart Growth Overlay District, but perhaps we can extend it and revise the language. As we move forward, we will evaluate if that is an option with DHCD. They may want a separate district as it must be by right; not a special permit situation. Member Carboni said the train station is shifting to Middleborough; has there been discussion if that would change our designation as a MBTA community. Mr. Resnick said if the train station is within a half a mile from an abutting community, it is a MBTA Community.

Presentation of FY23 Budget

Present for the discussion were Darren Beals, Larry Kostant, Adam Lynch and Katie Desrosiers from the Finance Committee. Mr. Sky said his objective is to comply with the bylaws as written, that the Town Administrator will assemble, prepare and present the budget and be responsible for creation of the Capital Improvement Plan. Chair Fabian noted that the Finance Committee is not posted as a meeting. Mr. Sky presented Power Point summary of the FY23 budget including addressing economic overview; FY23 budget process; revenue assumptions; steps to establish the FY23 budget, including organizational decisions and additions to staff; classification and compensation measures; proposed Free Cash allocations; proposed five (5) year Capital Plan and sources of funding; Covid Relief Funding; and the next steps. Member LaCamera said the Finance Committee is invited to our meeting with the Department Heads on February 7, 8 and 9, 2022. Mr. Beals said that worked well the last few years and would like to do that again. Chair Fabian said some of the School numbers are not in and there may be changes in grant monies. We will have the budget prior to Town Meeting and post it at some point.

Discuss and possible vote to revise the positions to be placed on the Annual Town Election Warrant to include a 2-year term on the Park Commission

Chair Fabian said we received a letter of resignation from Darlene Donnelly Lee from the Park Commission, effective April 4, 2022. We need to add the remainder of her term onto the Annual Town Election Warrant. Member LaCamera noted that the Board should accept Ms. Donnelly Lee's resignation first prior to revising the Annual Election Warrant.

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

VOTED: To accept Darlene Donnelly Lee's resignation from the Park Commission, effective April 4, 2022.

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 revise the positions on the Annual Election Warrant to include the unexpired two (2) year term on the Park Commission.

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

Member LaCamera thanked Ms. Donnelly Lee for her many years of service to the Town in her various roles and asked to have a letter of thanks sent to her.

Discuss and possible vote to appoint a member to the F/L Regional Superintendent Search Committee

Chair Fabian said the Freetown/Lakeville Regional School Superintendent has requested that the Board appoint a member to the Freetown/Lakeville Regional Superintendent Search Committee.

A motion was made by Chair Fabian stepping down as Chair and seconded by Member LaCamera, to appoint Member Carboni to the Freetown/Lakeville Regional Superintendent Search Committee.

Member LaCamera said the Town has not been asked to give their expectations for a new Superintendent. He would ask Member Carboni to put together a list of values that the Board has for a new Superintendent. Member Carboni asked Chair Fabian and Member LaCamera to submit a few bullets on what they would like to have in a Superintendent. Member LaCamera suggested speaking to the Town Accountant and the Town Administrator on what they would like to see in a Superintendent. Chair Fabian said perhaps also have a brief conversation with the Fire Chief and the Police Chief. Member LaCamera asked Member Carboni to put something together for the Board to look at.

The roll call vote on the previous motion was Chair Fabian – aye; Member LaCamera – aye and Member Carboni – aye.

Discuss and possible vote to appoint a representative to participate in collective bargaining negotiations for the Teacher's Union for the F/L Regional Schools

Chair Fabian said the Teacher's Union collective bargaining is beginning, and the Superintendent is asking for a representative to participate in the collective bargaining negotiations.

A motion was made by Chair Fabian stepping down as Chair and seconded by Member LaCamera to appoint Ari Sky as the Town's representative to participate in collective bargaining negotiations for the Teacher's Union for the Freetown/Lakeville Regional School District.

Discussion: Chair Fabian said felt that Mr. Sky would be a good representative as meetings will be during the day. Member Carboni said our representative will be able to participate in the Executive Session, but not the working groups. Member LaCamera said Member Carboni is correct that our representative will only address the potential of an Agreement.

The roll call vote on the previous motion was Member Carboni – aye; Member LaCamera – aye and Chair Fabian – aye.

Review and possible vote to accept resignation of Margaret Gross and Patricia Besette from the Council on Aging Board of Directors

Chair Fabian said the Board had received two (2) letters of resignation from the Council on Aging Board from Margaret Gross and Pat Besette.

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

VOTED: To accept the letters of resignation from the Council on Aging Board from Margaret Gross and Pat Besette.

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

Chair Fabian said we now have two (2) vacancies for full members and two (2) alternate members on the Council on Aging Board. It would be nice to get some new people involved.

Review and possible vote to approve Select Board Meeting Minutes of January 10, 2022

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

VOTED: To accept Select Board Meeting Minutes as presents from January 10, 2022.

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

New Business

There was no New Business discussed.

Old Business

Chair Fabian said we did receive something from the Local Elections Review Commission considered the re-precincting for Lakeville and it was approved, effective December 31, 2021. We have received a few questions on where people will be voting. The Town Clerk will be sending out a notice to all residents that will be affected by the precinct change.

Chair Fabian said the only thing we have left from last year is the Board, Commission and Committee Handbook. Member Carboni had asked for descriptions to be placed in the handbook on the duties for the various Boards, Commission and Committees. Member Carboni said she submitted her edits and comments to Ms. Cotsoridis. We were going to wait on changes until after Town Meeting on the Select Board change. We did discuss adding the descriptions in. Member LaCamera had said that there is information on the website, but not every Board, Committee or Commission has that. We can use what is on the website to be updated. Why would we hold this up? The Town Clerk has listed a lot of sources for information. We can add another bullet directing people to the Town's website under Boards/Committees. They are given this handbook after they get appointed or elected. Member Carboni said she is not the one holding this up; this is just something that would be a nice addition to the document.

A motion was made by Member LaCamera and with Chair Fabian stepping down to second, to approve the Handbook for Appointed and Elected Officials as presented with the change from Board of Selectmen to Select Board.

Discussion: Chair Fabian said she wants to get this done as we have a lot of work coming up for budgets. It is a good idea to explain things and maybe we can revisit it later on. Member Carboni said she does not want to vote on a final version of a document that she does not have in front of her. Chair Fabian said there is just the change from Board of Selectmen to Select Board. Member LaCamera said he doesn't have an objection to putting on page 30 as a source of information that the descriptions are on the Town's website. Do we want to make that revision or approve it the way it is. Chair Fabian said she thinks we should add the bullet. Mr. Sky said he does not believe there are any other changes to the document.

A motion was made by Member LaCamera and with Chair Fabian stepping down to second, to amend the previous motion to include on Page 30, under Sources of Information, the following language: A description of the Board or Committee is available on the Town's website under Boards/Committees.

The roll call vote to amend the previous motion as stated above was Member LaCamera - aye; Chair Fabian - aye and Member Carboni - aye.

The roll call vote on the amended motion was Member LaCamera - aye; Chair Fabian - aye and Member Carboni - nay.

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 7:44 PM.

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

Other Items

1. Letter from Secretary of State regarding approval of re-districting
2. Letter from Comcast regarding programming advisories
3. Letter from Town of Rochester regarding Bristol County Agricultural High School Debt Service

List of documents provided at the Select Board Meeting of January 24, 2022

1. Agenda page
2. Agenda page
3. Agenda page
4. Agenda page; FY23 Budget
5. Agenda page; email from Darlene Donnelly Lee; memo from Town Clerk
6. Agenda page; email from F/L Superintendent of Schools
7. Agenda page; email from F/L Superintendent of Schools
8. Agenda page; emails from Margaret Gross and Patricia Bessette
9. Agenda page; Select Board Minutes of January 10, 2022
10. Agenda page
11. Agenda page
12. Agenda page