

**TOWN OF LAKEVILLE
Select Board Meeting Minutes
June 13, 2022 – 5:30 PM**

**Lakeville Council on Aging
1 Dear Crossing, Lakeville, MA**

On June 13, 2022, the Select Board held a meeting at 5:30 PM at the Lakeville Council on Aging at 1 Dear Crossing, Lakeville, MA. The meeting was called to order at 5:30 PM by Chairman LaCamera. Members present were Chairman LaCamera, Member Fabian 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.

Possible Executive Session pursuant to M.G.L. c.30A, §21a (3)) to discuss strategy with respect to potential litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the Chairman so declares.

Brian Day, Chairman, Larry Kostant and Christopher Plonka, members of the Finance Committee were present for the discussion.

Chairman LaCamera said the Board would be going into Executive Session, but would be returning to Open Session.

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

VOTED: At 5:31 PM, to enter into Executive Session pursuant to M.G.L. c.30A, §21a (3)) to discuss strategy with respect to potential litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the Chairman so declares and to return to Open Session.

Member Carboni – aye; Member Fabian – aye and Chairman LaCamera – aye.

The Finance Committee opened their meeting at 5:31 PM. Chairman Day said the Finance Committee would be going into Executive Session, but would be returning to Open Session.

Upon a motion made by Mr. Kostant and seconded by Mr. Plonka, it was:

VOTED: At 5:32 PM, to enter into Executive Session pursuant to M.G.L. c.30A, §21a (3)) to discuss strategy with respect to potential litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the Chairman so declares and to return to Open Session.

Mr. Kostant – aye; Mr. Plonka – aye and Chairman Day – aye.

Meet with Finance Committee to discuss year end transfers

Brian Day, Chairman, Larry Kostant and Christopher Plonka, members of the Finance Committee were present for the discussion.

Chairman LaCamera said there are some year-end transfers to be done. Chairman Day read the transfers.

Upon a motion made by Mr. Kostant and seconded by Mr. Plonka, it was:

VOTED: To transfer \$123,959.04 from the Finance Committee Reserve Fund to the Fire Department for back wages.
Unanimous in favor.

Upon a motion made by Mr. Kostant and seconded by Mr. Plonka, it was:

VOTED: To transfer \$25,000 from Unemployment Compensation and \$25,000 from Veterans Benefits to Fire Department Back Wages.
Unanimous in favor.

Upon a motion made by Mr. Kostant and seconded by Mr. Plonka, it was:

VOTED: To transfer \$26,500 from Technology Expenses-Maintenance to \$20,000 for Fire Expenses for gasoline and diesel and \$6,500 for Fire Expenses Equipment Maintenance
Unanimous in favor.

Upon a motion made by Mr. Kostant and seconded by Mr. Plonka, it was:

VOTED: To transfer \$8,000 from Technology Expenses (Maintenance) to Assessors Expenses (Tech/GIS Services).
Unanimous in favor.

Upon a motion made by Mr. Kostant and seconded by Mr. Plonka, it was:

VOTED: To transfer \$12,500 from Veterans Benefits; \$8,000 from Town Offices/Fire Station Expenses; \$15,000 from Facilities Salaries (Part Time); \$7,500 from Inspection Salaries (Assistant Inspector) and \$600 from Inspection Salaries (Assistant Inspector) for a total of \$43,600 to Part time Inspector Wages (Gas/Electric) - \$12,500; Historic Library Utilities - \$8,000; Facilities Expenses - \$15,000; Health Part Time Assistant - \$7,500 and Public Health Nurse - \$600.
Unanimous in favor.

Upon a motion made by Mr. Kostant and seconded by Mr. Plonka, it was:

VOTED: To adjourn the Finance Committee Meeting at 5:52 PM.
Unanimous in favor.

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

VOTED: To approve the transfers as presented by the Finance Chairman.
Unanimous in favor.

Select Board Announcements

Chairman LaCamera read the Select Board announcements.

Town Administrator Announcements

Mr. Sky read the Town Administrator announcements.

Review and possible vote to approve financing for ladder truck

Todd Hassett, Town Accountant and Michael O'Brien, Fire Chief were present for the discussion. Mr. Hassett said the bid for the ladder truck is \$1.4 million, just under Town Meeting vote. It takes close to 24 months for construction of the truck. We have sought out pricing for a lease purchase and we would not make our first payment until delivery. Chief O'Brien said this apparatus upgrades our ability to deliver fire protection to the Town.

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

VOTED: To award the contract for the purchase of a new ladder truck to New England Fire Equipment & Apparatus Corporation and to authorize the Town Administrator to execute any related documents on behalf of the Town.
Unanimous in favor.

Discuss and possible approval of recommendations in Environmental Partners Elliot Farm Parking Evaluation

Chairman LaCamera said MassDOT requested that Elliot Farms hire an engineer to put together a parking evaluation for Elliot Farm. The recommendation is to make the existing No Parking Signs which are temporary, permanent. MassDOT would also want to put up temporary signs for 30-minute parking further down Route 105. This will allow the Police to enforce the parking measures. We do have a letter from the Police Chief approving the plan.

A motion was made by Member Carboni and seconded by Member Fabian to approve the Parking Evaluation Report for Elliot Farm.

Discussion: Member Fabian said she would like to remind the Planning Board that we need to keep an eye on parking. It has been said that Elliot Farms did not expect be as successful as it has been. When the Select Board reviewed the Elliot Farm plan, she did stress that the parking was not sufficient. Chairman LaCamera said he is going to ask MassDOT to make the section between Crooked Lane and Nelson Shore Road on Route 105 to no passing.

The vote on the prior motion was unanimous in favor.

Discuss and possible vote to approve Election Warrant for Special Election on June 28, 2022

Chairman LaCamera said the Town Clerk has requested that the Board vote to approve the warrant for the Special Election on June 28, 2022. Member Carboni read the election warrant into the record. Richard Scott of 9 Rush Pond Road asked in the first sentence what does "eminent domain" mean? Chairman LaCamera said the Town could take the property by eminent domain, but that is not our

intent. Mr. Scott asked if the Town took it by eminent domain, how would the price be established. Mr. LaCamera said the same price in the Purchase and Sale Agreement.

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

VOTED: To approve the Warrant for the Special Election on June 28, 2022 as presented.
Unanimous in favor.

Discuss cover structure for outdoor stage at Historic Town House – 2 Precinct Street

Joanne Corrieri-Upham from the Lakeville Arts Council and Nancy LaFave from the Historical Commission were present for the discussion. Ms. Corrieri-Upham said the stage at the Historic Town House has been there since 2013 with our first concerts held in 2014. We have saved money so we can put a structure over the stage. Ms. LaFave said the Library has used the stage a lot during COVID and the Historical Commission is looking forward to using the stage a lot in 2028 for the Town's next anniversary. Ms. Corrieri-Upham said sides, electricity and a sound system will be coming in the future. Ms. LaFave said the Historical Commission has approved the design. Ms. Carboni read the memo from the Town Administrator. Ms. LaFave said there will be \$10,000 coming from the Library Capital Campaign Fund. Mr. Sky noted that \$20,000 will be coming from ARPA funds and \$20,000 from the Arts Council.

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

VOTED: To designate \$50,000 for the outdoor stage cover project and have the Town Administrator sign the contract.
Unanimous in favor.

Discuss and possible vote to approve requests from Lakeville Arts Council to hold outdoor concerts at stage at Historic Town House – 2 Precinct Street on July 12, 2022; July 19, 2022 and July 26, 2022

Chairman LaCamera said the Lakeville Arts Council has requested to hold outdoor concerts on the stage at the Historic Town House.

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

VOTED: To approve the request from the Lakeville Arts Council to hold outdoor concerts at the stage at the Historic Town House at 2 Precinct Street on July 12, 2022; July 19, 2022 and July 26, 2022.
Unanimous in favor.

Discuss and possible vote to approve request for change of owner – Junk Dealer and Junk Collector License – 330 Bedford Street

Chairman LaCamera said the Board has received a request for a change of owner for the Junk Dealer and Junk Collector License at the property located at 330 Bedford Street.

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

VOTED: To transfer the Junk Dealer and Junk Collector Licenses for 330 Bedford Street to Stephen Davoli with an expiration date of May 1, 2023.
Unanimous in favor.

Discuss and possible vote to appoint Select Board Member to Plymouth County Advisory Board

This item was tabled as it was previously done at the Select Board reorganization meeting in April, 2022.

Discuss and possible vote on request from Council on Aging Board to appoint Nancy Richmond as an Alternate Member

Chairman LaCamera said the Select Board has received a memo from the Council on Aging Board requesting the appointment of Nancy Richmond as an Alternate Member.

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

VOTED: To appoint Nancy Richmond as an Alternate Member Council on Aging Board of Directors with an expiration date of July 31, 2022.
Unanimous in favor.

Discuss and possible vote on request from Board of Health to appoint Edward Cullen as Inspector of Milk

Chairman LaCamera said the Board has received a request from the Board of Health to appoint Edward Cullen as Inspector of Milk. He would recommend that we change the expiration date to July 31, 2023 to keep it in line with our other appointments.

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

VOTED: To appoint Edward Cullen as Inspector of Milk for a term to expire July 31, 2023.
Unanimous in favor.

Discuss and possible vote on request from Zoning Board of Appeals to appoint Christopher Campeau as a Full Member of the Zoning Board of Appeals

Chairman LaCamera said we have a memo from the Zoning Board of Appeals recommending that Christopher Campeau be appointed as a Full Member of the Zoning Board of Appeals.

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

VOTED: To appoint Christopher Campeau as a Full Member on the Zoning Board of Appeals for a term to expire July 31, 2023.
Unanimous in favor.

Discuss and possible vote on request to appoint James Rogers to Economic Development Committee

Chairman LaCamera stated that there is a vacancy on the Economic Development Committee. James F. Rogers, II has expressed his interest in being appointed to the Economic Development Committee.

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

VOTED: To appoint James F. Rogers, II to the Economic Development Committee for a term to expire July 31, 2022.
Unanimous in favor.

Member Fabian asked if there is a full committee with this appointment. Member Carboni said yes. A meeting will be called soon.

Discuss and possible vote on request from Town Clerk to send letters to State Political Committees regarding appointment of Election Officers

Chairman LaCamera said the Town Clerk has requested that the Board send letters to the State Political Committees regarding Election Officers.

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

VOTED: To send the State Political Committees the letters as requested by the Town Clerk.
Unanimous in favor.

Discuss and possible vote to approve request for Outdoor Entertainment Permit – 1 Cedar Pond Road – July 30, 2022

Chairman LaCamera said the Board has received a request from Alexander Koroskenyi for an Outdoor Entertainment Permit for 1 Cedar Pond Road on July 30, 2022.

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

VOTED: To approve the request for an Outdoor Entertainment Permit for 1 Cedar Pond Road for July 30, 2022.
Unanimous in favor.

Discuss and possible vote on request from Lakeville Lions for an Outdoor Entertainment Permit for Fall Family Festival on September 17, 2022 at 170 Main Street

Chairman LaCamera said the Board has received a request from the Lakeville Lions for an Outdoor Entertainment Permit for September 17, 2022 from 12:00 PM to 4:00 PM for the Fall Family Festival.

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

VOTED: To approve the request for an Outdoor Entertainment Permit for the Lakeville Lions Club on September 17, 2022 at 170 Main Street.
Two (2) in favor; one (1) abstention (Chairman LaCamera).

Discuss and possible vote on request from Lakeville Lions for a One Day Beer and Wine Special License for Fall Family Festival on September 17, 2022 at 170 Main Street

Chairman LaCamera said the Board has received a request from the Lakeville Lions for a one (1) day beer and wine special license on September 17, 2022 from 12:00 PM to 4:00 PM for the Fall Family Festival.

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

VOTED: To approve the request for a one (1) day Beer and Wine Special License for the Lakeville Lions Club on September 17, 2022 at 170 Main Street.
Two (2) in favor; one (1) abstention (Chairman LaCamera).

Discuss ratifying vote from June 3, 2022 regarding extension of Outdoor Entertainment Permit for Back Nine Club – June 10, 2022

Chairman LaCamera said at the Board's meeting on June 3, 2022 under New Business, the Board voted to extend the Outdoor Entertainment Permit for the Back Nine Club on June 10, 2022. The vote needs to be ratified.

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

VOTED: To ratify the vote take on June 3, 2022 regarding extension of Outdoor Entertainment Permit for the Back Nine Club for June 10, 2022.
Unanimous in favor.

Review and possible vote to approve Select Board Meeting Minutes of May 23, 2022

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

VOTED: To approve the Select Board Meeting Minutes of May 23, 2022.
Unanimous in favor.

7:00 PM Lakeville Country Club Right of First Refusal Public Hearing

Present for the discussion were Marc Resnick, Town Planner and Shirin Everett, Esquire from KP Law. The Board recessed their meeting at 6:37 PM. At 7:00 PM, the Board came back to order. Chairman LaCamera read the public hearing notice into the record. He invited the current owners to the meeting, but they are not in attendance. At our meeting on May 23rd, we discussed some issues with the property, so we wanted to give residents one (1) more chance to ask questions. Chairman LaCamera said Brynna Donahue will give a presentation on her concept of the use of the property. Ms. Donahue reviewed her presentation for a community park. Chairman LaCamera then presented

an updated version of the presentation that was shown at Town Meeting regarding the purchase of the Lakeville Country Club. Mr. Resnick spoke to the map.

Chairman LaCamera spoke of some of the additional considerations: the P&S excludes all improvements on the land, including the buildings and paving not assessed under 61B. This would require a separate contract to buy it. The golf course would need to be reconfigured due to the issues with the 17th and 18th hole issues. We have sent letters to clarify the 138 acres, but we have not received a response. Mr. Resnick mentioned the access to Clear Pond Road and that is not clear. We would need to negotiate to see if the Maksys would sell any part of that property to the Town. We are not entitled to any equipment, such as golf carts and mowers. Chairman LaCamera spoke to Ed Beech regarding the \$1,000,000 covenant. He said his father gave a \$1,000,000 reduction in price to the previous owners and if the property was not going to be used as a golf course, the \$1,000,000 was due. It has to remain 100% as an 18-hole golf course. However, it cannot be maintained that way due to the issues with the 18th hole. Looking at the 61B area, 58 of the acres are wetlands and cannot be used. Taking that away, there are 80 acres, but only 40 acres of the land can be developed. Chairman LaCamera reviewed a spreadsheet that was prepared by the Town Administrator in regards to the excluded debt that we currently have and he spoke to future excluded debt anticipated.

Resident comments:

Donald Sena – 103 Staples Shore Road: Mr. Sena asked if this is an all or nothing? We either have to buy it or a warehouse is going in. He is against a warehouse going in there. According to the zoning map, the property is zoned Business. Under Business use, there is nothing about a warehouse; only under Industrial or Industrial B. The Development Opportunities District (DOD) is an overlay district, which will prevent detrimental effects to neighboring properties. This property is not in the overlay district. This is not a multi-use district. How did this change into Industrial so a warehouse can go in there? Chairman LaCamera said the Town has 120 days to decide whether to purchase it. If we don't, then it goes to the Planning Board and they would decide if this is a viable project. Mr. Resnick said the DOD is an overlay district across the entire Town. It requires 25 acres of land. Mr. Sena said so anyone could apply for this. Mr. Resnick said, yes, they could apply.

Susan Spieler - 10 Valley Road: the DOD has put us in this position and will continue until we remove this from our zoning. Mr. Resnick said he has submitted a request to remove the DOD. Ms. Spieler said if we do decide to purchase this property, we should get a committee together regarding developing this property. Is this vote on June 28th a binding vote or can the Select Board overturn it on the 29th? Chairman LaCamera said the election is only for the funding source; the Select Board has the final decision on whether to purchase the property. Ms. Spieler said so you can revoke the Town's vote. Why are we doing this tonight? Chairman LaCamera said at the April 20th meeting the Board said they wanted to bring it to Town Meeting for a vote and if approved, then to election. That is the law. Ms. Spieler said we know that it will be overturned because you and Member Fabian are against this. Why did you bring it to Town Meeting? Chairman LaCamera said because Members Fabian and Carboni wanted to bring it to Town Meeting. He made is clear that he was against buying the property from the start.

Richard Scott of 9 Rush Pond Road said that the cost was 40% of the operating budget. What would be the annual cost as a percentage of the operating budget. Chairman LaCamera said we can give an estimate but don't have final numbers at this point. Mr. Scott said is it estimated at \$600,000 to \$1,000,000 a year depending on final numbers. Chairman LaCamera said the only thing that is approved for appropriation is the purchase of the property at \$19,200,000. The \$1,000,000

contingency and additional money to run the facility, we will be asking to go to Town Meeting for an override. Mr. Scott said the cash flow is lower as a percentage in the operating budget. There would be different numbers on the different use. When we purchased Ted Williams Camp, we had no idea exactly how the use would unfold. A property this large has multiple benefits to the Town. We have not really explored what a mixed-use project would look like with open space, residential, both 40B and senior housing and commercial development. The townspeople be allowed to make that choice and he encouraged the Select Board to honor the vote we are about to take. If it is a warehouse there are detrimental impacts. Chairman LaCamera said he was here when we bought the Ted Williams Camp. It had all kinds of fields and buildings. It was a mature piece of property; it was not vacant or a golf course. We paid \$1.6 million for Ted Williams Camp. The Town has 130 acres at Ted Williams Camp and 300 acres at Betty's Neck and 68 acres at Clear Pond and 48 acres at Tamarack and Jon Paun Park. We have a significant amount of land that we own.

Darryl Bernier of Main Street said he was on the Park Commission for eight (8) terms. We bought Ted Williams Camp for \$2.65 million. The property was financed by the sale of industrial land so the Camp did not cost us anything. We had a business plan on how to pay off the Camp. What is the business plan to pay the golf course off? Chairman LaCamera said we also owned the tennis club and we sold the tennis club off to help pay for Ted Williams Camp.

Mr. Scott said this piece of land will be there when we are gone. We will have to face the fact that we missed the chance to do something better than a loud polluting warehouse. Our current zoning does not provide sufficient buffers between residents and a use this intense.

John Jenkins of Pickens Street asked what is the difference between assessed and appraised values on the other golf courses. Aren't appraised values higher? Chairman LaCamera said yes. Mr. Jenkins said this is a very bad situation for the Town. It is an opportunity that will be extremely expensive to lose it. Doesn't the seller have to make the financials available? Attorney Everett said no; they are not required to give us any financial information, only on the property and terms of the purchase. Mr. Jenkins said the final authority belongs to the Select Board. What will influence the Select Board to change their mind if the election comes forward with 70 or 80% of the voters saying buy it. Chairman LaCamera said he has been a Town Official for 37 years serving on the Finance Committee, Library Board and the Select Board. He always does what's right for the Town. This is a bad financial decision for the Town. This is a ridiculous deal for the taxpayers of Lakeville. Ms. Fabian said she was on the Board of Assessors for four (4) years before becoming a Select Board Member. Assessments follow the market trend a year back. Valuations on your actual assessments are going up as well. Prices are \$100,000 more this year than last year. It is just one more concern that is making this decision difficult. Mr. Jenkins said taxes will go up as we spend money. There is no influencing the Select board to say yes, which is discouraging. Maybe you are the most educated and experienced people here, but there are people that still want a park. Who determines about the access road. Chairman LaCamera said we have to negotiate with an agreement with Mr. Maksy, but he refuses to speak to us regarding the access road. Mr. Jenkins asked about the 21E survey. Chairman LaCamera said this is not natural land. There was gravel removal and there was a battery fire there. DEP was brought in, so there was hazardous waste spilled on the property, so it needs to be checked. Mr. Jenkins asked who owns the hazardous waste. Chairman Maksy said before we purchase it, Mr. Maksy.

Mindy Amaral of Kenneth Street said as a mom with three (3) kids, if she wants a park, she goes to the Schools or Ted Williams Camp. There is a splash pad in Freetown, and her dog goes to doggie day care. We are going to stress the Town even more for Police, Fire and Town workers with

maintenance of the property. Jeff Bernier of 135 Main Street asked can the owner landlock the property because the right of way is separate. Chairman LaCamera said there is access on Crooked Lane. Mr. Resnick said it goes to the house and golf course. Mr. Bernier asked regarding the 61B, doesn't it have to be rezoned to come out of 61B. Chairman LaCamera said no. Mr. Bernier said now we are in a bind with the overlay zoning. It is disheartening that people don't listen to our elected officials, who we vote for. The Finance Committee voted not to buy this property. We are going to pay almost \$20,000,000 for a property valued at \$2.7 million. This is not a good deal. Gary Simmons of 28 Lebaron Boulevard asked if Crooked Lane will be able to handle the flow of traffic. Mr. Resnick said it depends on the use plan. It would be fine for recreational use. A proper road can be built and parking would need to be constructed. Mr. Simmons said as a senior, we have been hit with taxes pretty good. He is torn about voting for this as he can't afford to vote for this, but we don't need another warehouse. Rodney Dixon of 39 Baker Lane said we are in a senior center and the last two (2) speakers are the first ones to speak of our seniors. Please take everything into consideration. There are consequences to the vote that may be unintended. People like his mom that are on fixed incomes; this may drive his mom out of Lakeville. John Gregory of 8 Bartelli Road asked if anyone has reached out to Northbridge about the Talbot's building. Chairman LaCamera said when Talbots sent their letter to the Town, he called their HR Director as he was concerned about the people losing their jobs and a lot of the people live in Lakeville. That facility has been there 40 years. They said they were okay with severance packages and job fairs. He spoke of financial troubles and that the company was bought by another company. They are moving to Indianapolis because the company that bought them has unused distribution facilities. Our Town Planner spoke to Northbridge to let them know it is available. The Boston Globe said it is a 1,000,000 square foot facility, but it is only 500,000 square feet.

Robert Marshall of 16 Barstow Street said we have heard Member Fabian and Chairman LaCamera's positions. What is Member Carboni's. Member Carboni said we did the right thing allowing residents to vote at Town Meeting and she supports going to the ballot. If it is our decision, she will listen to the voters. She knows the financial implication; she understands this is not the best deal. We were able to give it to the voters to get it to the ballot and she will listen to the voters. Mr. Marshall said 14 years ago we were in the Sysco position, he was originally in favor of that and this now. He has spoken to people in Town and the more he speaks to people, he is feeling a bit more comfortable that our Town Boards have sufficient resources to put conditions and mitigations on development. He doesn't want a warehouse there, but he is not convinced that if we don't purchase it that it will be a warehouse. There are many unknowns. We are waiting to see if the DOD bylaw will be overturned by the court. We have a short time frame and a lot of unknowns and there are too many for him to vote for this.

Christopher Plonka of Baker Lane said look at the numbers. \$19.3 for land assessed at \$1.7 million. We are looking at an average annual tax increase of \$600 for best case scenario, not including Old Colony. The Fire Station is a conservative number. We are looking at an average operating expense at \$500,000 with no money identified for that. Also, we are looking at a potential loss of tax revenue for a warehouse of \$1,000,000. Our tax bills are going up 2.5% and then 1% for Community Preservation Act. Are we pricing ourselves out for first time buyers and fixed income? As a member of the Finance Committee, this is not a sound fiscal decision and he does not support it.

Brian Fahey of Reservoir Avenue said we have not talked about traffic. Chairman LaCamera said that is a Planning Board matter. Mr. Fahey talked about all the traffic from this warehouse; Lakeville Hospital and the proposed warehouse in Middleborough. This traffic will change our neighborhoods. The price is not a great price, but the Select Board is shooting solutions from private citizens down.

Work with the community for solutions to manage this cost. We want our community to stay the same. Member Fabian said the split tax rate was discussed a few times. A split tax rate is something that the Board of Assessors makes a recommendation to the Select Board on prior to setting the tax rate. It does not make sense to have a split tax rate right now as there is so little commercial and industrial development. The tax rate would be so high for that and residences would see a miniscule amount of savings. You need to have far more business; there are standards that the State gives. This is discussed every year at a public meeting in November.

Douglas Berry of 95 Crooked Lane said the property lines are incorrect on the map. We made a transfer of land with Gary Mosca. When you say it is 50' wide, that is exactly to their property line. Would that cause the back entrance to be null and void. Chairman LaCamera said the deeds are unclear. We would have to do a title search. Your property is clearly defined in the Assessors records. Mr. Berry said Ted Williams Camp has been a good thing for the Town and we could do something good with the golf course. Brynna Donahue of Crooked Lane noted that the map is different than what was voted on at Town Meeting. The right of way in Crooked Lane is highlighted in green. Chairman LaCamera said we are entitled to purchase the Chapter 61B property. We voted on 138 acres. Ms. Donahue said we voted on a different map at Town Meeting. Mr. Resnick said that was correct based on the information at the time. We were unaware that the Assessors had assessed the buildings and 70,000 square feet of land at full value. We don't have a copy of the private sale contract with Northbridge, so we don't have a definitive answer on the private land. Ms. Donahue said so we wouldn't be purchasing 44 Clear Pond Road. Chairman LaCamera said the Purchase and Sale Agreements excludes all improvements on the land not taxed under 61A. If we want to own the clubhouse and other areas, we have to negotiate with Mr. Maksy on top of the purchase price. We have asked him twice, but he will not respond. The average taxpayer would be paying \$208.00 per year for the purchase. Chairman LaCamera said there is so much uncertainty about what could be done with the property. Potential revenues on the park would not help the taxpayers. Mr. Scott said if the DOD is found not to be lawful, if a warehouse can't be built, Northbridge could probably put in a 40B residential, which would also cause havoc.

Tim Larkin of Crooked Lane said what disturbs him the most is the Select Board not listening to the people. You should listen to the people. Caroline Darcy said the Board does have the best interest of the Town in mind. The Town is being blackmailed. If we do not buy it, the Planning Board has to give a special permit. Do we have any say on them giving the permit. Chairman LaCamera said you get a say, especially if you are an abutter. Noelle Rouleau said the Select Board knows the DOD was being challenged. Why didn't you put on a moratorium? Chairman LaCamera said the DOD has nothing to do with this. They submitted a Purchase and Sales Agreement to us; we either purchase it or not. We are not allowed to put a moratorium on it. Mr. Jenkins said Town Counsel said unless it is a legal issue, the Planning Board won't look at it. Chris Sargo of Baker Lane said the red part that we cannot purchase, if the warehouse purchases the 61B property, do they purchase that? Chairman LaCamera said they already have a Purchase and Sale Agreement for it. Ms. Sargo said so we won't have access to Crooked Lane, but they will. We don't have access to hole 18 or the clubhouse, but the warehouse can. Chairman LaCamera said they are buying everything. Ms. Sargo asked why can't the Town? Chairman LaCamera said it is not assessed as Chapter land. Mr. Maksy is doing everything he can to make us not buy it.

Member Fabian said when she was first elected, she was at odds with her fellow Board Members over the pressing issue then. She has never lost sleep over anything, except for this project. The three (3) people on this Board have no personal gains. There have been people on Boards that were contractors or have their own personal reason for volunteering. You can like us or hate us; that is

your choice. We don't have a recall in Lakeville. If you want to do that, it is your choice. It is not always easy sitting here. It is nice to see people in the room. There are Town Meetings that we are calling people to come down so we have a quorum. If no one showed up at Town Meeting to vote DOD down, hold yourselves accountable. You have so much control about how your Town is run by going to Town Meeting. It happens twice a year usually. Show up; you might like being part of the process. She is the swing vote on the Board. She didn't say she was not voting with the people. Ms. Spieler said that. She has been called a bully to Member Carboni about pressing her about how to find the money. She is not a bully. There is more transparency in the Select Board's Office with this Board and the Town Administrator than in a long time. This is the worst situation that we have been given. Ms. Donahue said Ms. Fabian said at the April 20th meeting that she would vote with the residents. Are you voting yes? Member Fabian said more challenging information has been discovered since April 20th. \$1,000,000 for the covenant; more negotiating for other issues. Ms. Donahue said your position starting should be neutral. Mr. Marshall said when he goes to Town Meeting and there is a zoning article, he doesn't understand them 99% of the time. He depends on the Planning Board, Finance Committee and Select Board to guide his vote. He should have paid more attention in 2020 when the DOD was passed.

Tony Chiuppi of Vaughan Street asked if the Select Board has the power to repeal DOD. Chairman LaCamera said we can ask the Planning Board to do something. Back in 2021 there was a petition put together by Ms. Spieler and others to repeal the DOD. As a member of the Board of Selectmen, we forwarded it to the Planning Board and it was put on the May 8, 2021 Town Meeting. The Planning Board had a hearing on April 29th and there were comments made that they wanted to look at the bylaw and see what changes could be made. The Planning Board voted not to recommend it at Town Meeting unanimously. Ms. Spieler got up at Town Meeting and tabled the motion and it could not be brought up at Town Meeting. In the April 29th minutes for Planning Board, it was agreed by the group that they would get back together and relook at the zoning and modify the DOD for the fall 2021 meeting. They didn't do anything about this. This project could not have gone forward if the DOD was not there. Mr. Scott said Chairman LaCamera is leaving out that it was tabled because we were told by the Town Moderator and our attorney that if we put it on the floor, you could change the DOD to add Lakeville Hospital to DOD. There was a strategic reason; there may have been litigation and that is why the meeting did not take place. We have known for two (2) years that Lakeville Country Club might come out of Chapter 61B. We have not heard from Master Plan Committee or Open Space Committee. He looks to our Town committees to do the hard lifting. The DOD from the beginning was a mistake. Chairman LaCamera said people at Town Meeting were denied the right to vote on the petition. Mr. Scott said the Planning Board took no action, which allowed us not being able to move forward because of the risk of having it modified. Ms. Spieler said the reason why it was tabled was because the Planning Board did not make a recommendation and it was considered out of order and it could not be discussed. Chairman LaCamera asked what happened after May 8th? Ms. Spieler said the Planning Board never approached us. Chairman LaCamera said the DOD could have been eliminated at the 2021 Fall Meeting. Ms. Spieler said the Planning Board did not approach us. We can't bring it back again for another two (2) years. We were told that. Chairman LaCamera said the Planning Board could bring it back. It could have been brought back to Town Meeting and it wasn't.

Mr. Marshall said he spoke to the Town Moderator about this. She told him that she advised Ms. Spieler that she had a number of options, including requesting that it be directed back to another committee or the Planning Board to bring it back. She was quite surprised when it was moved to be tabled. We can blame all we want, but we as a Town have got to figure this out between now and June 28. Mr. Chiuppi said the blowback unfortunately is on all of the townspeople. The Lakeville Hospital and Lakeville Country Club are intertwined: the common thread is the DOD. The Select Board is

saying if you have 25 acres of land, you could get a warehouse. Chairman LaCamera said not the Select Board, the Planning Board. Mr. Chiuppi said if the Planning Board has the power to repeal this at their next meeting he would hope this is done. Larry Kostant of Freetown Street said the Select Board understands residents' passion, but the people that have a vested interest in this property live around it. There are other citizens in Town that aren't in favor of this. The Select Board has to consider all of the citizens, not just a few. To blame them for their positions or that they don't care is wrong. The amount of people that come out to vote is a disgrace. If you are not happy, fix it and get out and vote. Don't blame them for doing their jobs. Mr. Chiuppi said about an hour ago, the Board said they have made up their mind. Chairman LaCamera said he has made up his mind. Member Fabian said Member Carboni has stated that she would vote with the people.

Member Fabian said there is other Chapter land in Lakeville that we may go through the same thing with. There was a train meeting and the residents that live near the tracks are unhappy because now they have commuter rail. We fought that six (6) years ago. She was the one in January of 2021 that suggested the Community Preservation Act to try to get passed again. She is not anti-open space. Member Carboni said we have done our job to try and provide the information to you to make an educated decision. Some residents have reached out individually to us and we try to answer. We have done what we can by having these meetings so you can hear the impact of your decision from our side where we have to manage the money. Now it is up to you to do your research and vote on the 28th.

Chairman LaCamera said we have questions about putting signs up from the vote; you cannot put them on public property. The election is June 28th from 12:00 to 8:00 PM. Absentee ballots are now available at the Town Clerk's Office. He gave contact information for the Town Administrator and himself.

New Business

Member Carboni said SRPEDD is looking for a volunteer in the SMMPO, which is a transportation group. This is not a representative selected by the Board. Anyone can volunteer to do it, but SRPEDD approves the representative. Chairman LaCamera said that committee is important and has to do with the Federal funding. It is a once a month meeting. Member Fabian said she was not interested in serving. Member Carboni said she will speak to SRPEDD about this.

Member Fabian said she attended the Plymouth County Advisory Board Committee and summarized the meeting.

Old Business

Chairman LaCamera said we need to do the Town Administrator's review and review the goals we established for the Town Administrator. We also need to review new goals for the upcoming year. Please send the goals to the Town Administrator for the June 27th meeting. Chairman LaCamera said we spoke about doing a review and having one (1) member of the Select Board compile the information and provide a review form for the members to fill out and the results will be presented and reviewed with Mr. Sky. We had talked about Member Fabian doing it. Member Fabian said she will put together information about different ways to do the review. For new goals, we should have them for June 27th? Chairman LaCamera said we should have a draft for the 27th if possible. Mr. Sky asked if the Board would like to see his self-assessment regarding the goals. It was agreed that

the Board would like to see it. Chairman LaCamera noted that the review will be presented at an open meeting.

Chairman LaCamera said we have a lot of projects that are still pending. We have a new project coming up quickly. We need to have the Town Administrator update the project list for the 27th.

Chairman LaCamera said the Feasibility Study for the Fire Station and Town Office Building has another meeting on Friday. We will be updated by the consultant. It will be another three (3) to four (4) months before they will be ready to present. The Special Town Meeting in the fall will ask for funding for design. Mr. Scott asked if the location has been picked yet. Chairman LaCamera said we are looking at multiple locations. Some options are using the existing building and expand that; build a new stand-alone Fire Station; or taking the existing building and making that a station and then build a new Town Hall.

Any other business that can properly come before the Select Board

There was no other business discussed.

Adjournment

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

VOTED: To adjourn the Select Board Meeting at 9:13 PM.
Unanimous in favor.

Other Items

1. Notice from Board of Health regarding appointment of Associate Board of Health Agents
2. Memo from Zoning Board of Appeals
3. Final Cost Examination for Water Street Crossing
4. Channel and Cost Change from Comcast

List of documents provided at the Select Board Meeting of June 13, 2022

1. Agenda page
2. Agenda page; list of transfers
3. Agenda page
4. Agenda page
5. Agenda page; memo from Fire Chief; financing lease agreement; purchase documents
6. Agenda page; report from Environmental Partners; memo from Police Chief
7. Agenda page; draft Election Warrant
8. Agenda page; memo from Town Administrator; memo from Building Commissioner; photographs of similar structures
9. Agenda page; applications from Lakeville Arts Council to hold concerts

10. Agenda page; letter from Christine Ann Goyette; application for Junk Dealer and Junk Collector; lease for property; organization documents
11. Agenda page
12. Agenda page; email from Council on Aging Director
13. Agenda page; memo from Board of Health
14. Agenda page; memo from Zoning Board of Appeals
15. Agenda page
16. Agenda page; memo from Town Clerk; sample letters
17. Agenda page; application for Outdoor Entertainment Permit
18. Agenda page; application for Outdoor Entertainment Permit
19. Agenda page; application for 1-day beer and wine permit
20. Agenda page
21. Agenda page; Select Board Meeting Minutes of May 23, 2022
22. Agenda page; copy of presentations regarding Lakeville Country Club
23. Agenda page
24. Agenda page
25. Agenda page