

**TOWN OF LAKEVILLE
Select Board Meeting Minutes
September 13, – 6:00 PM
Lakeville Public Library Meeting Room
4 Precinct Street, Lakeville, MA**

On September 13, 2022, the Select Board held a meeting at 6:00 PM at the Lakeville Public Library Meeting Room. The meeting was called to order at 6:00 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 Select Board & Town Administrator. LakeCAM was recording the meeting for broadcast.

Select Board Announcements

Chairman LaCamera read the Select Board announcements.

Town Administrator Announcements

Mr. Sky read the Town Administrator's announcements.

Presentation by SOCOTEC on the Town Hall/Fire Station Feasibility Study

Jennifer Dos Santos and Riana Burton from SOCOTEC were present for the discussion. Mr. Sky said the study was funded in the FY22 Capital Program to conduct a feasibility study for the Town Hall/Fire Station. This study was started last year. Ms. Dos Santos spoke of the background of the study and the three (3) options studied. The existing conditions of the Town Hall and Fire Station were reviewed and the current site limitations were reviewed. Alternate sites were evaluated: Precinct Street adjacent to the Council on Aging and Bedford Street adjacent to the Police Station. The Precinct Street parcel is preferred. The existing floor plan of the Town Hall and Fire Station and proposed floor plans were reviewed. Preliminary probable costs for schematic design for the Fire Station were \$214,102 and for the Town Hall would be \$201,750 for a total of \$415,853. A preliminary timeline was reviewed.

Chairman LaCamera said the next step would be to ask Town Meeting for the design funding. After that, a building committee would be formed for each project. The committee would be responsible to come up with a final design and to hire an architect to come up with a cost. Then we would go back to Town Meeting for approval and an override vote. The decision was made to use the existing building for Town Hall. Handicapped accessibility is an issue and all mechanical systems need to be replaced. A stand-alone Fire Station is the right thing to do. Member Carboni said when looking at the options to utilize the current space, what were your findings on possibly putting a second level above the fire bays for additional space for the Fire Department. Is it possible to consider an out building for the larger fire trucks? Ms. Dos Santos said the environmental factors and septic constraints are an issue. The septic system is appropriately sized for the number of current personnel, but adding more personnel or more meeting space, the septic system would be undersized. The septic that is there received several variances to be installed. Building on top of the Fire Station bays would not resolve the width and height issues with the

apparatus bay openings. Member Carboni said if we considered an out building for the larger apparatus and used the bays for the smaller vehicles, we would not have to change the bays. If we aren't changing the number of people in the building, except for meeting space, the septic system might not be an issue. Chairman LaCamera said the Board of Health will not support any waivers to expand the septic system and it would need to be upgraded at a significant expense. DEP will not allow the waivers either. Member Carboni said she wants the Fire Services to have the facility that they need to do the work they do, but also balance the financial piece with the residents. She wants to make sure that we explore all options and is concerned that with the age of the building, we don't know what we will discover with renovations. Chairman LaCamera spoke about the handicapped accessibility issues with the current Town Office Building. Keeping the Fire Station there won't work. It is not fair to the Fire Department Staff to have to go from one building to another. He did not think the cost of renovations to the Town Hall would be as much as they were. A new Town Hall could be built for that money.

Mr. Sky said during the schematic design process we can dig into some of these issues. There is no debt involved with that. The long-term suitability for public safety response needs to be considered. Member Fabian said the Cities of Taunton and New Bedford do not want anyone to build in a Zone A. If we try to fix the Fire Station with an outbuilding, that would be expensive with the mechanical problems in the original building still there. You would need duplicate systems in each building, such as decontamination room, Plymovent, etc. Mr. Sky said the vision of Town Hall is a full renovation with a lot of contingency in there. The prudent thing to do is proceed with the schematic design and keep the numbers down. Chairman LaCamera said the next step is to hire an architect to look at the requirements to look at schematic designs for each building. There is no consideration to look at other options regarding the current building.

Steve Howe of Myricks Street asked why is the Precinct Street location preferable. Ms. Dos Santos said the traffic pattern on Bedford Street is a higher speed area. Some type of traffic control would need to be considered. There are also environmental issues there and there are septic system concerns. Mr. Howe asked about the fire trucks negotiating Precinct Street. Ms. DeSantis said the station could be better sited on Precinct Street. Brynna Donahue of Crooked Lane asked what would happen to the happen to the old building, including the old Library. Chairman LaCamera said the plan was to give the Old Library to the Historical Commission.

Update on MBTA Communities Program and State Affordable Housing Requirements

Marc Resnick, Town Planner, was present for the discussion. Mr. Resnick said the State issued guidelines for the MBTA Communities Program in December of 2021 for high density multi-family housing around transit stations. In the original plan, Lakeville would have to provide zoning for up to 750 multi family housing units by right within ½ mile of the station. The final set of guidelines have been released and are a bit different. They now have four (4) types of transit communities; we are an adjacent small town. The Middleborough Train Station is the regular commuter stop for Lakeville. We would have to provide 5% of our current housing stock, which is 231 units. We don't have a minimum land area to rezone, but we need to rezone for multi-unit housing of 15 units per acre density. Site plan review can apply for these developments, but they must be by right, not special permit. You can request 10% affordable units for regular housing. If you apply for 40R, you would have 20% affordable. We need to submit an action plan in 2023 to

the Department of Housing and Community Development, which would be an outline of the process to comply. Being an adjacent small town, we have until December of 2024 to comply and create the zoning.

Member Fabian read the definition of “as of right”. Would the Planning Board have less say? Mr. Resnick said in a Special Permit situation, yes. Discussion occurred regarding the process to create the action plan. Member Carboni asked is there any input on what we have currently done with high density housing that would fall into supporting the requirements. Mr. Resnick said the current high-density housing is not what they are looking for. They are looking to create the opportunity for new housing. It doesn’t mean that they will be built. We would need to adopt a zoning by-law which would allow this multi family district, perhaps by an overlay district. Member Carboni asked if it has to be in one (1) area. Mr. Resnick said it could be multiple areas, but they need to be a minimum of five (5) acres within half a mile of the Middleboro station.

Chairman LaCamera asked Mr. Resnick to explain “safe harbor”. Mr. Resnick said “safe harbor” is a term that references the Town’s ability to not approve 40B projects. If a community has more than 10% of permanent affordable restricted housing, you have the ability to not approve a 40B project. We are now at 6.5% and it will go down once the latest census figures are calculated into our existing affordable housing numbers. We would need to create more housing to get to 10%. If it is a rental complex, you can count all the units if 25% of the units are affordable. Chairman LaCamera said as you add more houses, the number of houses gets added to the total and the percentage goes down. Mr. Resnick said if you don’t keep up by adding a proportionate number of affordable units, the percentage will go down. The second way to say no to a 40B project, is to have 1.5% or more of the Town’s total land area as affordable housing. Lakeville has 23,000 acres, so 340 acres would be 1.5%. Out of the 23,000 acres, we can subtract water bodies, public lands, certain wetlands and a few other excluded parcels. He expects that Lakeville’s 1.5% would be in the 200 acres range. The third way, which is more of a temporary “safe harbor”, is to approve a large number of units (2% of the housing stock) and you get one (1) or two (2) years “safe harbor” if you have a valid housing production plan. We have not approved any large numbers of units, so we are not eligible for that.

Chairman LaCamera said asked that this item be placed on a Planning Board agenda to clear up any confusion.

Discuss process for consideration of Taunton Water Connection Applications

Chairman LaCamera said we recently had two (2) requests for water connections. One of the requests was for a non-conforming, non-buildable lot. The other was a 40B project which has not submitted a site plan. We need to have some documentation that proves that this project is moving forward. Approval has been made for some projects, but they were never developed. We have received a new Water Application Form from Taunton. This should come to the Select Board first. We need to have an explanation of what they are proposing. Chairman LaCamera said it would be good to have the Town Planner, Building Commissioner and Board of Health weigh in on the applications. Mr. Sky said he has spoken with Taunton Water Officials and they are meeting tomorrow to discuss the water allocation process. Commercial applicants look at this as the first thing to do to determine if the project is feasible. Residential applications are different. The 310

Kenneth Welch Drive application was all over the place. We had to force them to do an engineering report, which is why the Board has not seen the application yet. They were given a separate connection from a fire hydrant, which we were not aware of. Member Carboni asked about Mr. Sky putting together a water allocation process. Mr. Sky said the Town wants to reserve the right to approve, no matter what they do regarding allocations.

Update on Special Town Meeting Articles

Mr. Sky said there are 22 proposed articles, plus a road acceptance that may occur. He summarized the 22 proposed articles. Chairman LaCamera asked if the Town's Bond Counsel looked at the Assawompset School article. Mr. Sky said yes and it was revised; the correct language will be in the next version. Five (5) of the six (6) proposed Planning Board articles were approved by the Planning Board. There are also two (2) citizens petitions. Member Carboni said there was a possibility of another citizens petition for zoning. Mr. Sky said the Town has not received it yet. There may be one (1) or two (2) budget amendments regarding security.

Discuss and possible vote on Public Way Use Application from Charles River Wheelmen to use Lakeville Roads on September 18, 2022 for bike ride

Larry Kernan and Ed Chang from the Charles River Wheelmen were present for the discussion. Mr. Kernan said there are going to be approximately 250 riders spread out over a three (3) hour period in Lakeville. The Charles River Wheelmen are a non-profit group founded in 1956. They are the largest road cycling organization in New England with about 2,500 members. Chairman LaCamera said they will be on Vaughan Street and going down Hitching Post Road and Settlers Drive to get to Main Street. The Police Chief felt it was better to go through the residential streets due to the intersection being very dangerous at Vaughan and Main Street.

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

VOTED: To approve the Public Way Use Application from the Charles River Wheelmen to use Lakeville Roads on September 18, 2022 for a bike ride.
Unanimous in favor.

Discuss and possible vote regarding request from Lakeville Lions to revise 1-day liquor license hours – September 17, 2022

Chairman LaCamera said the Lakeville Lions Club has requested the 1-day liquor license hours for September 17th to be revised to 5:00 PM.

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

VOTED: To approve the change to 5:00 PM for the 1-day liquor license for the Lakeville Lions Club on September 17, 2022, including the rain date of September 18, 2022.
Unanimous in favor.

Discuss and possible vote to allocate Host Community Agreement Charitable Contribution proceeds for the Betty's Neck 20th Anniversary Celebration

Chairman LaCamera said there is going to be a 20th anniversary celebration of the purchase of Betty's Neck at Betty's Neck. Mr. Sky said an allocation of \$800 has been requested from the Host Community Agreement Charitable Contribution Fund. There is \$25,281 in that account that is available. Member Fabian said this will be on October 9th.

Upon a motion made by Member Fabian with Chairman LaCamera stepping down to second, it was:

VOTED: To approve a \$800 allocation from the Host Community Agreement Charitable Contribution Fund for the Betty's Neck 20th Anniversary Celebration.
Two (2) in favor; one (1) abstention (Member Carboni).

New Business

There was no New Business discussed.

Old Business:

Update on Route 79 Project

Mr. Sky said the project is on schedule for construction in FY25. There is land in Taunton that may cause some issues; there may be an Article 97 issue that may require some legislative work. Town Counsel will let us know about that. Chairman LaCamera we are hoping that the project will be funded by October 1st.

Adjournment

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

VOTED: To adjourn the Select Board Meeting at 7:41 PM.
Unanimous in favor.

OTHER ITEMS

1. The Voice of the Retired Public Employee newsletter
2. Inaugural Issue of Plymouth County Parking Quarterly
3. Letter from Massachusetts School Building Authority regarding Assawompset Elementary School

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

1. Agenda page
2. Agenda page
3. Agenda page; Town Hall & Fire Station Study
4. Agenda page; DHCD Compliance Guidelines for Multi-family Zoning Districts under Section 3A of the Zoning Act
5. Agenda page; new Taunton Water Connection Application
6. Agenda page; Draft Articles for Special Town Meeting
7. Agenda page; Public Way Use Application – Charles River Wheelmen
8. Agenda page
9. Agenda page; memo from Nancy Yeatts, APC Manager
10. Agenda page
11. Agenda page