

AGENDA
Lakeville Select Board and acting as the
Wage & Personnel Board as needed

Lakeville Police Station – 323 Bedford Street
November 7, 2022 – 4:00 PM

PLEASE ASK IF ANYONE IS RECORDING THE MEETING
AND ANNOUNCE CABLE TAPING (IF PRESENT)

1. Select Board Announcements
2. Town Administrator Announcements
3. Update on Lakeville Hospital Property Redevelopment and discuss and possible vote to approve draft Development Agreement
4. Discuss and possible vote to accept resignation of Dr. Frederick C. Beal, III from Cemetery Commission
 5. A. Meet with Cemetery Commission to discuss and possible vote on increase in Cemetery Commission fees
 - B. Discuss and possible vote to appoint Joan Gladu Morton to fill vacancy on Cemetery Commission
6. Discuss and possible vote to withdraw Article 17 (Reusable materials or equipment) at November 14, 2022 Special Town Meeting
7. Revisit 2023 Holiday Schedule and possible vote to approve
8. Discuss and possible vote to approve Taunton Water application for 475 Kenneth Welch Drive
9. Review and possible comments regarding Site Plan Review – 348 Bedford Street
10. Discuss and possible vote to appoint Denise Barbuto as a member of the Master Plan Implementation Committee
11. Discuss and possible vote to appoint Emily Ryan and Carol Carson as Volunteer Observers for Middleborough Lakeville Herring Fishery Commission
12. Discuss and possible vote to extend closing times for restaurants with liquor licenses on New Year's Eve
13. Discuss and possible vote to extend closing times for package stores with liquor licenses on Christmas Eve and New Year's Eve
14. Review and possible vote to approve Select Board Meeting Minutes of October 24, 2022; November 1, 2022 (1:00 PM) and November 1, 2022 (5:00 PM)
15. New Business
16. Old Business

Please be aware that this agenda is subject to change. If other issues requiring immediate attention of the Lakeville Select Board arise after the posting of this agenda, they may be addressed at this meeting.

**AGENDA ITEM #1
NOVEMBER 7, 2022**

SELECT BOARD ANNOUNCEMENTS

Special Town Meeting – November 14th at 6:30 PM at Apponequet High School

The State Election will take place tomorrow November 8, 2022 from 7 AM to 8 PM at the Loon Pond Lodge at Ted Williams Camp.

The Treasurer/Tax Collector would like to remind residents that real estate and personal property tax bills for the second quarter were due November 1, 2022.

MassDOT has notified the Town that on November 10th, they will be doing some milling and paving work on Bedford Street between Rhode Island Road and the Route 18/105 intersection. This work is expected to take place between 8 AM to 5 PM. No detours are needed, but drivers should be aware of alternating lanes of traffic controlled by Police details.

The Historical Commission would like to invite the public to their Veterans' Day observance on Friday, November 11th at 10:30 AM. The observance will begin at the Hitchcock Memorial at Assawompset School, then a procession to the Historic Town House, Honor Roll and Flag Pole area, and across the street to Dickran Diran Square.

Hot Chocolate and cookies will be served at Dickran Diran Square after the ceremony.

**AGENDA ITEM #2
NOVEMBER 7, 2022**

TOWN ADMINISTRATOR ANNOUNCEMENTS

**AGENDA ITEM #3
NOVEMBER 7, 2022**

**UPDATE ON LAKEVILLE HOSPITAL PRPERTY REDEVELOPMENT
AND DISCUSS AND POSSIBLE VOTE TO APPROVE DRAFT
DEVELOPMENT AGREEMENT**

At the time of copying, the development agreement had not been signed yet by Rhino. It will be given to you separately and posted on the website if it is signed prior to your meeting.

**AGENDA ITEM #4
NOVEMBER 7, 2022**

**DISCUSS AND POSSIBLE VOTE TO ACCEPT RESIGNATION OF
DR. FREDERICK C. BEAL, III FROM CEMETERY COMMISISON**

Attached is a letter of resignation from Fred Beal from the Cemetery Commission effective November 1, 2022.

RECEIVED
OCT 26 2022
SELECTMEN'S OFFICE

DR. FREDERICK C. BEAL III
264 Bedford Street
Lakeville, MA. 02347

Received
OCT 26 2022
Lakeville Town Clerk

October 24, 2022

Town of Lakeville
Town Clerk
Board of Selectmen
346 Bedford Street
Lakeville, MA. 02347

Due to my moving out of state I am submitting my letter of resignation as Cemetery Commissioner effective November 1, 2022.

Respectfully



DR. FREDERICK C. BEAL III

**AGENDA ITEM #5
NOVEMBER 7, 2022**

**MEET WITH CEMETERY COMMISSION TO DISCUSS AND
POSSIBLE VOTE ON INCREASE IN CEMETERY COMMISSION
FEES**

**DISCUSS AND POSSIBLE VOTE TO APPOINT JOAN GLADU
MORTON TO FILL VACANCY ON CEMETERY COMMISSION**

The Cemetery Commission would like to increase the grave opening fee from \$850 to \$1,000 due to an increase from the gravedigger. I have attached the list of current fees and a memo from Emery Orrall, Chairman of the Cemetery Commission.

Due to the resignation of Fred Beal, the Cemetery Commission has provided a request for the Select Board to appoint Joan Gladu Morton to fill the position. If Joan is appointed, the term would expire April 3, 2023.

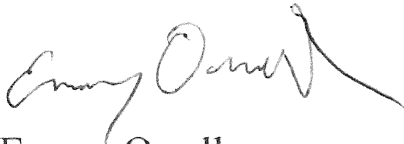
July 13, 2022

Lakeville Board of Selectmen

Lakeville Town Clerk

RECEIVED
OCT 18 2022
SELECTMEN'S OFFICE

At the Lakeville Cemetery Commission meeting on July 12, 2022 it was voted to increase the fee for grave opening to \$1,000 as this is the price the gravedigger currently charges.



Emery Orrall

Chairman Lakeville Cemetery Commission



TOWN OF LAKEVILLE
Cemetery Commission
346 Bedford Street
Lakeville, Massachusetts 02347

CEMETERY COMMISSION
Schedule of Fees
Effective May 1, 2018

Description

single grave.....	\$ 800.00
double grave.....	1,400.00
openings(full burial).....	850.00
Saturday supplement by 10:30am.....	200.00
cremation grave single.....	350.00
cremation grave double.....	500.00
cremation burial.....	300.00
Saturday supplement by 10:30am.....	100.00
perpetual care per entombment *	
single grave.....	400.00
double grave.....	600.00
cremation grave single.....	200.00
cremation grave double.....	300.00
Veterans Grave(Proof of status by Residence & DD Form 214)...	1.00
recording fee for all burials.....	50.00
foundations for all monuments.....	100.00 ft.

raise opening fee to
\$ 1,000 as this is
what the grave
digger currently
charges.

* Perpetual care must be paid in full at time of purchase of grave.

* No time payments offered.

Approved by Board of Selectmen March 15, 2018

November 3, 2022

To The Select Board,

As a former Cemetery Commissioner for the Town of Lakeville
I am interested in filling the vacancy on the Commission left
by the resignation of Fred Beal. Thank you for your consideration.

Sincerely,

Jean M. Morton

RECEIVED
NOV - 3 2022
SELECTMEN'S OFFICE

Tracie Craig-McGee

From: orrall@comcast.net
Sent: Wednesday, October 26, 2022 3:56 PM
To: Tracie Craig-McGee; Kenneth Upham; msjoaniemg@aol.com
Subject: position on Cemetery Commission

Fred Beal has submitted his resignation from the Lakeville Cemetery Commission. Long time commissioner Joan Morton has expressed an interest in rejoining the commission.

I am requesting the Selectboard to appoint Joan Morton for the remainder of Fred Beal's term.

Thank you,
Emery Orrall
Chairman Lakeville Cemetery commission

**AGENDA ITEM #6
NOVEMBER 7, 2022**

**DISCUSS AND POSSIBLE VOTE TO WITHDRAW ARTICLE 17
(REUSABLE MATERIALS OR EQUIPMENT) AT NOVEMBER 14,
2022 SPECIAL TOWN MEETING**

Attached is an email from the Town Administrator regarding the Problem Properties Group's recommendation to withdraw Article 17.

Ari Sky

From: Ari Sky
Sent: Monday, October 31, 2022 3:30 PM
To: Richard LaCamera; Lia Fabian; Lorraine Carboni
Cc: Marc Resnick; Nathan Darling, Building, Commissioner & Zoning Enforcement Officer; Christina Cotsoridis; Edward Cullen; Michael P. O'Brien, Fire Chief; Erika Correia
Subject: Article 17 (Zoning Bylaw: Reusable Materials or Equipment)

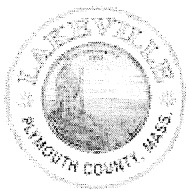
Boardmembers –

The Planning Board voted (3-2) last Thursday to recommend against Article 17, which adds a definition to the Zoning Bylaws for reusable materials or equipment and sets restrictions regarding outdoor storage on residential properties. As you will recall, this article was proposed as part of the problem properties package. Areas of concern that were cited included questions regarding enforcement and a general uneasiness with the adoption of additional regulations covering outdoor storage.

I convened a meeting of the problem properties this afternoon to discuss next steps. It was the consensus of the group that there is opportunity to refine our approach by clarifying enforcement and criteria, and perhaps by introducing a general bylaw in the Spring as an alternative. It was therefore the group's recommendation that the Article be withdrawn given the challenge of obtaining a 2/3 vote of approval under current circumstances.

Thank you for your consideration, and please let me know if you have any questions.

Ari J. Sky, ICMA-CM
Town Administrator
Town of Lakeville
346 Bedford Street
Lakeville, Massachusetts 02347
asky@lakevillema.org
(508) 946-8803



**AGENDA ITEM #7
NOVEMBER 7, 2022**

**REVISIT 2023 HOLIDAY SCHEDULE AND POSSIBLE VOTE TO
APPROVE**

This was discussed at the last meeting and has been revised to include Friday, December 23rd observed for Christmas Eve.

Monday, January 2, 2023	New Year's Day 2023 (observed)
Monday, January 16, 2023	Martin Luther King, Jr. Day
Monday, February 20, 2023	Presidents' Day
Monday, April 17, 2023	Patriots' Day
Monday, May 29, 2023	Memorial Day
Monday, June 19, 2023	Juneteenth Independence Day
Tuesday, July 4, 2023	Independence Day
Monday, September 4, 2023	Labor Day
Monday, October 9, 2023	Columbus Day
Friday, November 10, 2023	Veteran's Day (observed)
Thursday, November 23, 2023	Thanksgiving
Friday, November 24, 2023	Day after Thanksgiving
Friday, December 23, 2023	Christmas Eve (observed)
Monday, December 26, 2023	Christmas (observed)

**AGENDA ITEM #8
NOVEMBER 7, 2022**

**DISCUSS AND POSSIBLE VOTE TO APPROVE TAUNTON WATER
APPLICATION FOR 475 KENNETH WELCH DRIVE**

Attached is an application for the property located at 475 Kenneth Welch Drive to connect to Taunton Water.

City of Taunton Water Connection Application



Department of Public Works
90 Ingell St
Taunton, MA 02780
Phone: 508-821-1045
Fax: 508-821-1059

Application Date

Owner's Name

Mailing Address

City/Town

Phone Number

Property Address for Connection

Applicants Name & Address
(if different from owner)

Assessor's Map

Lot

Plot

Received Taunton Water
Department Specifications?

Street Opening Permit

State Road

Intended Use of Water?

Residential

Max Gallons Per Day Peak Demand Size of Service

Commercial

Max Gallons Per Day Peak Demand Size of Service

Fire Service

Max Gallons Per Day Type of System Backflow Device

Irrigation System

Estimated GPM/Zone # of Zones Backflow Device

The undersigned owner/applicant acknowledges and agrees to the following information stated above. If usage is in access of that approved. The City of Taunton Water Department reserves the right to terminate the water connection.

Applicant Name:

Signature:

Owners Name:

Signature:

Taunton Water Department Supervisor: Mike Arruda

Signature:

Lakeville Board of Selectman (If Applicable)

Signature:

Engineering Design Services, Inc.
P.O. Box 986
141 Industrial Drive
Slatersville, RI 02876



Phone: 401-765-7659
Fax: 401-765-2984
Web: www.edesignservice.com

MEMORANDUM

From: **Glen G. Markey, PE**

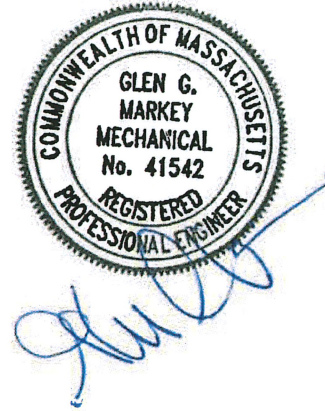
To: **Michael Gersht, AIA**
Studio S Architecture

Date: **October 3, 2022**

Reference: **Bud's Goods**
Processing Facility
475 Kenneth Welch Drive
Lakeville, MA

Domestic Water Calculation

EDS Project Number 21195MU



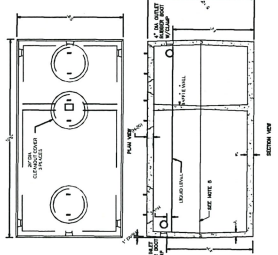
As requested, please find the following domestic water daily water usage requirements.

Gallons Per Day

Factory: 15 GPD/Person x 12 Persons = 180 GPD

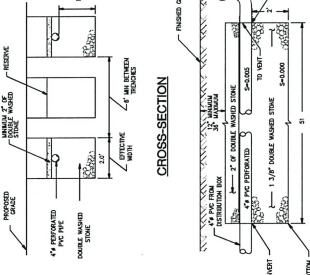
Peak Gallons Per Min

Hunter's Curve: 47 fu's = 45 gpm



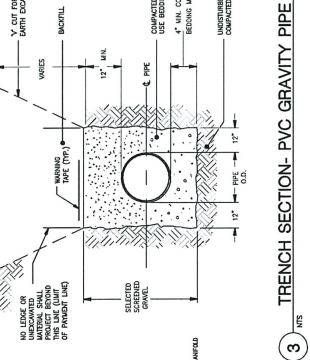
1500-GALLON TWO-COMPARTMENT SEPTIC TANK (H-20)

1. CLEANLINE COVER FOR INLET AND OUTLET
 2. 1/2" DIA. 1/2" DIA. 1/2" DIA.
 3. 1/2" DIA. 1/2" DIA. 1/2" DIA.
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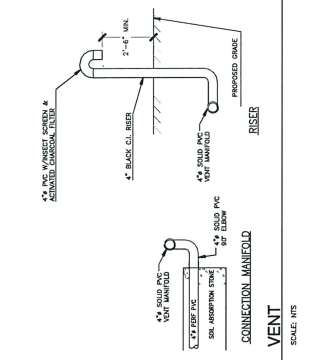
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PROFILE

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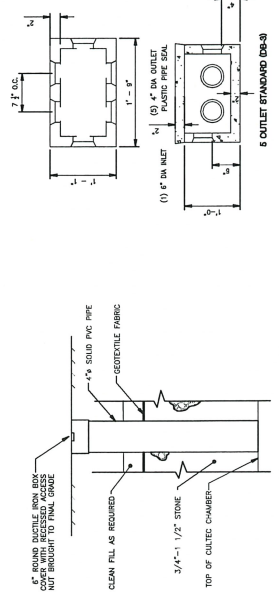


CONNECTION MANIFOLD

RISER

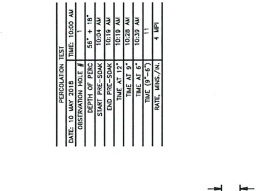
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1500-GALLON TWO-COMPARTMENT SEPTIC TANK (H-20)



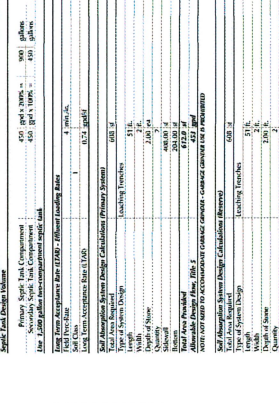
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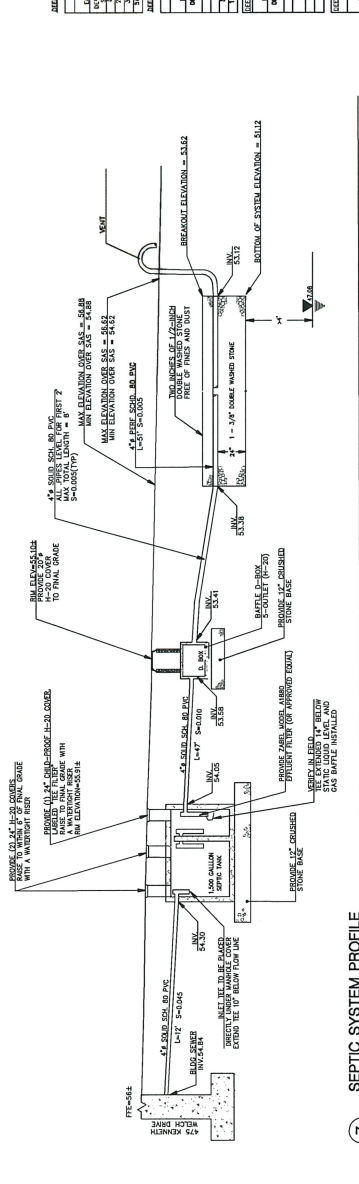
DISTRIBUTION BOX (H-20)

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LEACHING TRENCH

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SEPTIC SYSTEM PROFILE

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NOTES AND SPECIFICATIONS

1. THESE WORKS COMPLETED ON JAN. 20, 2018, ARE COVERED BY THE TOWN OF LAKESIDE SEWER SYSTEM. THESE WORKS ARE NOT TO BE CONSIDERED AS PART OF THE SEWER SYSTEM.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE TOWN OF LAKESIDE. THE TOWN OF LAKESIDE SHALL BE NOTIFIED IN WRITING AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TOWN OF LAKESIDE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TOWN OF LAKESIDE.
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BUD'S GOODS AND PROVISIONS CORP.
 475 KENNETH W. WELCH DRIVE
 LAKESIDE, MA

SEAL

1. 1/2" DIA. 1/2" DIA. 1/2" DIA.
 2. 1/2" DIA. 1/2" DIA. 1/2" DIA.
 3. 1/2" DIA. 1/2" DIA. 1/2" DIA.

SEPTIC SYSTEM DETAILS

C-2.0

DATE: 11/15/2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

Engineering Design Services, Inc.
P.O. Box 986
141 Industrial Drive
Slatersville, RI 02876



Phone: 401-765-7659
Fax: 401-765-2984
Web: www.edesignservice.com

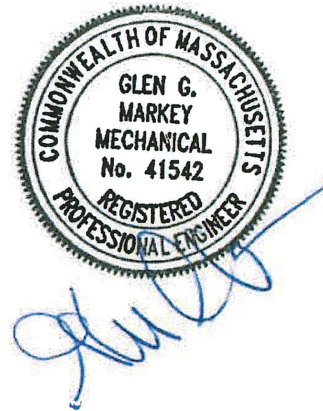
MEMORANDUM

From: **Glen G. Markey, PE**

To: **Michael Gersht, AIA
Studio S Architecture**

Date: **October 3, 2022**

Reference: **Bud's Goods
Processing Facility
475 Kenneth Welch Drive
Lakeville, MA**



Domestic Water Calculation

EDS Project Number 21195MU

As requested, please find the following domestic water daily water usage requirements.

Gallons Per Day

Factory: 15 GPD/Person x 12 Persons = 180 GPD

Peak Gallons Per Min

Hunter's Curve: 47 fu's = 45 gpm

**AGENDA ITEM #9
NOVEMBER 7, 2022**

**DISCUSS AND POSSIBLE COMMENTS REGARDING SITE PLAN
REVIEW – 348 BEDFORD STREET**

Attached is a memo from the Planning Board requesting any comments or concerns the Board may have regarding the proposed site plan.

Also attached is the Site Plan Review Application; Site Plan and additional information.

Tracie Craig-McGee

From: Ari Sky
Sent: Wednesday, October 26, 2022 12:12 PM
To: Tracie Craig-McGee
Subject: Fwd: 348 Bedford Street-Site Plan Review

Ari J. Sky, ICMA-CM
Town Administrator
Town of Lakeville
346 Bedford Street
Lakeville, Massachusetts 02347

From: Michael P. O'Brien, Fire Chief <mobrien@lakevillema.org>
Sent: Wednesday, October 26, 2022 11:54:16 AM
To: Cathy Murray, Appeals Board Clerk <cmurray@lakevillema.org>
Cc: Marc Resnick <mresnick@lakevillema.org>; Ari Sky <asky@lakevillema.org>; Pamela Garant, Fire Deputy Chief <pgarant@lakevillema.org>
Subject: RE: 348 Bedford Street-Site Plan Review

Dear Cathy,

Specific to the site plan, there are no comments or concerns about the plan as presented.

The intended use of the property is a change of use from a Laboratory (probably business occupancy classification) to a brewery (Industrial F-2 Low-hazard Occupancy). If there is an opportunity to communicate the need for a design professional to do a code review, please do so.

I would expect an updated fire alarm system would be required, at the minimum.

I am required to inspect related to the liquor license approval, but earlier coordination would be beneficial to the business owner.

Thank you,

Michael P. O'Brien
FIRE CHIEF
LAKEVILLE FIRE DEPARTMENT

From: Cathy Murray, Appeals Board Clerk <cmurray@lakevillema.org>
Sent: Monday, October 24, 2022 11:28 AM
To: Matthew Perkins, Lakeville Chief of Police <mperkins@lakevillema.org>; Michael P. O'Brien, Fire Chief <mobrien@lakevillema.org>; Edward Cullen <ecullen@lakevillema.org>; rjbouchard@verizon.net; Franklin Moniz, DPW Director <fmoniz@lakevillema.org>; Nathan Darling, Building Commissioner & Zoning Enforcement Officer <ndarling@lakevillema.org>; Tracie Craig-McGee <tcraig-mcgee@lakevillema.org>; Ari Sky <asky@lakevillema.org>
Cc: Kristen Campbell, Administrative Assistant, Lakeville Police Department <kcampbell@lakevillema.org>; Pamela Garant, Fire Deputy Chief <pgarant@lakevillema.org>; Fran Lawrence, Part time Board of Health Clerk <flawrence@lakevillema.org>; Lori Canedy <lcanedy@lakevillema.org>; Jennifer Jewell, DPW - Administrative Assistant

Tracie Craig-McGee

From: Cathy Murray, Appeals Board Clerk
Sent: Monday, October 24, 2022 11:28 AM
To: Matthew Perkins, Lakeville Chief of Police; Michael P. O'Brien, Fire Chief; Edward Cullen; rjbouchard@verizon.net; Franklin Moniz, DPW Director; Nathan Darling, Building Commissioner & Zoning Enforcement Officer; Tracie Craig-McGee; Ari Sky
Cc: Kristen Campbell, Administrative Assistant, Lakeville Police Department; Pamela Garant, Fire Deputy Chief; Fran Lawrence, Part time Board of Health Clerk; Lori Canedy; Jennifer Jewell, DPW - Administrative Assistant; Clorinda Dunphy
Subject: 348 Bedford Street-Site Plan Review
Attachments: 348 Bedford Street-Application.pdf; 348 Bedford Street-Application Addendum.pdf; 348 Bedford Street-Site Plan.pdf

Hi everyone,

Attached please find an application, application addendum, and Site Plan for 348 Bedford Street. The hearing for this Site Plan will be on November 10, 2022. Please forward any comments or concerns that you may have regarding this Plan to the Planning Board at your earliest convenience.

Please let me know if you would prefer a hard copy.

Thanks

Cathy



Town of Lakeville
Planning Board
346 Bedford Street
Lakeville, MA 02347
508-946-3473

RECEIVED
OCT 24 2022
SELECTMEN'S OFFICE

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant: Red Hand Brewing Company, Inc.

Street: 63 Main Street

City/Town: Bridgewater State: MA Zip: 02324

Telephone: 508-298-9048 Email: _____

Property Owner Name: 350 Bedford Street Landing, LLC

Street: 168 Cottontail Drive

City/Town: Portsmouth State: RI Zip: 02851

Telephone: 401-450-5089 Email: dereksavas@gmail.com

Contact Person's Name: Robert J. Mather, Esquire

Telephone: 508-946-0066 Email: rjmather@rjmatherlaw.com

SITE INFORMATION

Street and number: 348 Bedford Street

Zoning District: Business Map 57 Block 1 Lot 3 and 4

Lot size: Lot 3 2.8 acres
Lot 4 .24 acres Frontage: 271.55

Current use: Retail / Office Plaza

PLAN INFORMATION

Plan Title: Red Hand Brewpub Site Plan, Lakeside Landing


Prepared by: Outback Engineering, Inc.

Date prepared: _____ Revision date (s): _____

Detailed Description of proposed work: See Attached

TO THE LAKEVILLE PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for review of the above SITE PLAN by the Planning Board and certifies that, to the best of the APPLICANT'S knowledge and belief, the information contained herein is correct and complete and that said PLAN conforms with the requirements of the Rules and Regulations of the Lakeville Planning Board and the Zoning By-Law of the Town of Lakeville.

Applicant's Signature:  Date: 10-19-22

Property Owner's Signature:  Date: 10/19/2022
(if not Applicant)

Will you have a representative other than yourself? Yes No

Name: Robert J. Mather, Esquire 

Telephone: 508-946-0066 Email: rjmather@rjmatherlaw.com

To be completed by Planning Board staff:

Distributed to: Board of Health, Board of Selectmen, Building Department, Conservation Commission, Fire Chief, Highway Surveyor, Open Space Committee, Police Chief

Date/initials: _____

ATTACHMENT TO APPLICATION FOR SITE PLAN REVIEW

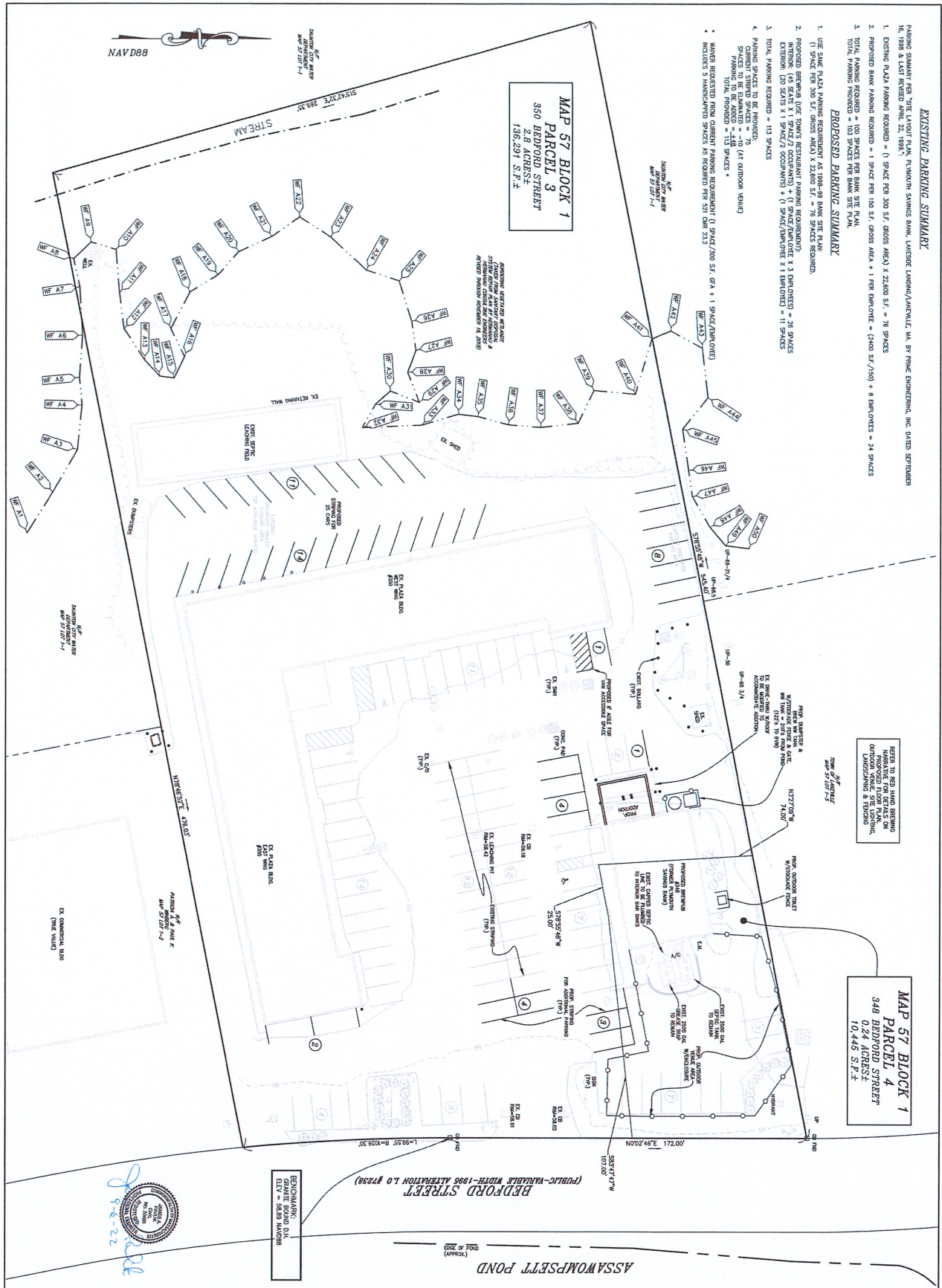
This application is seeking Site Plan Review pursuant to Lakeville Zoning Bylaws Provision 6.7.3. c) which provides as follows:

- c) A change in occupancy of an existing business or industrial structure which increases the previously approved occupant load by 10%.

The Applicant seeks review and approval to convert the existing building at 348 Bedford Street, formerly the Plymouth Savings Bank building, to accommodate a brewpub, which will include brewery and a beer garden. The existing building, when last use as a bank branch, had an occupant load of 24. The proposed brewpub will increase the occupant load to 45.

The building is located at 348 Bedford Street and is part of the Lakeside Landing commercial plaza. It is shown as Lot 4 on Lakeville Assessors Map 57, Block 1. The remainder of the Lakeside Landing commercial plaza is shown as Lot 3 on Lakeville Assessors Map 57, Block 1.

In addition to the proposed 45 indoor tavern seats the proposal is to have 20 exterior seats with food truck service and served by an outdoor toilet facility.



**MAP 57 BLOCK 1
PARCEL 3
350 BEDFORD STREET
2.8 ACRES±
136,291 S.F.±**

**MAP 57 BLOCK 1
PARCEL 4
348 BEDFORD STREET
0.24 ACRES±
10,446 S.F.±**

EXISTING PARKING SUMMARY

1. EXISTING PARKING REQUIRED = 1 SPACE PER 300 S.F. GROSS AREA X 22,600 S.F. = 78 SPACES

2. PROPOSED BANK PARKING REQUIRED = 1 SPACE PER 150 S.F. GROSS AREA + 1 PER DRIVEWAY = (240 S.F./150) + 8 DRIVEWAYS = 24 SPACES

3. TOTAL PARKING PROVIDED = 103 SPACES PER BANK SITE PLAN

PROPOSED PARKING SUMMARY

1. USE SAME PARKING REQUIREMENT AS 1998-99 BANK SITE PLAN
(1 SPACE PER 300 S.F. GROSS AREA) X 22,600 S.F. = 78 SPACES REQUIRED

2. PROPOSED BANK PARKING REQUIREMENT (USE TOWN'S RESTAURANT PARKING REQUIREMENT)
INTERIOR (45 SEATS X 1 SPACE/2 OCCUPANTS) + (1 SPACE/DRIVEWAY X 3 DRIVEWAYS) = 78 SPACES
EXTENSION (30 SEATS X 1 SPACE/2 OCCUPANTS) + (1 SPACE/DRIVEWAY X 1 DRIVEWAY) = 11 SPACES

3. TOTAL PARKING REQUIRED = 113 SPACES

4. PARKING SPACES TO BE PROVIDED:
PARKING TO BE PROVIDED = 438 SPACES
PARKING TO BE ELIMINATED = 410 (AT OUTDOOR VALUE)

5. WAIVER REQUESTED FROM CURRENT PARKING REQUIREMENT (1 SPACE/300 S.F. OR 1 SPACE/DRIVEWAY)
INCLUDES 3 HANDBICAPPED SPACES AS REQUIRED PER 501 CMR 2.12

SEE TO RED AND BRONZE MARKING FOR DETAILS ON OUTDOOR SEATING SITE LAYOUT, LANDSCAPING & FURNISHING

RECORDED
BEDFORD STREET D.D.
ELEV = 58.89 NAVD83



LOCUS
N.H.S.

GENERAL NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE SHOWN ARE IN FEET AND INCHES.
2. THE SITE IS LOCATED WITHIN ZONE A.
3. THE SITE IS NOT LOCATED WITHIN A ZONE I OVERLAP PROTECTION AREA.
4. THE SITE IS NOT LOCATED WITHIN A ZONE I OVERLAP PROTECTION AREA.
5. THE EXISTING UTILITY INFORMATION IS FROM RECORD DRAWINGS AND FIELD SURVEY PERFORMED BY THE ENGINEER. THE ENGINEER HAS CONSIDERED APPROXIMATE CONSTRUCTION SHALL NOT EXCEED 1-1/2" (38-34" (762)) OF ANY CONSTRUCTION TO HAVE ALL WORKED UTILITIES LOCATED AND CLEARLY MARKED.

APPROVED AND ENDORSED BY THE LICENSEE

DATE: _____

APPLICANT: **RED HAND BREWERY**

350 BEDFORD STREET
LAKEVIEW LANDING
LAKEVILLE, MA 02447

OWNER: **LAKEVIEW LANDING, LLC**

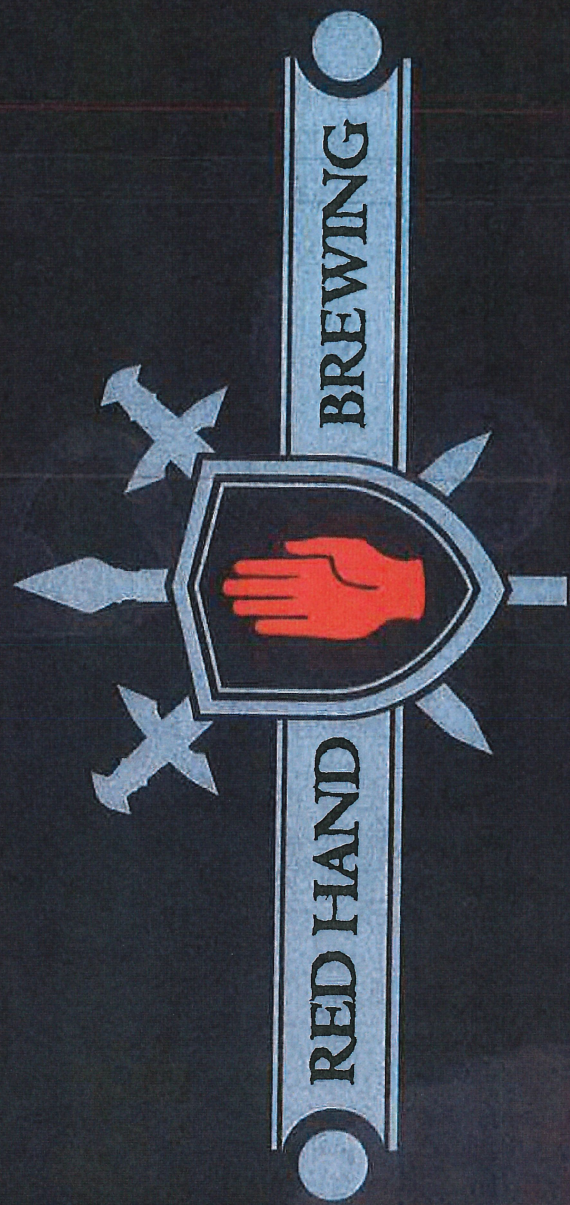
350 BEDFORD STREET
LAKEVIEW LANDING
LAKEVILLE, MA 02447

DATE: AUGUST 28, 2023

SCALE: 1"=20'

SHEET 1 OF 1

08-3900



A True Brew Pub Experience

348 Bedford Street

Lakeville, MA 02347

CBO (Chief Brew Officer): Brian Donnelly, Lakeville, MA
CEO/Principal: Shawn Donnelly, Lakeville MA
CFO/Principal: Karen Donnelly, Lakeville MA

Our Brand

Sample imagery of what we have planned for the interior



RED HAND BREWING

Mission Statement

Red Hand Brewery will be dedicated to bringing patrons a warm and inviting Brewpub experience like no other in the area. We will feature an eclectic array of local craft beers and Red Hand Brewery rotating featured beers along with wine, whiskey, bourbon, scotch and other beverages so everyone can find something they enjoy.

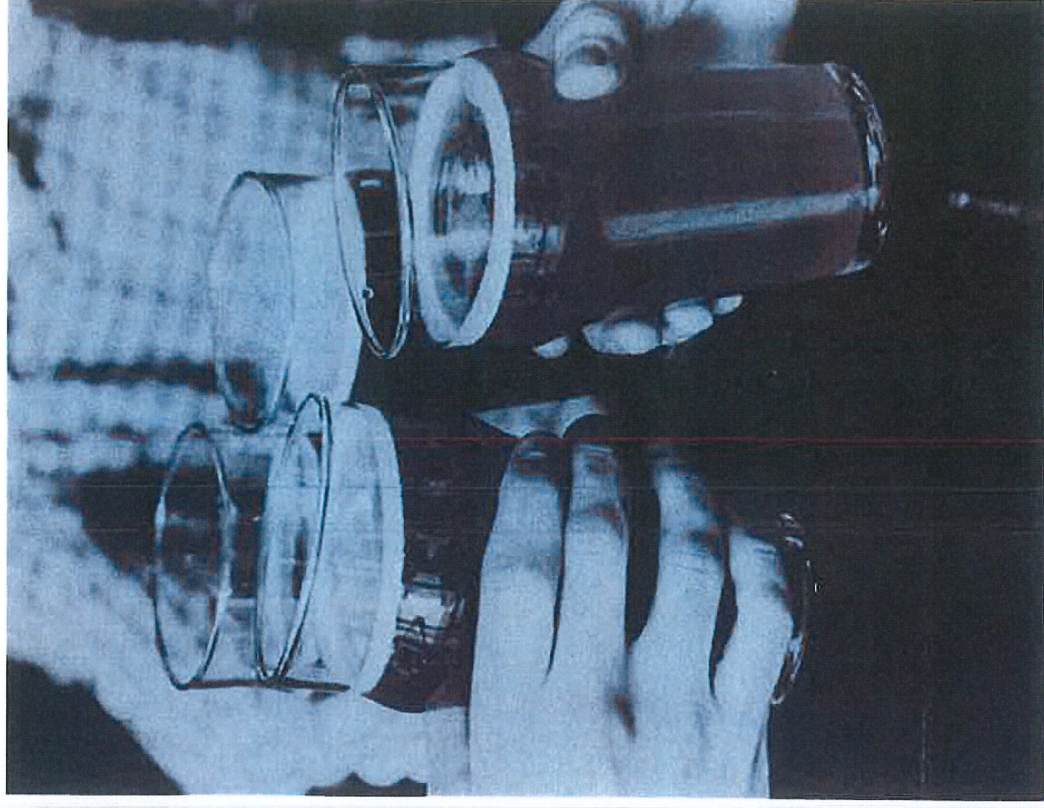


About us

In an ever-changing world, critical changes are coming to the bar industry. Technological advances are changing the way society interacts, and it is now going to change the experiential landscape for the growing population of craft beer consumers. We have witnessed first-hand the explosion of craft beer over the past five years. Data shows that beer lovers have shed the traditional bar drinking experience and demand has grown for integrating alcoholic beverages in more experiential occasions. Beer festivals, brewpub visits, and outdoor activities are attracting not only millennials, but also a vast demographic of beer drinkers who are looking for a new and unique way to experience craft beer.

As a strong advocate of craft beer and a contemporary to the technological advancements of the past decade, our family is hoping to open a traditional Brewpub here in our hometown Lakeville, MA. We feel that it will also benefit Lakeville to have a highlighted true Brewpub experience like no other in the area. We will be family focused and decidedly different which we feel will create a friendly and strong tie to our community.

Our family appreciates your consideration in our new business venture.



Our Brand

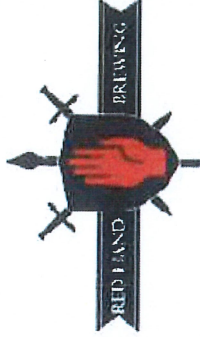
Sample imagery of what we have planned for the interior



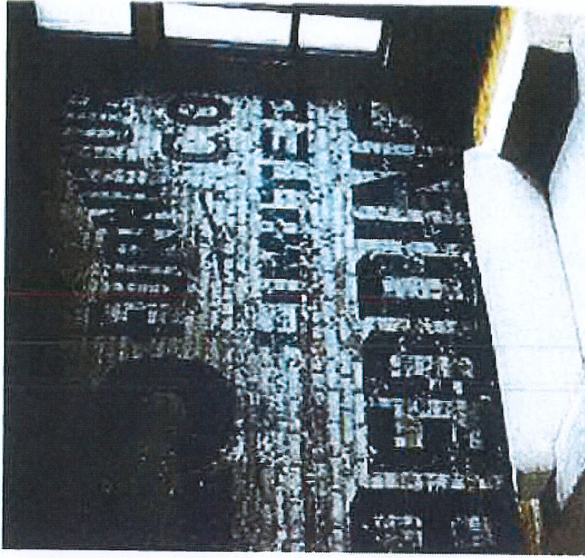
LIGHT OVER BAR, STAGE AND SOFT SEATING AREA



ACCENT LIGHTS OVER TABLES

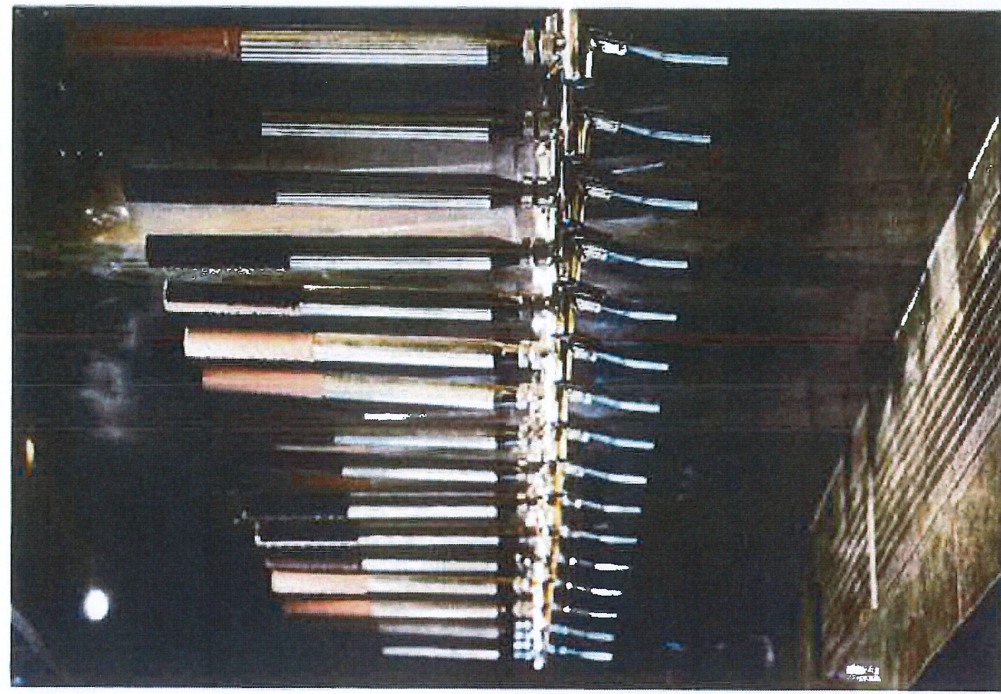
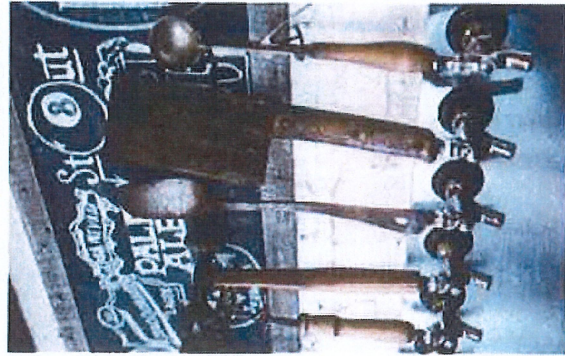


ACID STAIN FOR CONCRETE FLOOR
ENGLISH RED



Our Brand

Sample imagery of what we have planned for the interior



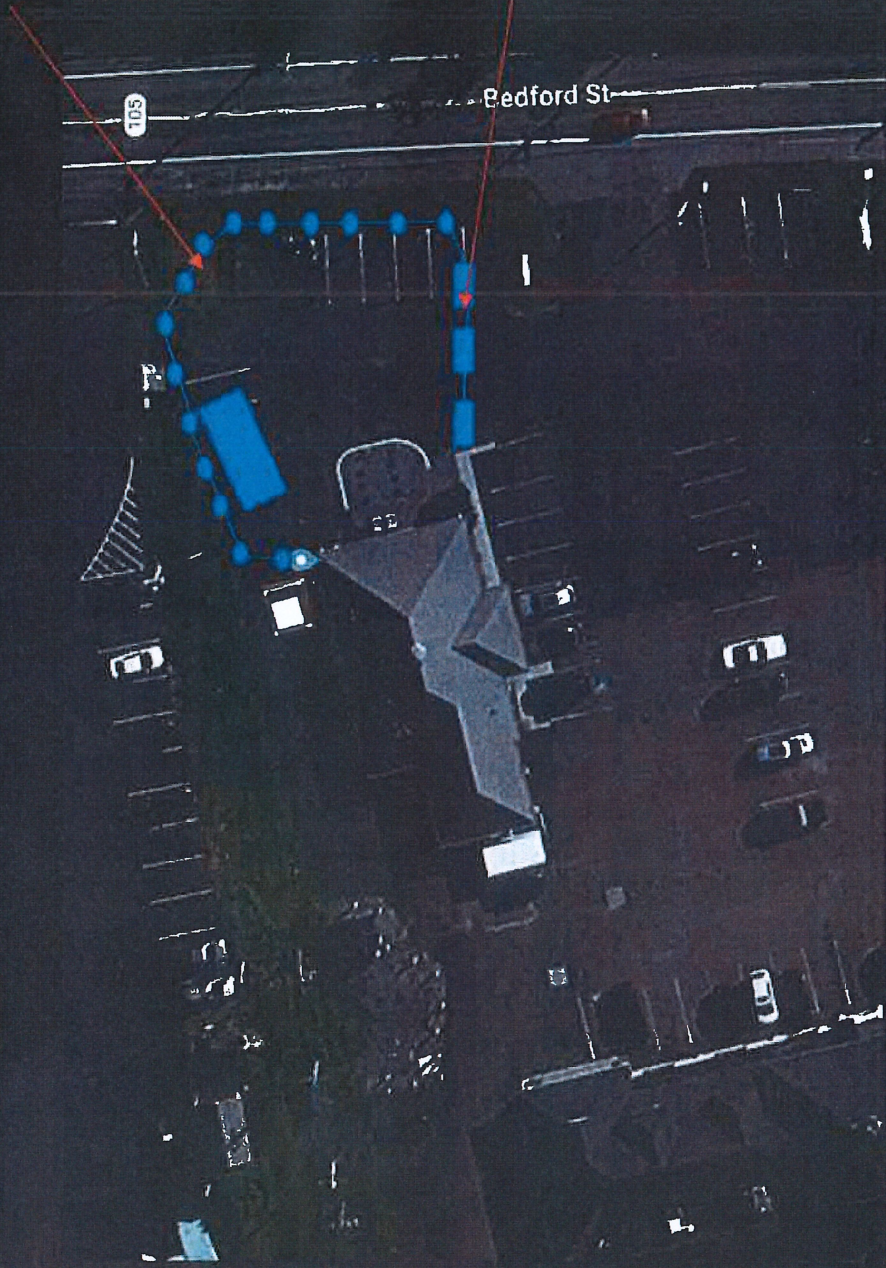
RED HAND BREWING

Outdoor Fencing

Fencing with chain
from each stanchion

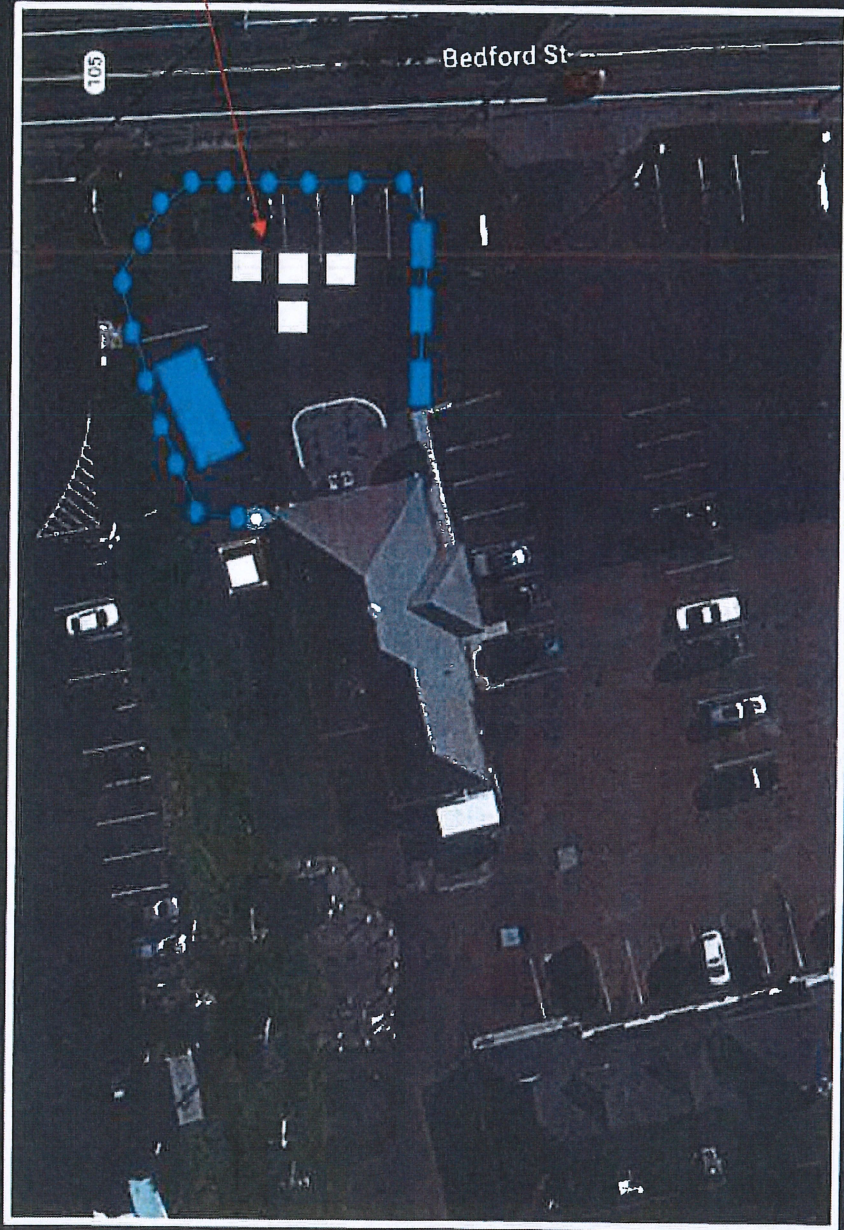


Garden bed



RED HAND BREWING

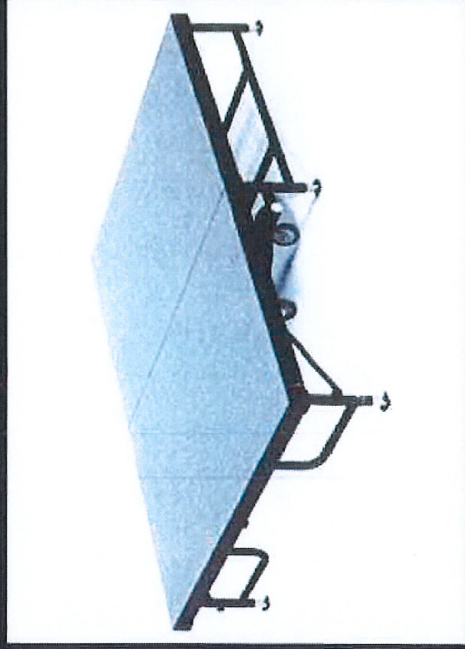
Outdoor Seating



Outdoor picnic
tables - total of 20
seats

Outdoor Entertainment

Temporary stage for outdoor entertainment. We will be bringing in local artists. Owner has stated that we can place items on this area that are not permanent.



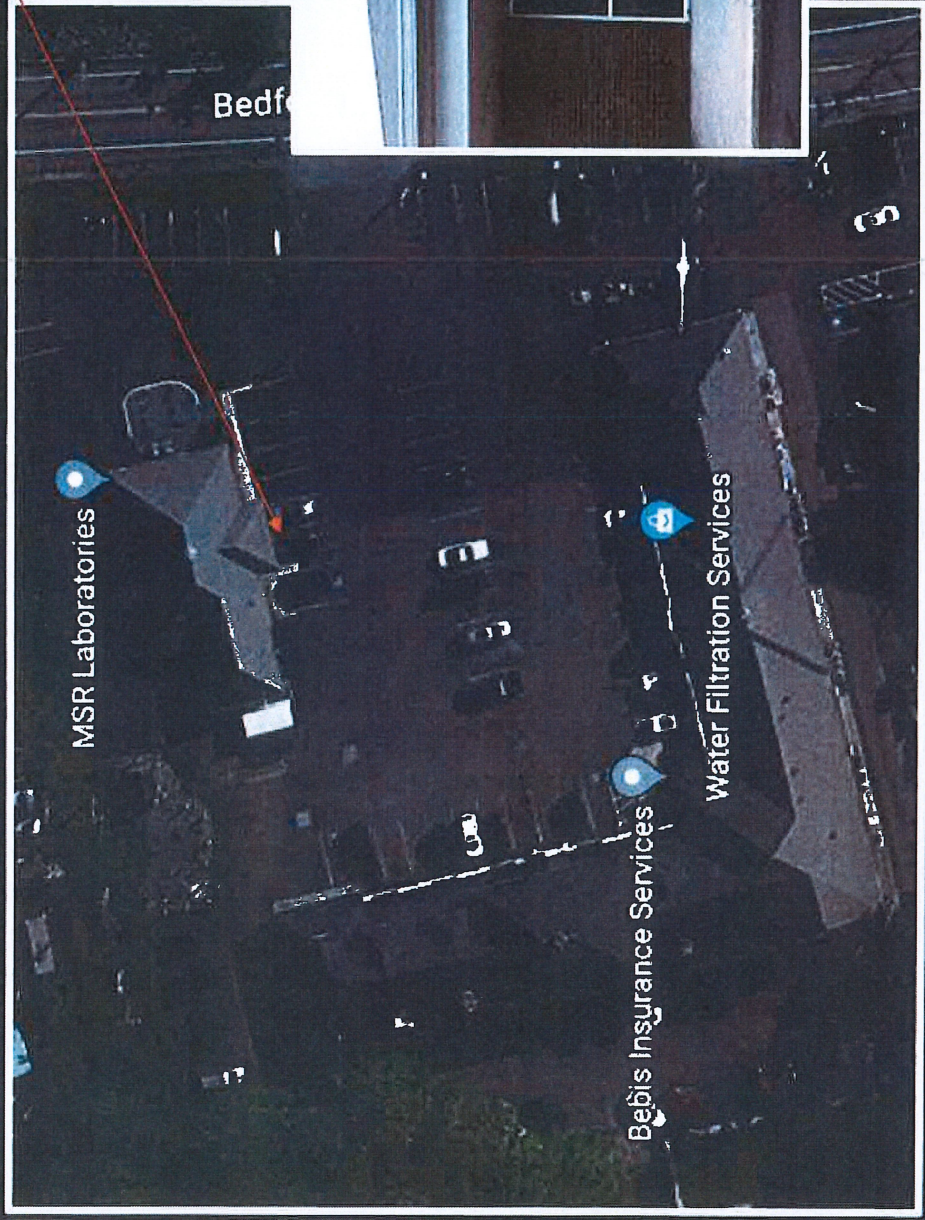
Existing Lighting



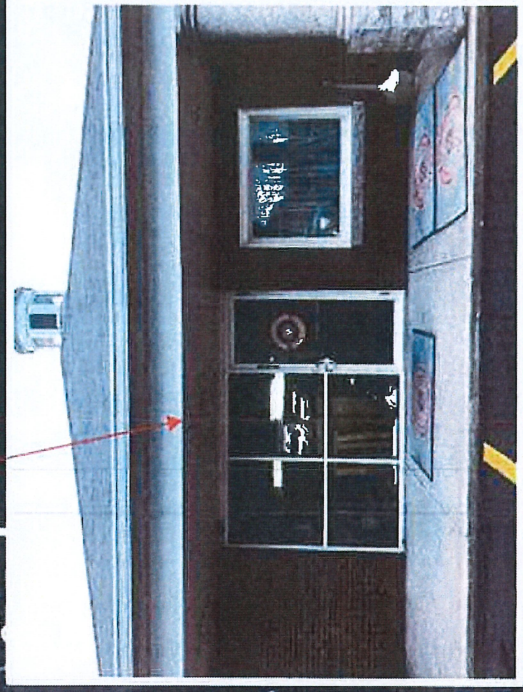
Existing to lighting to



Existing Lighting



Main entryway of the brewery have the existing lights under the entry



Existing Lighting

Existing wall-mounted security lighting (3 total)



Existing Lighting

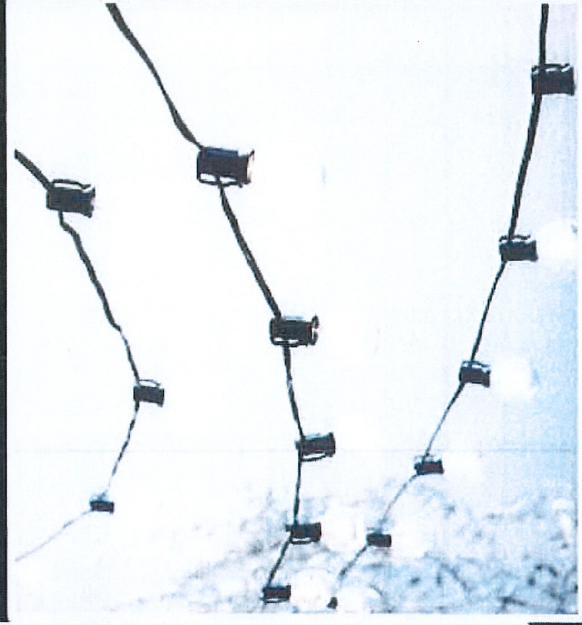


Side entry door has lights above the door



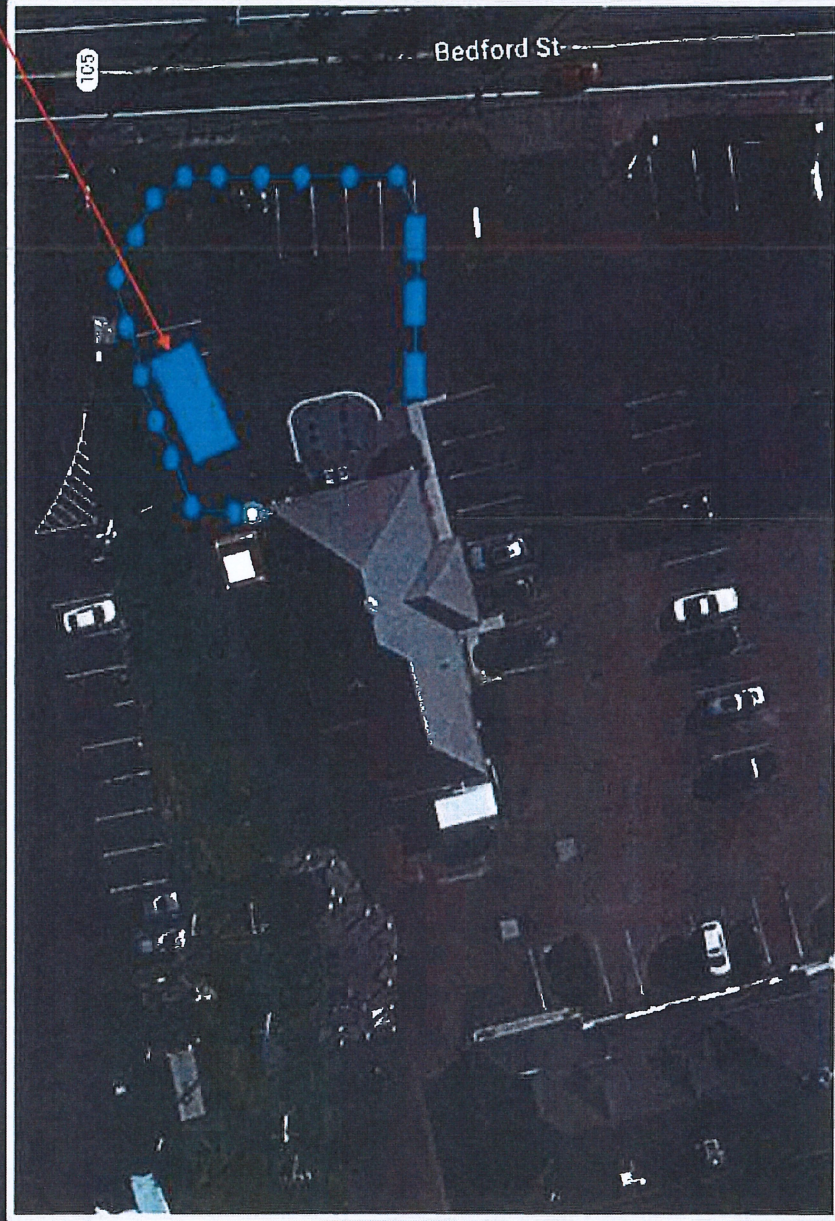
Proposed Lighting

String lights on this side of the building.



Food Truck Location

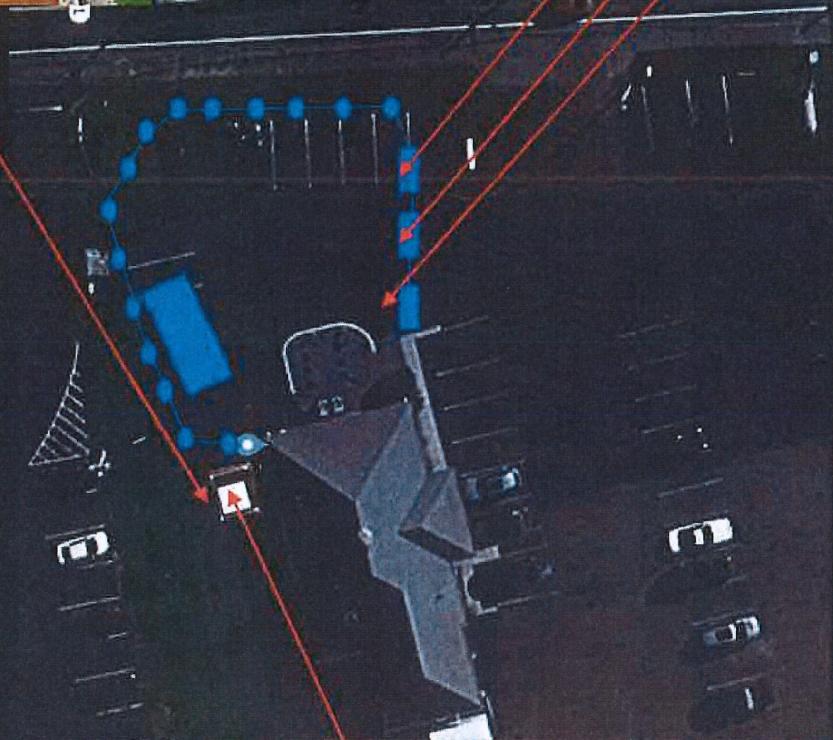
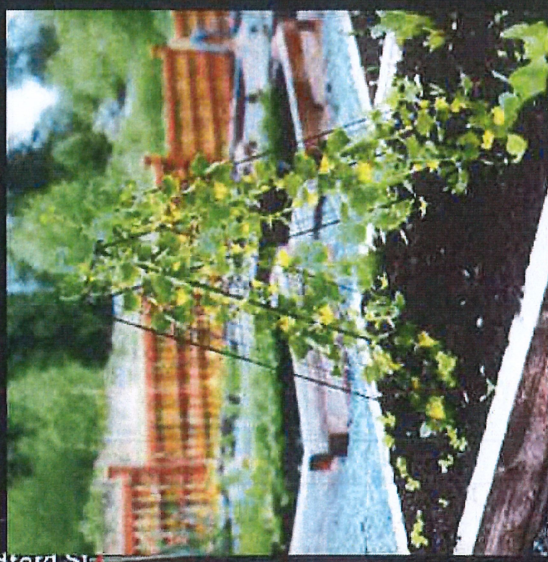
Food truck location



RED HAND BREWING

Landscaping

We plan to grow hops on the back of the wall of the bathroom area and garden beds and garden beds



Bedford St

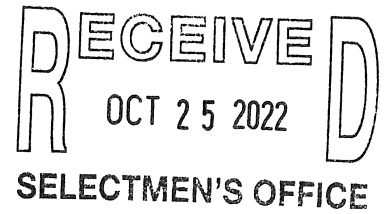
**AGENDA ITEM #10
NOVEMBER 7, 2022**

**DISCUSS AND POSSIBLE VOTE TO APPOINT DENISE BARBUTO
AS A MEMBER OF THE MASTER PLAN IMPLEMENTATION
COMMITTEE**

The Master Plan Implementation Committee is requesting that the Select Board appoint Denise Barbuto to fill a vacancy on their committee.

Attached is the memo from the Chairman of the MPIC, and a copy of Ms. Barbuto's letter of interest.

If appointed, the term would expire July 31, 2023.



TO: Richard LaCamera, Chairman
Select Board

FROM: Rodney Dixon, Chairman
Master Plan Implementation Committee

DATE: October 19, 2022

RE: New Member-at-large

The Master Plan Implementation Committee (MPIC) met with Denise Barbuto on October 18, 2022 to discuss her request to be appointed to the MPIC. I have attached a copy of her Letter of Interest for your review.

After a brief discussion, the Committee Members voted unanimously to recommend the Select Board appoint Denise Barbuto to serve on MPIC as a Member-at large at your next meeting.

Denise Barbuto
16 Hill Street
Lakeville MA 02347
774.228.8058

RECEIVED
AUG 11 2022
SELECTMEN'S OFFICE

Tracie Craig-McGee
346 Bedford Street
Lakeville MA 02347

August 10, 2022

RE: Letter of Interest for the Master Plan Committee

To Whom it May Concern,

I have been a resident of Lakeville for 20 years and love where I live and have a deep investment in the community.

I was born and raised in Massachusetts, moved away for a short time and found my way back. I lived in New Hampshire 6 years, New Mexico 3 years, and Colorado 3 years. I appreciate where I am now.

I have worked in Human Resources, the Graphics Arts field, Managed Hotels, worked in the Business Office at the VA and am currently the Compliance Officer for Boston VA. I am familiar with working on and with committees, with difference of opinions and keeping the goal at the forefront of negotiations. My time working in the Graphic Arts field taught me well, looking at the whole picture, seeing where we are, where we want to be and how we are going to get there. It also taught me to be aware of where we don't want to be and what we need to do to avoid ending up there. In any position I held, communication was the key.

Being successful is being able to work as a Team and to listen to everyone and all the facts. Asking the important questions and keep asking until they are answered.

Thank you for your consideration. I think I have something to offer the Master Plan Committee and look forward to hearing from you.

Sincerely,

Denise Barbuto



Town of Lakeville

Town Office Building

346 Bedford Street

Lakeville, Massachusetts 02347

OFFICE OF
SELECTMEN
TELEPHONE: 508-946-2803
FAX: 508-946-0112

Board/Commission/Committee (B/C/C) Application

Full Name: Denise Barbuto Date: 8/10/2022

Home Address: 16 Hill Street Lakeville MA 02347

Mailing Address (if different from above): _____

Email Address: fdbarbuto@gmail.com

Home Phone: 508-946-4925 Cell Phone: 774-228-8058

Please indicate how you would prefer to be reached by circling: Email - Phone(h) - Phone(c)

B/C/C Applying To:

- Agricultural Commission
- Zoning Board of Appeals
- Cable TV Advisory
- Conservation
- Energy Advisory
- Historical Commission
- Lakeville Arts Council
- Open Space Committee
- Master Plan Implementation
- Rent Control Board
- Zoning By-law Review Advisory
- Project Review for 43D

In addition to this application, please provide a detailed cover letter discussing your experience and skills relevant to the B/C/C to which you are applying and a resume with your current and prior work/volunteer experience. Please make sure to include any other special abilities or attributes that may benefit the town.

Please be advised that applicants being considered for appointment to a B/C/C in the Town of Lakeville, MA may be subject to background investigation and financial disclosure.

I understand that participation in a board or committee is strictly voluntary and is not subject to compensation. I further understand that the Town of Lakeville does not discriminate its selection process for committee members based on race, color, religion, national origin, disability, gender, age, military status, sexual orientation, or genetic history.

Signing below indicates my understanding of the above disclosures and certifies that the information provided above by me is true and accurate to the best of my ability.

Denise Barbuto

Signature of Applicant

8/10/2022

Date

Please return the completed application to Tracie Craig-McGee, Executive Assistant to the Board of Selectmen at 346 Bedford Street, Lakeville, MA 02347 or email: tcraig-mcgee@lakevillema.org

**AGENDA ITEM #11
NOVEMBER 7, 2022**

**REVIEW AND POSSIBLE VOTE ON THE REQUEST FROM
MIDDLEBOROUGH/LAKEVILLE HERRING FISHERY COMMISSION
FOR APPOINTMENT OF EMILY RYAN AND CAROL CARSON AS
VOLUNTEER OBSERVERS**

Attached is a letter from the Middleborough/Lakeville Herring Fishery Commission requesting Emily Ryan and Carol Carson be appointed as Volunteer Observers.

If appointed their terms would expire September 30, 2023.

October



RECEIVED
NOV - 1 2022
SELECTMEN'S OFFICE

Bank Building, 20 Centre Street, Middleborough, Massachusetts 02346

October 27, 2022

Board of Selectmen
Lakeville Town Hall
346 Bedford Street
Lakeville, MA 02347

Dear Members of the Honorable Board:

On October 11, 2022 the Middleboro-Lakeville Herring Fishery Commission voted unanimously to recommend the following appointments:


Volunteer Observers for a one-year term ending September 30, 2023:

Emily Ryan
150 Wood Street, Unit E
Middleborough, MA 02346

Carol Carson
11 Clarence Soule Drive
Middleborough, MA 02346

These dedicated volunteers have shown a continued commitment to the operation of the Commission and the protection of the herring migration and habitat. We feel they will continue to be an asset to the Commission. We request that you consider them for appointment at your earliest opportunity.

Sincerely
For the Commission


Bruce E. Chase D.V.M.
Secretary

**AGENDA ITEM #12
NOVEMBER 7, 2022**

**DISCUSS EXTENDING CLOSING TIMES
FOR RESTAURANTS WITH LIQUOR LICENSES
ON NEW YEARS EVE**

The Board, acting as the Local Licensing Authority, is allowed to extend the “last call” hours on New Year’s Eve for restaurants with liquor licenses until 1:30 AM with all patrons out at 2:00 AM.

The Board has done this in past years; does the Board want to allow this again this year?

**AGENDA ITEM #13
NOVEMBER 7, 2022**

**DISCUSS EXTENDING CLOSING TIMES
FOR PACKAGE STORE LIQUOR LICENSES
CHRISTMAS EVE AND NEW YEARS EVE**

The ABCC allows the Local Licensing Authority to extend the Christmas Eve and New Year's Eve package store closing hours until 11:30 PM.

In the past, the Board has kept with the standard 11:00 PM closing times.

Does the Board wish to continue with the 11:00 PM closing hours for Christmas Eve and New Year's Eve?

**AGENDA ITEM #14
NOVEMBER 7, 2022**

**REVIEW AND POSSIBLE VOTE TO APPROVE SELECT BOARD
MEETING MINUTES OF OCTOBER 24, 2022; NOVEMBER 1, 2022
(1:00 PM) AND NOVEMBER 1, 2022 (5:00 PM)**

TOWN OF LAKEVILLE
Select Board Meeting Minutes
October 24, 2022 – 6:00 PM
Lakeville Police Station Meeting Room
323 Bedford Street, Lakeville, MA

On October 24, 2022, the Select Board held a meeting at 6:00 PM at the Lakeville Police Station 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 the 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.

Warrant Review for November 14, 2022 Special Town Meeting

Present for the discussion from the Finance Committee were: Brian Day, Chairman; Katherine Desrosiers; Adam Lynch and Christopher Plonka. Also present were Kathryn Goodfellow, Town Moderator, Lillian Drane, Town Clerk, and Marc Resnick, Town Planner. The Finance Committee's meeting was called to order at 6:10 PM.

Chairman LaCamera reviewed the individual articles on the Warrant.

Article #1 is for invoices that came in after July 31st. Article #2 is to supplement salary needed to hire a Facilities Manager for a partial year and \$20,000 for protective clothing for the Fire Department. Mr. Day asked does this include benefits? Chairman LaCamera said they are included in a separate budget. Article #3 is capital expenditures for a total of \$455,000. Ms. Desrosiers asked what was the total Free Cash for FY22? Chairman LaCamera said \$2.1 million.

Article #4 is to borrow funds for the replacement of exterior windows and exterior doors at Assawompset School. Alan Strauss, Superintendent of F/L Regional School District said studies were done in 2020 and 2016 which indicated the windows needed replacement. The total estimate for the exterior door and window replacement is \$4,222,294. School Building Assistance Program will reimburse the Town \$2,260,194 and Lakeville's share is \$1,962,100. The project is scheduled between August 25th through December 12th, 2023. It is possible that we can start at the end of June, which would help save money on overtime.

Article #5 is funding for the Community Preservation Committee based on estimated reserves. When the tax rate is set at the end of the year, the exact numbers will be available. Mr. Sky said Article #6 is taking sections of the general bylaws and putting in calendar dates for the budget and

capital expenditures processes. Mr. Day asked if the process we have previously used will basically be the same. Mr. Sky said mostly. He will propose a budget calendar, and the Board will adopt it and we will use that. The by-law also clarifies some of the roles. It will be similar to last year. Article #7 is something that the Historical Commission has been working on for years. We found out that the Board needs to do this and no special legislation is needed. We can apply for Federal and State Grants going forward with this designation.

Article 8 is modifying the Community Preservation Committee Bylaw because the Town does not have a Housing Authority. Instead of three (3) members, the Select Board will appoint four (4) members with one (1) member being experienced with the areas of clearance of substandard, decadent or blighted open areas or the provision of housing for families or elderly persons of low income or engaging in land assembly and redevelopment projects, including the preservation, restoration or relocation of historical buildings.

Article 9 is the Planning Board asking for an Associate Member. An Associate Member can be appointed to fill in for a member for purposes of acting on special permit applications. Article #10 will allow members of the Planning Board, Zoning Board of Appeals and Conservation Commission to miss a hearing meeting and still be able to vote by watching the recording or reading minutes. Article #11 is to remove the provisions relating to Signs, Off-Premises in Section 7.4.6 of the Zoning Bylaws. Mr. Resnick said the Town adopted a new sign by-law last spring. Off-Premises Signs were removed elsewhere in the Zoning By-law, but it was not removed from the Special Permit Granting section. Article #12 is to amend Section 5.0 Intensity Regulations, 5.2 Footnotes to Intensity Requirements. Mr. Resnick said in the Business District, there are many small non-conforming lots. This allows some flexibility in site design by allowing the Planning Board to reduce one (1) of the setbacks when abutting another business property.

Article #13 it to amend Section 4.1.3 Industrial Uses. Mr. Resnick said currently this use is by right, however, this will make it require a special permit for construction of a warehouse, office or distribution facility more than 100,000 square feet. Anything up to 99,999 square feet would be by right. Richard Scott of Rush Pond Road asked how this bylaw will affect the Lakeville Hospital site, Lakeville Country Club and the potential industrial zoned site on the warrant later. Mr. Resnick said the proposed industrial area on County Street would have to comply. Lakeville Country Club would not have to comply as they have predisposed zoning due to the subdivision plan. He is unsure on the Lakeville Hospital property because they would have to re-file their new site plan. Chairman LaCamera said if they go ahead with the project, it doesn't apply. If they withdraw the project, it would apply. Mr. Scott asked when an article is passed at Town Meeting, does it become effective immediately or the not until Attorney General approval. Mr. Resnick said immediately, but there is a risk that the Attorney General's Office may not approve it.

Article #14 was previously on the Annual Town Meeting and was withdrawn. The Planning Board has brought it back to remove the Development Opportunities District. Mr. Scott asked is there an opportunity to move this article ahead of others as this is important to Article 15. They need to go in the proper sequence. Ms. Goodfellow said unless the assembly voted to move an article out of order, we do them in the order outlined by the Select Board. Mr. Scott said could someone amend that article to keep Article #14 and 15 together. Ms. Goodfellow said yes. Mr. Day asked if this is in effect at the close of Town Meeting. Ms. Goodfellow said once an article

has passed it is effective then. As long as Town Meeting is still happening, something could be brought back on the floor. When a motion has been approved or fails, at that moment it is effective. If we lose a quorum, all the business before that dissolution it is valid. She will not accept a motion to reconsider as a parliamentary ploy because residents have left.

Article #15 has to do with the Lakeville Hospital property and the multi-use district. This only affects the Lakeville Hospital property. This will allow warehouse and distribution use at Lakeville Hospital. Currently warehouses can go there in association with a principal use. Mr. Scott said by allowing warehouse, isn't this a single use instead of multi-use. Mr. Resnick said CVS, a funeral home, a mini warehouse storage building, and a residential development in the rear on Route 79 are all located in the multi-use district. Chairman LaCamera said there is one (1) lot besides the storage facility and one (1) at the white house that are available to build on that are big enough for warehouses. Mr. Scott asked since the Development Agreement kind of supplements the special permit, how does this fit in. Chairman LaCamera said the Development Agreement will be discussed later in the agenda. Mr. Scott asked about Item 5, the Planning Board may grant exemptions. What does this envision. Mr. Resnick said in Section 6.7.7 under the new Site Plan Review, this would allow an exemption from architectural standards, which are geared towards a New England Style building. Mr. Scott said Mixed Use is sometimes called Smart Growth. We are using Mixed Use to allow warehouses of large stature. If the County Road 155 acres fails to be Industrial, it could be rezoned Mixed Use. We are setting precedence allowing large scale warehouses, which are allowed in Industrial zones.

Article #16 is to rezone 155.4 acres on County Street to Industrial. Mr. Resnick said the Planning Board looked at areas along the highway exits for additional industrial zoning. They held several meetings with the buyer, who agreed to rezone an area Industrial. However, the Planning Board voted to not recommend approval of the article. Chairman LaCamera noted this property is on County Road and Route 140.

Mr. Sky said Articles #17, 18, 19, 20, 21 and 22 are in reference to problem properties to give the Town tools to address blighted properties. Chairman LaCamera said Article #17 adds to Section 2.0 definitions. Mr. Spratt asked where did these come from? The Board of Health already has public health bylaws to address nuisance properties. Mr. Sky said the Problem Properties Group (Health Agent, Building Commissioner, Fire Chief, Treasurer/Collector, Assistant to the Town Administrator, Town Administrator, and Town Planner) worked on these articles. Several of these were proposed by the Health Agent. Mr. Day asked how do prevent spiteful neighbors calling in complaints because they do not like an Adirondack chair. Mr. Cullen said an Adirondack chair is not a health issue; a recliner where pests can live and multiply is. It really is a case by case basis.

Article #18 is to amend the junk dealer bylaw to not allow junk dealers in residential areas. The current ones are grandfathered, but going forward, they are only allowed in business areas. Article #19 is to amend the current general by-law titled Junk, Old Metals or Secondhand Articles. This allows us to enforce the requirements on sales books. Article #20 is to accept provisions of MGL Chapter 40, Section 58 to allow the Town to assess a municipal charge lien on real property in Town for charges, penalties, fines or fees that have not been paid. Article #21 is to transfer foreclosed on properties from the Treasurer/Collector to the Select Board to auction these off. The

goal is to sell them to adjacent neighbors. They will not be able to be developed as house lots. Article #22 is in regards to various residential properties requiring automatic sprinkler systems. The Fire Chief asked for this so he can enforce installing automatic sprinkler systems. Ms. Desrosiers asked if this applies only to new properties. Chief O'Brien said no; it could apply to existing properties if they are being used as a use described in the by-law.

Article #23 is to see if the Town will accept Ledgewood Drive as a public way. Mr. Day asked if there were any concerns from Fire or Department of Public Works. Chairman LaCamera said a peer review engineer provided a report on the roadway. Chief O'Brien stated that the road was inspected for turning radius and it is acceptable. Mr. Sky said the Department of Public Works Director is okay with the road. Article #24 is a request from the Town Clerk to change the elected Town Clerk to an appointed position. Lillian Drane, Town Clerk, said the Town Clerk position has been elected since 1853. The Town has grown to over 12,000 residents, and the position has grown and is more complex. Going forward this position needs to be appointed to be able to attract qualified candidates and to be able to participate in benefits that the Town offers, like sick days, vacation, worker's compensation, etc.

Member Carboni said in April 30, 2018 this article was brought up at Town Meeting and Ms. Drane spoke eloquently about this remaining as an elected official. Ms. Drane said at that time, she was passionate about this not being an appointed position. Member Carboni said in 2018, the Finance Committee did not support the article and it was defeated unanimously. She said in 2018, Ms. Drane had said the Town Clerk was neutral as an elected position; if appointed, there may be hidden agenda. Do you still feel that way? Ms. Drane said no. The Board in 2018 had an agenda; she felt she would be reporting to the Selectman or Town Administrator. The Town Clerk should always be neutral. Ms. Drane said the Town needs someone who understands the position and knows the role. Ms. Donahue asked about having a pool of candidates for the position and letting them be voted on at an election. Member Fabian said she didn't think we could limit people from pulling election papers. Ms. Drane said any resident can pull papers to be Town Clerk. Ms. Rilleau asked if something could be negotiated regarding the Town Clerk receiving all the benefits that employees receive. Chairman LaCamera said elected officials cannot receive the same employee benefits.

Ms. Desrosiers asked if this an annual or multi year term. Chairman LaCamera said it would probably be a three (3) year appointment. Mr. Day asked Ms. Drane what would you say if you are an appointed Town Clerk and the Town Administrator or Select Board want something done. Ms. Drane said you have to follow the law. Mr. Day said an appointed position would have multiple bosses at the State and Local Level. Member Carboni noted that Ms. Drane had said many appointed Town Clerks lost their jobs due to standing up to the Board of Selectmen doing the lawful thing. Ms. Drane said that is a risk.

Article #25 is a petition article for recall of elected officials. Noelle Rilleau said this is a bylaw to be put in place to have a way to remove elected officials. Member Fabian asked who submitted this to the Town Clerk's Office. Ms. Rilleau said her husband did, but will not be able to present it. Member Fabian asked why was 100 the number of people picked to start the process and how was the time period picked? She asked why 90 days was selected to be able to recall an elected official when other towns it is six (6) months. Chairman LaCamera said you can have someone

that gets elected in April and does something that people don't like, then you can have a recall election 90 days later. Ms. Donahue said that is not reasonable and it would need to be an extreme case. Ms. Rilleau said it is good to have a bylaw that if someone in an elected petition is doing something wrong, they can be removed. Chairman LaCamera said other recall bylaws state specifically what the recall can be for; this does not. Ms. Donahue said this is to establish accountability for elected officials. Member Fabian said if this recall petition passes as is, it basically is a revolving door for Select Board Members and you will have members that are afraid to make decisions. That causes instability in an organization and that does not play out well for employees. Ms. Rilleau said people would not be capricious; you need to trust the people that elected you.

Ms. Desrosiers asked if the petition was vetted by an attorney? Ms. Rilleau replied it was. Ms. Desrosiers said so Step 1 is 100 voter signatures to initiate a recall petition; then 200 voters need to sign it to initiate the election. If the official is not recalled, can this start again? Ms. Donahue said there is a certain amount of time before it can be started again. Member Fabian noted in other communities, it is 10% of the registered voters in each precinct to start the process. Ms. Donahue said based on recent elections, 100 is about 10% of the total people that vote. Getting signatures from each precinct requires you to have a supporter base in each precinct. There were people that didn't care about Lakeville Country Club, so people are ambivalent if things don't affect them. Chairman LaCamera said this petition applies to all the elected boards, including Board of Health, Planning Board, Park Commission, and Finance Committee. If someone gets recalled, they could not serve on a Board, Committee or Commission for four (4) years.

Ms. Desrosiers asked where the petition came from? Ms. Donahue said from a Town that passed a recall article recently and it was adjusted for Lakeville. Ms. Desrosiers said in Section H if someone resigns before the recall election, now they can't serve in any capacity for four (4) years. That is a huge disservice to the Town, potentially bullying someone out. Ms. Donahue said it takes 300 people to do this. Member Fabian spoke about potential issues that could arise if a certified member of the Board of Assessors was recalled due to residents being unhappy with assessments. Ms. Donahue asked can the article be amended? Ms. Goodfellow said if you are trying to change like the four (4) years on not serving in office, that could be amended by majority vote. Mr. Day asked Ms. Drane about the election costs. Ms. Drane said close to \$4,500 for poll workers, \$1,200 for the voting machines; police officers and printing of the ballots, about another \$2,200. Recall elections are not in her budget. Mr. Day said he is not against a well-crafted recall election, but has some of the same questions already asked. The 100 signatures are just over 1% of registered voters. It is easy to get people to sign papers because they don't read them. It is easy to try to recall people, which can lead to people not running for elected positions. Perhaps there should be some modifications. Ms. Donahue said she will try to address some of these concerns.

Article #26 is a petition article to change the Select Board from three (3) members to five (5). Ms. Donahue said the expansion has been previously proposed. This will help when a member has to recuse themselves. Chairman LaCamera said he doesn't understand going to five (5) members as residents are not running for office. Ms. Donahue said it offers a difference in opinion. Chairman LaCamera said there are costs associated with an expanded Board. He reviewed previous years' elections where people did not run for vacant spots or incumbents ran unopposed. This expansion has been voted down eight (8) times, most recently in 2018. Member Fabian said

she ran unopposed for the Board of Assessors for both terms and unopposed for Selectman her first term. Not until her 4th election did she have an opponent. She would rather have three (3) people that participate all the time than have people that don't show up or resign. Mr. Scott said being a Select Board Member is almost a full-time job. Having more members, you have the ability to spread out the work.

Discussion regarding the Town Hall/Fire Station Feasibility Study

Present for the discussion was Michael O'Brien, Fire Chief; Nathan Darling, Building Commissioner; Christopher Spratt, Board of Health Chairman; Edward Cullen, Health Agent and Jennifer DosSantos from SOCOTEC. Member Carboni said the Board received a feasibility study regarding to the Town Hall/Fire Station. There were three (3) options: to renovate the existing building; renovate the existing building to serve as a Fire Station only and build a Town Office Building separately; and to renovate the existing building as a Town Hall only and construct a Fire Station at another location. We all know we need a new fire station. Her question was where does it go and can it be done on the existing location? Why is the current location not a viable option for a new facility? SOCOTEC responded with a letter and provided a good synopsis of a Fire Station at a new location and to renovate the Town Hall. There was no follow up on the costs if we expanded or developed a new station at the current location. We need to understand if it is viable. The Board discussed that the septic system would not support additional usage. We currently have 26 employees in the facility. There were 33 people there prior before moving the Inspectional Services Department out. If we aren't expanding the septic flow, why is that not an option.

Chairman LaCamera said the goal was to bring Inspectional Services back into Town Hall. Mr. Spratt said the plan called for a conference room, which will add to the septic system flow. Member Carboni asked if we removed the conference room, would there still be a concern. Mr. Spratt said any increase in flow would be on an emergency basis. No one on the Board of Health is in favor of an increase in flow. Member Carboni said the Fire Department wants to have a training facility for the firefighters. If the staff wanted to utilize the training quarters during the day, it wouldn't increase the flow. We could not hold a public meeting there; just for staff use. Member Fabian asked what if we increased Fire Department staff. Mr. Spratt said the Board of Health would be okay with one (1) or two (2) more employees. Member Fabian asked what is the potential for growth with the septic system. Mr. Spratt said he would be concerned especially with the wetlands behind and water in front and the water line location.

Mr. Sky asked Mr. Cullen about the viability of the current septic system.? Mr. Cullen said the current system designed in 1997. The tanks were not replaced so they are probably 35 years old. The existing system could not handle any increase in flow. The Fire Department is probably 80% of the use. Taking them out would make it last longer. Member Fabian noted we are lacking a decontamination area. Chief O'Brien said when they come back from a messy call, standard practice is to decontaminate before leaving. They don't do that currently as we don't have the facility. It would be good to have them shower and wash their uniforms. We will be using more water if we start doing that. Member Carboni said if we are investing in a new fire station, it needs to be sustainable for years to come. If the system does fail, we need to replace it. Do we have the ability to make it stronger to handle the current load in the station? Mr. Cullen said if you

upgraded, it would be more expensive due to environmental conditions. He would recommend advanced treatment. Member Carboni asked based on the current footprint and the land that it is on, if we added on, how much space could we add. Mr. Darling said we are at about 50% lot coverage; which is as of right. We could go to the Planning Board or go to the Zoning Board of Appeals. This is all hinged on the septic system.

Member Fabian asked Member Carboni what she was trying to determine? Member Carboni said we need a new Fire Station. Its about the location on where we build it. The cost was \$17 million projected located at another location. She is looking at it from the best return on the investment. If we were able to build at the current location with addition and renovation and do it for less, why would we not use that option. We don't have a cost analysis for that. Chairman LaCamera said this property is in a flood zone, which was a problem in 2010. The Fire Department had to leave the station to service the residents. Mr. Sky said we are only asking for money to advance schematic design. We don't know what the project will cost or the details of the design. Chairman LaCamera said when the Town built the Council on Aging, Library and Police Station, they each had a feasibility design and the costs came down once we had it. All SOCOTEC said was this is the potential square footage needed and the cost of building now. We can't make a decision on a design without the schematic design.

Mr. Day said he was surprised that the Finance Committee wasn't part of the feasibility study. Chairman LaCamera said they will be for the next step. Mr. Day said if we are looking 10-15 years out, if the long-term goal is to put employees in one (1) spot, have we looked at a new Fire Station/Town Hall combination and leaving the present location. Ms. Desrosiers asked about a proposed location. Chairman LaCamera said the recommendation is besides the Council of Aging. Mr. Spratt asked if SOCOTEC gave a dollar amount to renovate the building. Chairman LaCamera said we need to hire an architect to figure that out. The next step is to look at the design. Ms. DosSantos said when we did the feasibility study, it was determined to not be viable to renovate the Fire Station. That is why there is not a detailed cost estimate to renovate to keep both the Fire Station and Town Hall. Renovating this building to continue to serve as a Town Hall is more straight forward to try to retrofit than existing current codes and seismic codes for a Fire Station, which would require substantial upgrades to the existing facility. Mr. Sky said there is a section discussing why option 1 is not viable.

Mr. Darling said we are falling under the constraints of Title 5 setbacks for an addition to the building. We would need a lot of investigation. The pipe from Assawompset Pond still comes right under the building. Ms. Donahue said in 2007 there were 11/12 locations considered. She asked why the former nursing home property was not considered. Chairman LaCamera said that was previously brought to Town Meeting and it was voted down. It is not for sale now. Ms. Donahue asked about approaching the owner about purchasing it or taking it by eminent domain. Chairman LaCamera said the flood zone is a problem.

Discuss draft Development Agreement for 43 Main Street Redevelopment

Chairman LaCamera said the Planning Board and Select Board put together a draft development agreement. It is a contract between the Town and Developer that states what they have to do. It is based on the special permit that was issued prior to the appeal. We are hoping this will be signed

before Special Town Meeting. It will be placed on the website page for Lakeville Hospital Redevelopment. On November 7th, the Board will discuss this and vote on it. Mr. Scott asked why this wasn't being discussed in detail like the articles for Special Town Meeting? There are significant omissions in this agreement from the Special Permit. Chairman LaCamera said this is not a Town Meeting Article. Mr. Scott said that it is tied into Article #15. Just sending questions to the Town Administrator is not close to open discussion. There are things that need to be put back in. You put in \$1,000,000 and that is not close to cleaning up the site if Rhino can't do the job. Chairman LaCamera said the \$1,000,000 is to secure and maintain the property. Mr. Scott said we should have an opportunity to discuss in detail. Chairman LaCamera said there will be an opportunity to discuss this at the November 7th meeting. He asked Mr. Scott to put his questions and concerns in writing. There will be an opportunity under Site Plan review to make conditions. Mr. Scott said back up alarms and no enforcement on idling over five (5) minutes are not in the development agreement. Chairman LaCamera said we can't put a process in the development agreement that says they have to do this and this. We can't ask them to eliminate back up alarms because it is a safety issue. Mr. Scott said the special permit said there would be a noise mitigation. Chairman LaCamera said that is part of Site Plan Review. Mr. Scott asked why wasn't the Special Permit put in the agreement. Chairman LaCamera said Town Counsel reviewed it and the Planning Board agreed on it.

Discuss and possible vote to approve 2023 Holiday Schedule

Mr. Sky said that there is no date on the list for Christmas Eve as it falls on a Sunday this year. It is the Board's discretion if you want to the Friday before a holiday for Christmas Eve. Chairman LaCamera said the Board will revisit this at the next meeting.

Review and possible vote on the request from Middleborough/Lakeville Herring Fishery Commission for appointment of Ronald Burgess as warden and Cynthia Gendron as Volunteer Observer

Chairman LaCamera said the Board has received a request from the Middleborough/Lakeville Herring Fishery Commission for a warden and volunteer observer appointment.

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

VOTED: To appoint Ronald Burgess as Warden for the Middleborough/Lakeville Herring Fishery Commission for a term to expire September 30, 2025.
Unanimous in favor.

VOTED: To appoint Cynthia Gendron as a Volunteer Observer for the Middleborough/Lakeville Herring Fishery Commission for a term to expire September 30, 2023.
Unanimous in favor.

Review and possible vote to approve the request from the Friends of Lakeville Council on Aging to place a sign at the intersection of Route 18/Precinct Street for a Christmas wreath sale

Chairman LaCamera said the Friends of the Lakeville Council on Aging are requesting permission to place a sign for a Christmas Wreath Sale at the intersection of Route 18/Precinct Street.

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

VOTED: To approve the request from the Friends of Lakeville Council on Aging to place a sign at the intersection of Route 18/Precinct Street for a Christmas wreath sale.
Unanimous in favor.

Review and possible vote to approve Select Board Meeting Minutes of October 11, 2022

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

VOTED: To approve the October 11, 2022 Select Board Meeting Minutes.
Unanimous in favor.

New Business

There was no New Business discussed.

Old Business

There was no Old Business discussed.

Adjournment

Upon a motion made by Ms. Desrosiers and seconded by Mr. Lynch, it was:

VOTED: To adjourn the Finance Committee Meeting at 8:45 PM.
Unanimous in favor.

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

VOTED: To adjourn the Select Board Meeting at 8:45 PM.
Unanimous in favor.

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

1. Agenda page
2. Agenda page
3. Agenda page; November 14, 2022 Special Town Meeting Warrant
4. Agenda page; letter from Socotec
5. Agenda page; draft Memorandum of Agreement – 43 Main Street
6. Agenda page; draft 2023 Holiday Schedule
7. Agenda page; letter from Middleborough/Lakeville Herring Fishery Commission
8. Agenda page; email from Friends of the Lakeville Council on Aging
9. Agenda page; draft Select Board Meeting Minutes – October 11, 2022
10. Agenda page
11. Agenda page

TOWN OF LAKEVILLE
Select Board Meeting Minutes
November 1, 2022 – 1:00 PM
REMOTE LOCATION

On November 1, 2022, the Select Board held a meeting at 1:00 PM remotely from various locations. The meeting was called to order at 1:00 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 the Select Board & Town Administrator. LakeCAM was recording the public part of the meeting for broadcast.

In accordance with the provisions allowed by Chapter 20 of the Acts of 2021, the **November 1, 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/>**

At 1:02 PM, upon a motion made by Member Fabian and seconded by Member Carboni, it was:

VOTED: To enter Executive Session pursuant to M.G.L. c.30A, §21a (3) to discuss strategy with respect to litigation (Bountiful Farms, Inc. vs. Town of Lakeville), votes may be taken, if an open meeting may have a detrimental effect on the litigating position of the public body, and the Chairman so declares, and pursuant to M.G.L. c.30A, §21a (7) to comply with the Open Meeting Law, MGL Chapter 30A, §22(f): approval of Executive Session Minutes for September 15, 2022 and not to return to Open Session. Roll call vote: Member Fabian – aye; Member Carboni - abstained and Chairman LaCamera – aye.

TOWN OF LAKEVILLE
Select Board Meeting Minutes
November 1, 2022 – 5:00 PM

Lakeville Police Station
323 Bedford Street, Lakeville, MA

On November 1, 2022, the Select Board held a meeting at 5:00 PM with the Planning Board at the Lakeville Police Station, 323 Bedford Street, Lakeville, MA. The meeting was called to order at 5:00 PM by Chairman LaCamera. Members present were Chairman LaCamera, Member Fabian and Member Carboni. Also present was Ari Sky, Town Administrator; Amy Kwesel, Esquire from KP Law; Marc Resnick, Town Planner and Nathan Darling, Building Commissioner. LakeCAM was recording the public part of the meeting for broadcast.

At 5:01 PM, upon a motion made by Member Carboni and seconded by Member Fabian, it was:

VOTED: To meet with the Planning Board for Executive Session pursuant to M.G.L. c.30A, §21(a) (3) to discuss strategy with respect to litigation concerning Scott v Knox et al. (Lakeville Planning Board), Land Court C.A No. 21 MISC 000245 and Jenkins v Knox et al. (Lakeville Planning Board), Land Court C.A No. 21 MISC 000252, votes may be taken, if an open meeting may have a detrimental effect on the litigating position of the public body and the Chairman so declares and not to return to Open Session.

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

Present for the Planning Board were Mark Knox, Chairman, Jack Lynch, Peter Conroy, Michele McEachern and Nora Cline. Chairman Knox called the Planning Board meeting to order at 5:03 PM.

At 5:03 PM, upon a motion made by Chairman Knox and seconded by Mr. Conroy, it was:

VOTED: To enter into Executive Session pursuant to M.G.L. c.30A, §21(a) (3) to discuss strategy with respect to litigation concerning Scott v Knox et al. (Lakeville Planning Board), Land Court C.A No. 21 MISC 000245 and Jenkins v Knox et al. (Lakeville Planning Board), Land Court C.A No. 21 MISC 000252, votes may be taken, if an open meeting may have a detrimental effect on the litigating position of the public body and the Chairman so declares and not to return to Open Session.

Chairman Knox – aye; Mr. Conroy – aye; Mr. Lynch – aye; Ms. McEachern – aye and Ms. Cline – aye.

**AGENDA ITEM #15
NOVEMBER 7, 2022**

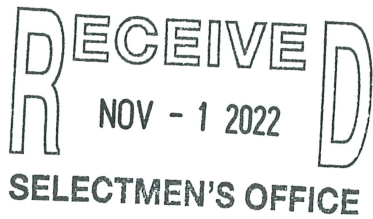
NEW BUSINESS

**AGENDA ITEM #16
NOVEMBER 7, 2022**

OLD BUSINESS

OTHER ITEMS

1. Notice from Comcast regarding changes to Xfinity TV Services



October 26, 2022

Board of Selectmen
Town of Lakeville
346 Bedford Street
Lakeville, MA 02347

Dear Chairman and Members of the Board:

As part of our ongoing commitment to keep you and our customers informed about changes to Xfinity TV services, we wanted to update you that the programming network G4 notified its employees that it is ceasing operations effective October 17, 2022. It is our understanding that G4 will continue transmitting programming until November 14, 2022 and we will continue to carry it until such date.

Please do not hesitate to contact me with any questions at Michael_Galla@comcast.com.

Sincerely,

Michael Galla

Michael Galla, Sr. Manager
Government & Regulatory Affairs