

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

Lakeville Police Station – 323 Bedford Street
December 19, 2022 – 6:30 PM

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

1. Select Board Announcements
2. Town Administrator Announcements
3. Discuss status of Plymouth County ARPA application
4. Discuss and possible vote on appointment of Fire Station Building Committee Members and approval of charge
5. Discuss and possible vote to appoint Senior Center Addition Feasibility Study Committee
6. Discuss Betty's Neck facility needs
7. Possible vote to ratify the appointment of Select Board Member Carboni to the Freetown/Lakeville Region's Safety Committee
8. Discuss and possible vote to approve request from Department of Public Works Director to hire William Purcell as Emergency Snow and Ice Worker at Grade 6 Step 5
9. Discuss and possible vote to approve City of Taunton Water Connection Application for 109 Bedford Street – North Bedford Crossing LLC
10. Discuss and possible vote to approve renewal of Lakeville Animal Shelter boarding contracts with the Towns of Acushnet; Berkley; Bridgewater; Carver; East Bridgewater; Freetown; Halifax; Hanson; Raynham; Rochester and Wareham
11. Discuss and possible vote to approve Annual Town Election for April 3, 2023
12. Meet with Aaron Polansky, Superintendent of Old Colony Regional Vocational Technical School District, to discuss the District's facilities plans
13. Review and possible vote to renew Annual Liquor Licenses (see attached list of locations)
14. Review and vote to approve annual Class I and Class II License Renewals (see attached list of locations)
15. Review and vote to approve annual Common Victualler License Renewals (see attached list of locations)
16. Review and possible vote to approve Select Board Meeting Minutes of December 5, 2022
17. New Business

18. 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.

Item #13 - Liquor Licenses:

Lakeville Golf Club	44 Clear Pond Road
Back Nine Club	17 Heritage Hill Drive
Orchid of Hawaii	201 Bedford Street
Poquoy Golf Course	20 Leonard Street
LeBaron Hills Country Club	183 Rhode Island Road
Baldies	40 Main Street
Lakeville Eagles	217 County Street
Muckeys	13 Harding Street
Star Liquor Market	78 Main Street
Tamarack Wine & Spirits	157 Bedford Street
Lakeville Liquors and Market	330 Bedford Street
Joe's Gas	33 Bedford Street
Broken Tee Virtual Golf	166 County Road
58 East Grove Inc. dba Boston Tavern	28 Precinct Street
K & L, Inc. dba Saga Sushi	9 Harding Street

Item 14 - Class I and II Used Car Licenses:

Sha-Nic Auto-Body, Inc.	35 Bedford Street
Chris Altieri, dba C&E Enterprises	43 Freetown Street
Andrews Family Automotive	79 Main Street
Linda Bury, dba Elite Auto Sales	431 Bedford Street
Leonardo Solana, dba Solana Auto Sales	18 Staples Shore Road
Dave's Auto	67 Main Street
Rousseau's Rentals, Inc	150 Bedford Street
Crossroads Great Outdoors	8 Harding Street

Item 15 - Common Victualler Licenses:

Baldies Pizzeria, Inc.	40 Main Street
Sunshine Café	12 Harding Street
	Apponequet HS; F/L Middle School; George R. Austin Intermediate School; Assawompset Elementary
Aramack	68 Main Street
Royal Pizza	330 Bedford Street
Tand, Inc., d/b/a Subway	One Ocean Spray Drive
Nexdine, LLC (for Ocean Spray)	17 Heritage Hill Road
The Back Nine Club, LLC, dba The Back Nine Club	20 Leonard Street
Poquoy Brook Golf Club, LLC d/b/a Poquoy Brook Pub	201 Bedford Street
Hawaii Corp., dba Orchid of Hawaii Restaurant	217 County Street
Lakeville Aerie #3994 Fraternal Order of Eagles, Inc.	44 Clear Pond Road
Lakeville Golf Club, Inc. dba Lakeville Golf Club	
Assawompset Golf Company, LLC/dba LeBaron Hill Country Club	183 Rhode Island Road
Ken & L Inc., dba Saga Sushi	9 Harding Street
Sandy LLC (Dunkin Donuts)	330 Bedford Street
MAJIT Properties LLC dba Fat Cousins	166 County Street

**AGENDA ITEM #1
DECEMBER 19, 2022**

SELECT BOARD ANNOUNCEMENTS

**AGENDA ITEM #2
DECEMBER 19, 2022**

TOWN ADMINISTRATOR ANNOUNCEMENTS

**AGENDA ITEM #3
DECEMBER 19, 2022**

DISCUSS STATUS OF PLYMOUTH COUNTY ARPA APPLICATION

Attached are 2 emails from the Town Administrator regarding the Town's ARPA application.

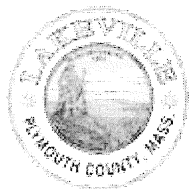
Ari Sky

From: Ari Sky
Sent: Wednesday, December 14, 2022 9:59 AM
To: Lia Fabian; Lorraine Carboni; Richard LaCamera
Subject: FW: Invitation to Meet with Lakeville Select Board

Boardmembers –

I received the email below from Tom O'Brien this morning. We'll have an ARPA update discussion on Monday's agenda; I would suggest that we can decide then whether to take him up on his offer to meet on January 9. Thanks.

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

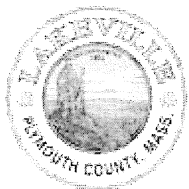


From: Ari Sky
Sent: Wednesday, December 14, 2022 9:05 AM
To: Thomas J. O'Brien <tobrien@plymouthcountyma.gov>
Subject: RE: Invitation to Meet with Lakeville Select Board

Tom –

Thanks. I'll reach out to the Select Board and will get back to you.

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



From: Thomas J. O'Brien <tobrien@plymouthcountyma.gov>
Sent: Wednesday, December 14, 2022 9:03 AM
To: Ari Sky <asky@lakevillema.org>
Subject: RE: Invitation to Meet with Lakeville Select Board

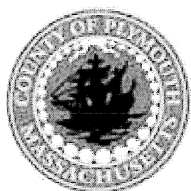
Good morning Ari,

I had a chance to catch up with the Commissioners. Commissioner Valanzola and I are not available on December 19th, but we are both free on January 9th and are able to come to the Select Board meeting at 6:00 p.m. We are also hoping that we could be the first item on the agenda because Commissioner Valanzola has another meeting later that evening. Please confirm that this date and time still work for you and the Board. Thank you so much.

All the best,

Tom

Thomas J. O'Brien
Treasurer
County of Plymouth
44 Obery Street
Plymouth, MA 02360
p: 508-830-9130
f: 508-830-9106



From: Ari Sky <asky@lakevillema.org>
Sent: Monday, December 5, 2022 7:46 PM
To: Thomas J. O'Brien <tobrien@plymouthcountyma.gov>
Subject: Invitation to Meet with Lakeville Select Board

Tom –

The Select Board confirmed its invitation to meet with you and the designated rep from the County Commission to discuss the process for consideration and approval of ARPA applications. The next two meetings of the Select Board have been scheduled for December 19 and January 9 at 6PM; please let me know if either of those dates work or if you would prefer a special meeting. Thanks.

Ari J. Sky
Town Administrator
Town of Lakeville
346 Bedford Street
Lakeville, Massachusetts 02347
asky@lakevillema.org

Ari Sky

From: Ari Sky
Sent: Friday, December 9, 2022 11:49 AM
To: Lia Fabian; Lorraine Carboni; Richard LaCamera
Subject: Fwd: Plymouth County ARPA
Attachments: Needs More Information; ARPA-1023 Rejected

Boardmembers –

I haven't received a response from Tom O'Brien to my invitation for him and a commissioner to attend the Dec. 19 Select Board meeting. However, I did receive the attached notifications on Wednesday afternoon. At this point, the status of our proposed projects is as follows:

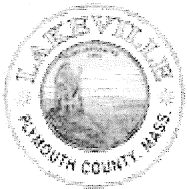
1. John Paun Park (\$115,400) – Approved
2. TWC Water Lines (\$110,800) – Approved
3. Police Station & Historic Library Irrigation (\$83,800) – Denied
4. Historic Town Hall Water & Septic (\$106,600) – Approved
5. Historic Town Hall Restroom Facility (\$183,700) – Denied, but email indicated that resubmission in January will be approved under the new Revenue Replacement round.

As you'll note, we have been given a pathway where all but \$83,800 of our package will be approved. I think at this point we have two choices. The disposition of these funds is statutorily the sole responsibility of the County, and they are adamant regarding their eligibility determination (Rich brought up design of the Rochester fire station, which I can only surmise would be funded through the revenue replacement round). We could insist on a (potentially) confrontational meeting, or move forward as suggested by the County. The result would only leave out the irrigation wells, for which we could either use our own ARPA funding.

Lia and I discussed the issue yesterday, and she is inclined to accept the County's response so that we can get this project moving. If you agree, I will make the necessary adjustments to our application and will inform Tom O'Brien that we are ready to proceed. Thanks.

Ari J. Sky, ICMA-CM

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



Ari Sky

From: noreply@notifications.claconnect.com
Sent: Wednesday, December 7, 2022 3:29 PM
To: Ari Sky
Subject: Needs More Information

Hi Ari Sky,

Application has been marked as Needs More Information for the following reason(s):

Approver Comments

Hello Ari, Thank you for your patience. After review, we have determined that the portion of ARPA-1019 application related to the police station (\$41,900) and historic library (\$41,900) irrigation wells are ineligible. The John Paun Memorial Park (\$115,400), Ted Williams Camp (\$110,800), and Old Town Hall Improvements (\$106,600) are eligible. Please revise the requested ARPA funds amount to \$332,800 and resubmit, and we will review at level 1. Best, Katherine
Katherine.pomeroy@claconnect.com

Ari Sky

From: noreply@notifications.claconnect.com
Sent: Wednesday, December 7, 2022 3:29 PM
To: Ari Sky
Subject: ARPA-1023 Rejected

Hi Ari Sky,

Application ARPA-1023 has been rejected and cannot be resubmitted for the following reason(s):

Approver Comments

Hello Ari, Thank you for your patience. After review, we have determined that ARPA-1023 application Public Sanitation Access for Public Facilities and Community Events is ineligible. Plymouth County is intending to open applications for the revenue replacement category in 2023, at which point you may create an application under that category for this project if you so choose. While this will be a new application, the revenue replacement application has fewer questions and is more streamlined than the other categories, and you have already collected most of the documentation already. Best,
Katherine Katherine.pomeroy@claconnect.com

**AGENDA ITEM #4
DECEMBER 19, 2022**

**DISCUSS AND POSSIBLE VOTE ON APPOINTMENT OF FIRE
STATION BUILDING COMMITTEE CHARGE**

Attached is a memo and draft charge for a Fire Station Building Committee prepared by the Town Administrator for discussion.



TOWN OF LAKEVILLE

Town Administrator's Office

346 Bedford Street
Lakeville, MA 02347
(508) 946-8803

December 1, 2022

TO: Select Board

FROM: Ari J. Sky, Town Administrator

SUBJECT: Fire Station Building Committee

The November 13, 2022, town meeting approved an article providing \$220,000 for schematic design of a replacement for the existing fire station. The initial step of this process involves the appointment of a building committee. The initial feasibility study was primarily supported by staff, who provided necessary input regarding needs and requirements. Moving toward a full project, the Select Board may consider a more expansive approach that would involve a wider range of participants. Potential considerations would include designees from the following entities:

- Fire Department (Chief and potentially the Deputy Chief)
- Inspectional Services Director
- Finance Committee representative
- Select Board member
- Town Administrator
- Member(s) at large

I would recommend a committee of about 6-8 members in order to ensure an efficient and effective process. The building committee would develop a charge and scope, interview and recommend project management firms and architects, and provide guidance and input as the project advances.

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

TOWN OF LAKEVILLE

FIRE STATION BUILDING COMMITTEE

Approved XXXX XX, XXXX

MEMBERSHIP

The Select Board shall appoint a Fire Station Building Committee (hereinafter referred to as Committee) which shall consist of nine (8) Members to be appointed for a one (1) year term. The Committee will consist of a Member of the Select Board or their designee, the Fire Chief, Town Administrator, Building Commissioner, a designee from the Finance Committee and three (3) Members-at-large. The Select Board shall endeavor to appoint individuals with technical expertise in design, construction, engineering, and/or project management, or have other skills and knowledge to assist the Board in the construction of a new facility.

The Committee Members shall meet at designated dates, times and locations that are convenient to its Members, as well as, promoting public participation. All meetings are to properly posted and open to the public, in accordance with the Massachusetts Open Meeting Law. Minutes of each meeting shall be prepared and approved by the Committee within 30 days of any meeting and distributed to the Select Board.

CHARGE

The Committee shall be responsible for the administrative oversight of the construction of a new Fire Station in the Town of Lakeville. Duties of the Committee shall include, but not be limited to, the following:

1. Supervise the work of the Project Manager and Project Architect and administer their services agreements respectively;
2. Work with the Project Manager and Project Architect to insure that the general contractor selected for the project constructs the new building in accordance with the plans, specifications and contract requirements developed by the Project Architect or other such parties;
3. Provide periodic reports, no less frequent than quarterly, to the Select Board to provide project status as it relates to construction progress, funding status and other such issues as deemed necessary;
4. Conduct site meetings periodically as suggested by the Project Manager. Said meetings shall include the Project Architect, Project Manager and representative (s) of the general contractor, to discuss project status, construction progress and time schedule, site/building issues, questions regarding specification or plan details, and other such matters that need to be addressed/coordinated;

5. Work with the Project Architect and Project Manager to coordinate the delivery of furniture, furnishings and equipment in anticipation of building occupation;
6. Review with the Project Architect and Project Manager requests for payment from the general contractor or various independent vendors and submit requests for payment (full or partial) to the Town Accountant in accordance with Contract requirements and/or Massachusetts General Laws;
7. With the advice of the Project Architect and Project Manager, make decisions on matters necessary to allow continued construction progress by the general contractor or his subcontractors. Decisions having a financial impact on the project shall be codified by a formal Change Order. Change Orders in an amount of \$50,000 or less may be approved by the Building Committee and signed by the Town Administrator. Change Orders exceeding this amount shall be presented to the Town Administrator for approval. Such work associated with any Change Order shall not be undertaken until the Change Order has been approved unless an emergency exists or circumstances arise that the work must be effectuated before the opportunity exists to submit the Change Order to the Town Administrator for approval. In such instance, the Change Order must be presented to the appropriate parties as soon as practicable;
8. Work with the Project Architect and Project Manager to develop at or near project closeout a punch list of work remaining to be done to insure that either the work gets completed or the Town receives a credit for such incomplete work;
9. Work with the Project Architect, Project Manager, Fire Chief and other Department personnel to develop a coordinated, sequential move of staff and functions from the existing Fire Station to the new facility. Given that emergency services are provided on a 24/7 basis, it is imperative the move be seamless, particularly as it relates to the operability of communications, dispatch and computer equipment;
10. Work with the Project Architect and Project Manager to insure that any and all documents, communications, as-built plans and specifications, manufacturer's product information and warranties be archived in an orderly and coordinated fashion;
11. Work with the Project Architect and Project Manager to coordinate testing of systems to insure code, warranty and specification compliance, and to submit any paperwork necessary to maintain warranty coverages; and
12. Any other responsibilities necessary to successfully accomplish the construction of the new Fire Station in accordance with the terms and conditions of the project's plans and specifications and the funding allocated for the project.

**AGENDA ITEM #5
DECEMBER 19, 2022**

**DISCUSS AND POSSIBLE VOTE TO APPOINT SENIOR CENTER
ADDITION FEASIBILITY STUDY COMMITTEE**

Attached is a memo from the Town Administrator regarding the formation of a Senior Center Addition Feasibility Study Committee.



TOWN OF LAKEVILLE

Town Administrator's Office

346 Bedford Street
Lakeville, MA 02347
(508) 946-8803

December 15, 2022

TO: Select Board

FROM: Ari J. Sky, Town Administrator

SUBJECT: Senior Center Addition Feasibility Study

The FY 2023 capital budget includes \$40,000 for a study to assess the feasibility of an addition to the Lakeville Senior Center. This project would be funded by a combination of State funding and developer contributions. The initial step of this process involves the appointment of a study committee. Potential considerations would include designees from the following entities:

- Senior Center Director
- Inspectional Services Director
- Facilities Manager
- Finance Committee representative
- Select Board member
- Town Administrator
- Council on Aging representative

The committee would work with the Town's on-call project manager to conduct a needs assessment, evaluate the structural feasibility of an addition, and conduct a test-fit exercise to determine the project's functionality. The project would advance to the design stage sometime in FY 2024 subject to the Select Board's review and approval and contingent upon a vote at Town Meeting.

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

**AGENDA ITEM #6
DECEMBER 19, 2022**

DISCUSS BETTY'S NECK FACILITY NEEDS

During the December 5th Board meeting, Select Board Member LaCamera requested this discussion to be on the agenda.

**AGENDA ITEM #7
DECEMBER 19, 2022**

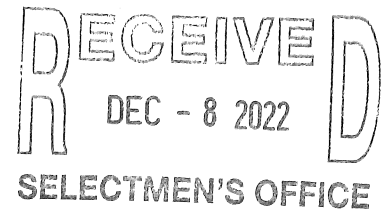
**POSSIBLE VOTE TO RATIFY THE APPOINTMENT OF SELECT
BOARD MEMBER CARBONI TO THE FREETOWN/LAKEVILLE
REGION'S SAFETY COMMITTEE**

This appointment was made under New Business at the November 22nd Select Board Meeting and requires the vote to be ratified.

**AGENDA ITEM #8
DECEMBER 19, 2022**

**DISCUSS AND POSSIBLE VOTE TO APPROVE REQUEST FROM
DEPARTMENT OF PUBLIC WORKS DIRECTOR TO HIRE WILLIAM
PURCELL AS EMERGENCY SNOW AND ICE WORKER AT GRADE
6 STEP 5**

Attached is a request from the Department of Public Works Director to hire William Purcell as Emergency Snow and Ice Worker at Grade 6, Step 5



MEMO

To: Town of Lakeville Select Board
From: Franklin Moniz, DPW Director

Date: December 8, 2022
CC: John Viarella, HR Director

Subject: Hire William Purcell

Summary:

William Purcell was a long-time employee with the Town of Lakeville and seeks to become an Emergency Snow and Ice Worker. Mr. Purcell is a known entity in terms of his reliability and work performance. In addition, he has excellent knowledge of the Town's geography. For these reasons and due to competitive pressures, I am requesting authority to pay Mr. Purcell at a grade 6 step 5 which is \$24.94 per hour.

**AGENDA ITEM #9
DECEMBER 19, 2022**

**DISCUSS AND POSSIBLE VOTE TO APPROVE CITY OF TAUNTON
WATER CONNECTION APPLICATION FOR 109 BEDFORD STREET
– NORTH BEDFORD CROSSING LLC**

Attached is a revised request for Taunton Water for the proposed project located at 109 Bedford Street.

RECEIVED
DEC - 9 2022

RECEIVED
DEC 09 2022

CITY OF TAUNTON
SELECTMEN'S OFFICE

LAKEVILLE TOWN CLERK

15 Summer Street * Taunton, MA. 02780 * Phone: 508.821.1045 * Fax: 508.821.1059

KD

WATER CONNECTION APPLICATION

Application Date: 12-6-2022

Owners Name: North Bedford Crossing LLC

Mail Address: 1 Lakeville Business Park Suite 2A

City/Town: Lakeville, MA Zip Code: 02347

Telephone No.: Cell No.:

Water connection request is for property located at: 109 Bedford Street

Address: 109 Bedford Street Town: Lakeville

Applicants name & address (if different from owner): Same

Assessor's Map: 025 Lot: 003-021 Plot:

Received Taunton Water Department Specifications? YES NO

Street opening permit? YES NO State Road? YES NO

Intended use of water: 12 (3) bedroom residential units

Residential

Maximum gallons per day: 3,960 gpd Peak demand: Size of service:

Commercial

Maximum gallons per day: Peak demand: Size of service:

Fire Service

Size: 8" Type of system: Backflow device:

Irrigation system

Estimated gpm/zone: No. of zones: Backflow device:

The undersigned owner/applicant acknowledges and agrees to the following if the application is approved. If usage is in excess of that approved, the City reserves the right to terminate the water connection.

Owners signature

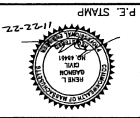
Applicants signature

North Bedford Crossing LLC.
Owners Name (Print)

North Bedford Crossing LLC.
Applicants Name (Print)

City of Taunton Approval

Lakeville Board of Selectmen (if applicable)



ZENTIL CONSULTING ENGINEERS, LLC
 3 MAIN STREET LAKEVILLE, MA 02347
 PHONE: (508) 947-4208
 P.E. STAMP

REV.	DATE	DESCRIPTION	BY	APP.
1	11/22/2022	DRAWN R/S		
2	01-13-01	DESIGNED R/S		
3	1-14-01	CHECKED R/S		
4		APPROVED R/S		
SHEET ID: C				

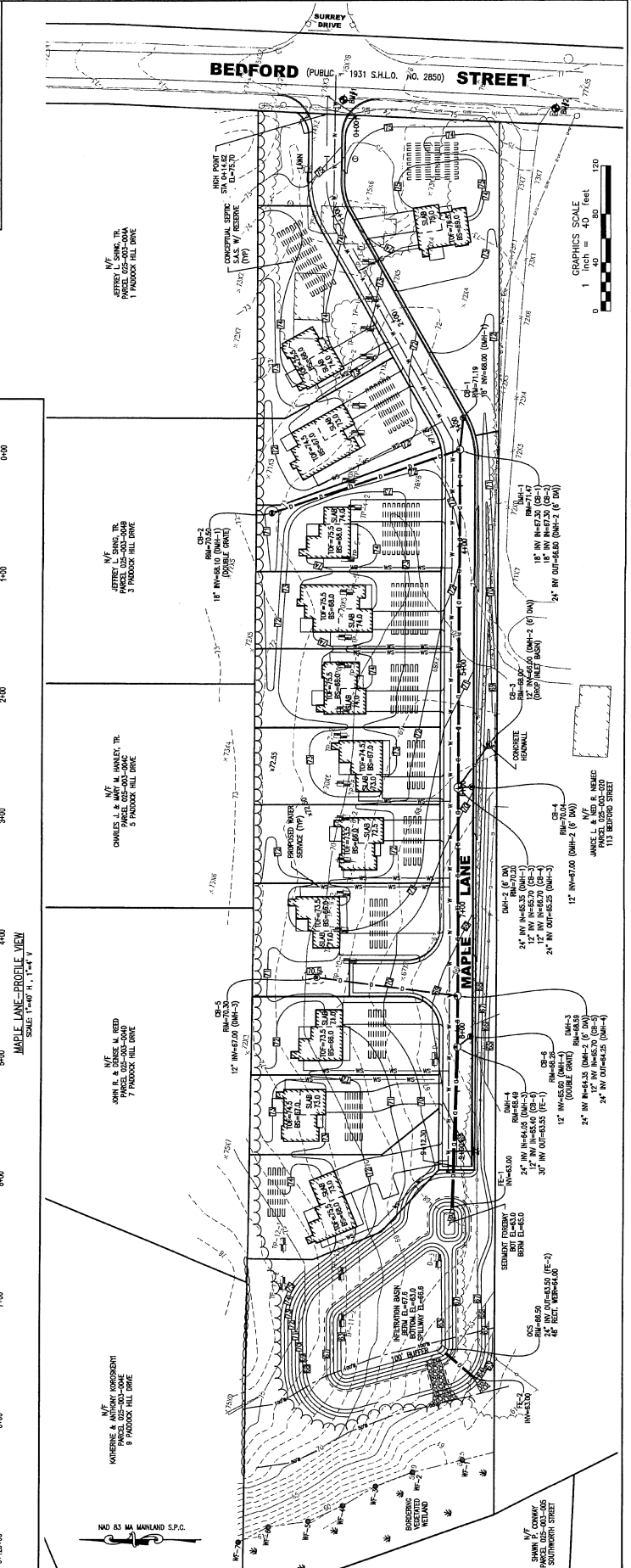
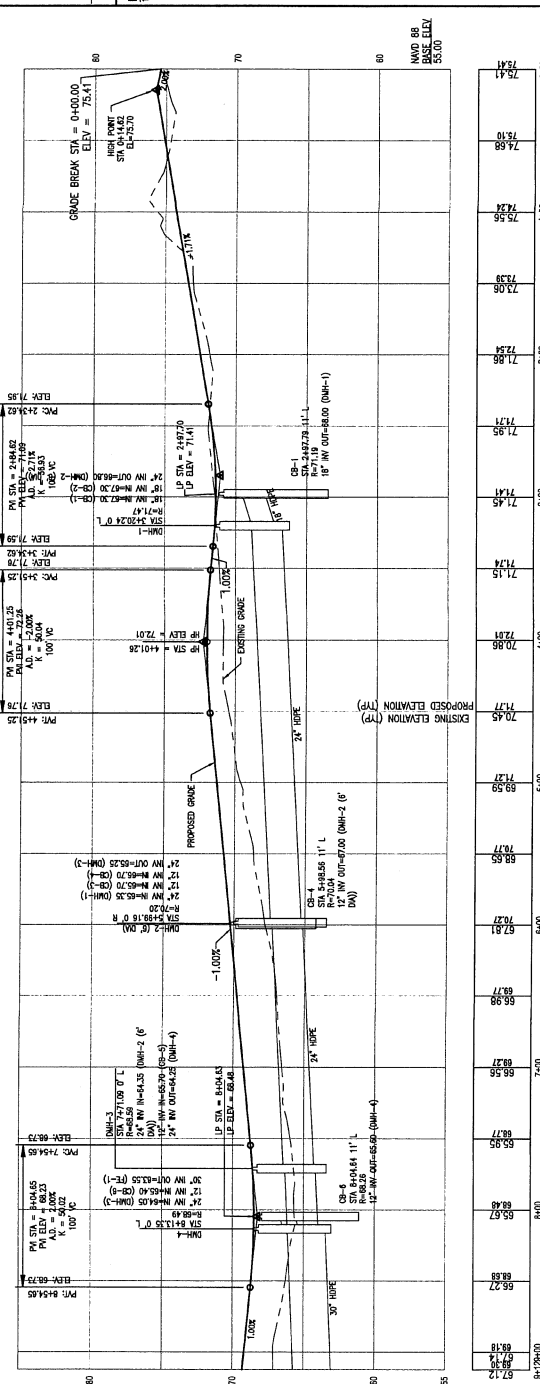
LAKESIDE ZONING BOARD OF APPEALS
 APPROVED AND ENDORSED UNDER M.G.L. C. 40B BY THE
 LAKEVILLE ZONING BOARD OF APPEALS

FOR REBURY USE ONLY

APPROVED: _____
 ENDORSED: _____

BENCHMARK NOTE:
 THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS. THE BENCHMARKS FOUND NEAR THE START OF CONSTRUCTION SHALL BE THE BENCHMARKS FOUND NEAR THE START OF CONSTRUCTION. THE BENCHMARKS FOUND NEAR THE START OF CONSTRUCTION SHALL BE THE BENCHMARKS FOUND NEAR THE START OF CONSTRUCTION. THE BENCHMARKS FOUND NEAR THE START OF CONSTRUCTION SHALL BE THE BENCHMARKS FOUND NEAR THE START OF CONSTRUCTION.

DATE: _____



**AGENDA ITEM #10
DECEMBER 19, 2022**

**DISCUSS AND POSSIBLE VOTE TO APPROVE RENEWAL OF
LAKEVILLE ANIMAL SHELTER BOARDING CONTRACTS WITH
THE TOWNS OF ACUSHNET; BERKLEY; BRIDGEWATER;
CARVER; EAST BRIDGEWATER; FREETOWN; HALIFAX; HANSON;
RAYNHAM; ROCHESTER AND WAREHAM**

At the Board's meeting on December 5th, a sample contract was reviewed for the boarding contracts for the Animal Shelter with the above communities.

It was requested that Town Counsel review the contract. Edits were received from Town Counsel and incorporated into Item #10 (second paragraph) with Items #12, 13, 14, 15 and 16 being added.

**AGREEMENT BETWEEN THE
TOWN OF LAKEVILLE AND
TOWN OF ACUSHNET**

This Agreement is made this 19th day of December in the year 2022, between the Town of Lakeville and the Town of Acushnet for the boarding and adoption of dogs that are relinquished to the Acushnet Animal Control Officer. The conditions are as follows:

1. The daily boarding fee will be \$25.00 per day, payable in either cash or by bank check when an animal is released to its owner. In addition, the Town of Acushnet will pay a \$20.00 drop off fee for each dog brought to the Lakeville Animal Shelter.
2. Any dogs that have been surrendered to the Acushnet Animal Control Officer and brought to the Lakeville Animal Shelter must be accompanied by paperwork for the animal, such as name of veterinarian, any registration papers, and any other paperwork deemed pertinent.
3. Any dog that is surrendered to the Acushnet Animal Control Officer and is placed for adoption with the Lakeville Animal Shelter will be accompanied by a fee of \$50.00. When an Acushnet dog is adopted, the Town of Lakeville collects and keeps the adoption fee.
4. The Town of Acushnet Animal Control Officer is responsible for transporting all dogs to the Lakeville Animal Shelter during the hours of operation of the Lakeville Animal Shelter.
5. If an Acushnet dog has been identified as being unadoptable (i.e. has bitten a person, shows aggressive tendencies, fear biter), the Town of Lakeville would require that the Acushnet Animal Control Officer be responsible for the euthanization and disposal of that animal once the seven (7) day quarantine period has expired.
6. The Town of Acushnet would be responsible for any medical expenses incurred during the seven (7) day quarantine period for a stray dog. It would be the responsibility of the Acushnet Animal Control Officer to bring the animal for medical care.
7. The Town of Lakeville will not be held responsible for the behavior of any Acushnet dog after it is released to their owner.
8. The Town of Lakeville will not accept any kittens or cats from the Town of Acushnet.

9. Proof of a valid dog license and current rabies shot. If an animal does not have a current rabies shot, it is the responsibility of the Acushnet Animal Control Officer to obtain a rabies shot for the animal prior to release. The Lakeville Animal Shelter will not release an Acushnet dog to its owner without prior confirmation from the Acushnet Animal Control Officer.
10. The Town of Acushnet shall indemnify and hold harmless the Town of Lakeville, its agents, officers and employees from and against any and all claims, damages, losses and expenses, including attorneys' and medical fees for injury or death to any person or injury to any property, arising out of or caused directly or indirectly by any Acushnet animal being boarded at the Lakeville Animal Shelter, including but not limited to the consequences of any attack, behavior or other action by the animal. If an animal is surrendered to the Town of Lakeville, the Town of Acushnet will be released from indemnification after the seven (7) day quarantine period.

The maximum extent of each party's financial liability for respectively, provision of services and assessments for such services, in connection with this Agreement shall not exceed the amount validly appropriated by, or available to, each party for said purpose.

11. This agreement is predicated upon the Lakeville Animal Shelter retaining the right to refuse to accept dogs from Acushnet if the shelter is filled to capacity or is unable to provide the requisite services. In addition, upon a request from the Lakeville Animal Control Officer, the Acushnet Animal Control Officer shall make immediate arrangements to remove and relocate any and all Acushnet dogs should the Lakeville Animal Shelter not have capacity to house any dog picked up in Lakeville.
12. GOVERNING LAW: This Agreement shall be governed by, construed under and enforced in accordance with the laws of the Commonwealth of Massachusetts.
13. DISPUTES: In the event of a dispute arising out of or in relation to the terms of this Agreement, representatives of the Parties shall meet and endeavor to settle the dispute in an amicable manner through mutual consultation. Nothing in this paragraph shall be deemed a waiver of either party's right to seek enforcement or damages in a court of competent jurisdiction.
14. SEVERABILITY: If any term or condition of this Agreement or any application thereof shall to any extent be held invalid, illegal or unenforceable by the court of competent jurisdiction, the validity, legality, and enforceability of the remaining terms and conditions of this Agreement shall not be deemed affected thereby unless one or both parties would be substantially or materially prejudiced.
15. ENTIRE AGREEMENT: This Agreement, including all documents incorporated herein by reference, constitutes the entire integrated agreement between the parties with respect to the matters described. This Agreement supersedes all prior agreements, negotiations and representations, either written or oral, and it shall

not be modified or amended except by a written document executed by the parties hereto. The parties further agree that they shall review this Agreement and provision of services provided hereunder on an annual basis.

16. AMENDMENTS: No amendment to this Agreement shall be effective unless it is in writing, signed by the duly authorized representatives of both parties, and complies with the provisions of this Agreement, and all other regulations and requirements of law.

17. This Agreement will expire on December 31, 2023, at which time the agreement will be reviewed.

LAKEVILLE SELECT BOARD

ACUSHNET BOARD
OF SELECTMEN

Evagelia Fabian, Vice Chair

David Wojnar, Chairman

Richard LaCamera

Kevin Gaspar, Sr.

Lorraine Carboni

Robert Hinckley

Dated

Dated

**AGENDA ITEM #11
DECEMBER 19, 2022**

**DISCUSS AND POSSIBLE VOTE TO APPROVE ANNUAL TOWN
ELECTION FOR APRIL 3, 2023**

Attached is a request from the Town Clerk for the Select Board to approve the Annual Election positions for April 3, 2023.

TOWN OF LAKEVILLE

346 BEDFORD STREET
LAKEVILLE, MASSACHUSETTS 02346
FAX: (508) 946-3970



LILLIAN M. DRANE, MMC/CMMC
TOWN CLERK / REGISTRAR
TEL: (508) 946-8814
ldrane@lakevillema.org

RECEIVED
DEC - 8 2022
SELECTMEN'S OFFICE

TO: SELECT BOARD
FROM: LILLIAN M. DRANE, TOWN CLERK
DATE: DECEMBER 8, 2022
RE: 2023 ANNUAL TOWN ELECTION

The Lakeville Annual Town election will be held on Monday, April 3, 2023 from 12:00 P.M. to 8:00 P.M. at the following location:

PRECINCTS 1, 2 AND 3
TED WILLIAMS CAMP, LOON POND LODGE
28 PRECINCT STREET, LAKEVILLE, MA 02347

Registered voters of the town will elect the following positions into office:

One Year Term:

One Moderator

Five Year Term:

One Planning Board member

Two Year Unexpired Term

One- Cemetery Commissioner

Two- Park Commissioners

Three Year Term:

One Select Board member

One Board of Assessors member

One Board of Health member

One Cemetery Commissioner

One Finance Committee member

Two Park Commissioners

One Library Trustee

The Board also moves to include on the Annual Town Election ballot the office of Freetown-Lakeville Regional School District Committee member as follows:

Lakeville: One Three Year Term

Freetown: Two Three Year Term

**AGENDA ITEM #12
DECEMBER 19, 2022**

**MEET WITH AARON POLANSKY, SUPERINTENDENT OF OLD
COLONY REGIONAL VOCATIONAL TECHNICAL SCHOOL
DISTRICT TO DISCUSS THE DISTRICT'S FACILITIES PLANS**

Attached is information regarding the formation of a School Building Committee for the Old Colony Regional Vocational Technical High School.



Old Colony Building Committee Meeting
Wednesday, December 7, 2022 at 6:00 p.m.
Old Colony Cafeteria

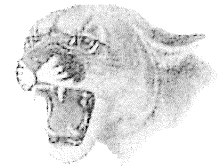
Agenda

1. Welcome, Pledge of Allegiance, and Introductions
2. Nomination of Building Committee Chairperson
3. Vision for the Future ([enclosure](#))
4. For Broader Stakeholder Discussion(s):
 - **Enrollment:** Where do we envision the future of our Old Colony enrollment? What is the right “number” for enrollment given current demand and the operational costs of expansion? The addition of any new program will result in an estimated 12 more students annually, and 48 total over four years if the program is fully enrolled.
 - **CH74 Programming:** What goals and vision drives our current and future programming? How do we feel about our current program offerings? Does the committee/ community want to see an increase in enrollment associated with existing or the addition of CH74 programs? What CH74 programs should be added?
 - **Educational Profile and Infrastructure:** What else is “missing” as we consider the future of Old Colony? (i.e. sufficient classroom space, science labs, water redundancy and fire protection, common planning space, appropriately sized conference rooms, auditorium/ drama space, TV production studio, outdoor learning areas, natural light, wellness area/ cheerleading/ wrestling, fitness area, school store, post-secondary presence on campus, etc.) What improvements do we envision to support our Academic Programs? How would we like to house our academic areas? How do we ensure our status as the cornerstone of vocational training for our sending communities now and in the future?
5. Next Steps for Eligibility Period
 - a. Sharing our Vision with our Community: Public Forums for Information Sharing/ Gathering
 - b. Budget Subcommittee Discussion re: Feasibility Funding
 - c. School Committee Discussion re: Feasibility Funding
6. New Business
7. Adjournment



OLD COLONY

REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL DISTRICT
476 NORTH AVENUE, ROCHESTER, MASSACHUSETTS 02770-1899
Telephone: 508-763-8011 • Fax: 508-763-9821



Gary Linehan
Assistant Principal

Aaron L. Polansky
Superintendent-Director

J. Michael Parker
Principal

Sarah Griffith
Business Manager

Krystla Fay
Special Services Coordinator

Bethany Botelho
CYTE Coordinator

Carmen Amaral
Academic Coordinator

November 18, 2022

Sarah Przybylowicz, MSBA Project Coordinator
Massachusetts School Building Authority
40 Broad Street, Fifth Floor
Boston, Massachusetts 02109

Dear Ms. Przybylowicz:

In accordance with 963 CMR 2.00, attached for your review and approval is the membership of the School Building Committee for the Old Colony Regional Vocational Technical High School located in the Old Colony Regional Vocational Technical School District. The Committee was formed in accordance with the provisions of all applicable statutes, local charters, by-laws and agreements of the Old Colony Regional Vocational Technical School District. Committee Members include the following:

(Please provide name, title, address and phone number of each member, and indicate who the Chair of the **School Building Committee** is. Also, please indicate whether the member has voting power. Some categories may have more than one name. All members must be included)

Designation	Name and Title	Address	Voting Member ?
SBC member who is MCPPO certified*	Sarah Griffith, Business Manager	476 North Avenue Rochester, MA 02770	No
	Michael Lorenzo, Town Administrator (Mattapoisett)	16 Main Street Mattapoisett, MA	Yes
Local Chief Executive Officer	Aaron Polansky, Superintendent-Director	476 North Avenue Rochester, MA 02770	No

Administrator or Manager**	Michael Lorenzo, Town Administrator (Mattapoisett)	16 Main Street Mattapoisett, MA	Yes
School Committee Member (minimum of one)	Shirley Bourque, Chairperson	Rochester, MA	Yes
	Justin Brodeur	Acushnet	Yes
	David Hughes	Rochester	Yes
	Robert Marshall	Lakeville	Yes
	Maureen Townsend	Carver	Yes
	Richard Gamache	Mattapoisett	Yes
Superintendent of Schools	Aaron Polansky Superintendent-Director	476 North Avenue Rochester, MA 02770	No
Local Official responsible for Building Maintenance	Robert Souza Director of Facilities	476 North Avenue Rochester, MA 02770	No
Representative of Office authorized by law to construct school buildings	Shirley Bourque, School Committee Chairperson	Rochester, MA	Yes
School Principal	John Michael Parker Principal	476 North Avenue Rochester, MA 02770	No
Member knowledgeable in educational mission and function of facility	Eldaro Amaral, CADD Instructor	Acushnet, MA	Yes
	Deb Quin, PTO President	Lakeville, MA	Yes

Local budget official or member of local finance Committee	Brian Day, Lakeville Finance Committee Chairperson	Lakeville, MA	Yes
	Chris Plonka, Lakeville Finance Committee	Lakeville, MA	Yes
	Elizabeth Sulger, Carver Finance Committee	Carver, MA	Yes
Members of community with architecture, engineering and/or construction experience	Neil Regis	West Wareham	Yes
	Bob Field	Mattapoisett	Yes
	Eldaro Amaral	Acushnet	Yes
Other: Please provide brief background info/expertise	Scott Weigel, Rochester Fire Chief	Rochester, MA	Yes
	Mark Townsend, Carver Selectman	Carver, MA	Yes
	David Wojnar, Acushnet Selectman	Acushnet, MA	Yes

Listed below is the past performance of the school building committee, the building committee (temporary or permanent), or any other committee responsible for oversight, management, or administration of the construction of public buildings and its individual members:

2012: SBC was organized for Roof and Science Lab updates.

After approval of this committee by the Authority, the (City, Town or Regional School District) will notify the Authority in writing within 20 calendar days of any changes to the membership or the duties of said committee.

Sincerely,


Aaron L. Polansky, Superintendent-Director

Authorized Signature for the City, Town, or Regional School District

Siobhan Tolman	11/18/2022
Approved by MSBA	Date

* Please attach the certification from the Office of the Inspector General demonstrating completion of the MCPPO Program.
** "Administrator or Manager" refers to a Town Administrator, Town Manager, or to an equivalent position.

**Eligibility Period
Schedule of Deliverables**

**Old Colony Regional Vocational Technical School District
Old Colony Regional Vocational Technical High School**

Eligibility Period Commences – October 3, 2022		
MODULE ONE - Eligibility Period		
Deliverable	Days	Due Date and Status
Initial Compliance Certification	30	November 2, 2022 Required
School Building Committee	60	December 2, 2022 Required
Chapter 74 Vocational Technical Education Viability Documentation	90	January 2, 2023 Required
Educational Profile Questionnaire	90	January 2, 2023 Required
Online Enrollment Projection	90	January 2, 2023 Required
Enrollment/Certification Executed	180	March 31, 2023 Required
Maintenance and Capital Planning Information	180	March 31, 2023 Required
Local Vote Authorization	270	June 30, 2023 Required
Feasibility Study Agreement	270	June 30, 2023 Required
Eligibility Period Concludes – June 30, 2023		

Old Colony: A Vision for the Future

Old Colony Regional Vocational Technical High School is currently involved in the Eligibility Period of the Massachusetts School Building Authority grant program. We are exploring the future of Old Colony and would love your insights as they pertain to the some of the questions below. We thank you in advance for taking the time to respond to our inquiry. Please complete this survey no later than December 14, 2022.

* Required

1. What is your name? *

2. What is your current role in our community? Please check all that apply. *

- 8th Grade Student (applying)
- Current Old Colony Student
- Parent
- Current Old Colony Staff Member
- Local Sending Town Official
- School Committee Member
- Building Committee Member

3. Old Colony currently serves under 600 students each year and has a waiting list each year of approximately 300 students for a class where we are able to accept 140-150 students. What do you envision as the ideal enrollment for Old Colony? *

Mark only one oval.

- Under 600 students (Status quo)
- 700 students (would involve the expansion/addition of 2-3 Chapter 74 Programs)
- 800 students (would involve the expansion/addition of 3-4 Chapter 74 Programs)

4. Chapter 74 programs are the gold standard for vocational education. Our goal is to * prepare students in a manner that differentiates them in their respective field of study from a traditional high school graduate. With this in mind, please select two (2) programs from the list below that would be among your top choices if Old Colony were to add Chapter 74 programs.

Check all that apply

- Biotechnology
- Dental Assisting
- Heating, Ventilation, Air Conditioning and Refrigeration
- Marine Technology
- Plumbing
- Other

5. If you specified "Other" please explain.

6. Please select any recommendations from the list below that you feel would be a great addition to the future of Old Colony. Check all that apply. *

Check all that apply

- Increased Classroom Space
- Science Labs in every Science Classroom
- Water Redundancy and Fire Protection (access to public water)
- Common Planning Space for Teachers
- Appropriately Sized Conference Rooms
- Auditorium/ Performing Arts Center
- TV Production Studio
- Outdoor Learning Areas
- Wellness Area/ Dance Studio/ Cheerleading Practice Space/ Wrestling Room
- Fitness Center
- Home and Away Locker Rooms
- Changing Room for Officials
- School Store
- Post Secondary Presence on Campus
- Music Room
- Creative Arts Work Space/ Studio
- Increased Storage Space
- Adequate Maintenance Facilities
- Outdoor Dining for Cafeteria and Culinary Arts
- Improved Office Space for Administration
- Other

7. If you specified "Other" please explain.

8. If you could make changes of benefit to our Academic Program, what would you recommend?

9. Is there any additional information you would like to offer?

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Google Forms

**AGENDA ITEM #13
DECEMBER 19, 2022**

**REVIEW AND POSSIBLE VOTE TO RENEW ANNUAL LIQUOR
LICENSES**

Of the 15 liquor licenses up for renewal, all have filed their renewal applications for January 1 – **December 31, 2022.**

The Board can now vote to renew the licenses listed below.

PACKAGE STORE WINE & MALT

Name	Hours on License	Fee
Gulf Resources, Inc.	8 AM-9 PM, Monday-Saturday, 10 AM-9 PM on Sundays	\$700
Subtotal:		\$700

PACKAGE STORE ALL ALCOHOL

Name	Hours on License	Fee
Mahant NE Sang Corp., dba Lakeville Liquors and Market	8 AM to 11 PM, Monday- Saturday, 10 AM to 9 PM Sundays	\$1,500
BBP, Inc., d/b/a Muckey's Liquors	8 AM to 11 PM, Monday- Saturday, 10 AM to 9 PM, Sundays	\$1,500
Tamarack Wine & Spirits, Inc.	8 AM to 11 PM, Monday- Saturday, 10 AM to 9 PM, Sundays	\$1,500
Aarav Liquors, Inc., dba Star Liquor Market	8 AM to 11 PM, Monday- Saturday, 10:00 AM to 11 PM, Sundays	\$1,500
Subtotal:		\$6,000

RESTAURANT ALL ALCOHOL

<u>Name</u>	<u>Hours on License</u>	<u>Fee</u>
Hawaii Corp, d/b/a/ Orchid of Hawaii Restaurant	8 AM to 1 AM Monday-Saturday; 11 AM to 1 AM Sunday Last call: 12:45 AM, Bars & tables cleared by 1AM, all patrons out by 1:15 AM	\$1,500
Poquoy Brook Golf Club, LLC, dba Poquoy Brook Pub	8 AM to 1 AM Monday-Saturday; 11 AM to 1 AM Sunday Last call: 12:45 AM, Bars & tables cleared by 1AM, all patrons out by 1:15 AM	\$1,500
Lakeville Golf Club, Inc, dba Lakeville Golf Club	8 AM to 1 AM Monday-Saturday; 11 AM to 1 AM Sunday Last call: 12:45 AM, Bars & tables cleared by 1AM, all patrons out by 1:15 AM	\$1,500
LeBaron Operating Company, LLC dba LeBaron Hills Country Club	8 AM to 1 AM Monday-Saturday; 11 AM to 1 AM Sunday Last call: 12:45 AM, Bars & tables cleared by 1AM, all patrons out by 1:15 AM. Beverage cart sales end 30 minutes prior to sunset.	\$1,500
The Back Nine Club, LLC, dba The Back Nine Club	8 AM to 10 PM Monday through Wednesday; 8 AM to 11:45 PM Thursday-Saturday; 11 AM to 11 PM on Sundays. Last Call: 15 minutes prior to closing. Bars & tables cleared by closing. All patrons out 15 minutes after close. Beverage cart sales end 30 minutes prior to sunset-allowed on Holes 1-12 only	\$1,500

Baldies Pizzeria, Inc.	8 AM to 1 AM Monday through Saturday; 11 AM to 1 AM on Sundays. Last Call: 12:45 AM Bar & Tables Cleared By 1 AM All Patrons Out By 1:15 AM	\$1,500
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Ken & L Inc., dba Saga Sushi	11 AM-11 PM Monday-Sunday; Last Call: 15 minutes prior to closing Bar & Tables Cleared By Closing; All Patrons Out 15 Minutes After Close	\$1,500
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Subtotal:		\$10,500
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CLUB ALL ALCOHOL

<u>Name</u>	<u>Hours on License</u>	<u>Fee</u>
Lakeville Fraternal Order of Eagles, Aerie No. 3994	10 AM to 1 AM, Monday-Saturday, 1 PM to 1 AM Sundays. Last call: 12:45 AM, Bars & tables cleared by 1AM, all patrons out by 1:15 AM	\$1,000
Subtotal:		\$1,000

GENERAL ON PREMISE WINE & MALT

<u>Name</u>	<u>Hours on License</u>	<u>Fee</u>
Lakeville Virtual Entertainment Group, Inc., dba The Broken Tee Virtual Golf Club	11 AM to 10 PM Monday through Sunday Last Call: 9:45 PM Bar & Tables Cleared out by 10:00 PM, All patrons out by 10:15 PM	\$700
Subtotal:		\$700

GENERAL ON PREMISE
ALL
ALCOHOLIC BEVERAGES

<u>Name</u>	<u>Hours on License</u>	<u>Fee</u>
58 East Grove, Inc., dba Boston Tavern	8 AM to 1 AM Monday through Saturday; 11 AM to 1 AM on Sundays. LAST CALL: 12:45 AM BAR & TABLES CLEARED BY 1 AM ALL PATRONS OUT BY 1:15 AM	\$1,500
TOTAL OF ALL LICENSES:		\$20,400

**AGENDA ITEM #14
DECEMBER 19, 2022**

**REVIEW AND VOTE TO APPROVE ANNUAL CLASS I AND CLASS II
LICENSE RENEWALS**

6 Class II Used Car Dealers and 2 Class I Dealers have submitted their renewal applications for January 2, 2023 through January 1, 2024.

Attached is a memo from the Building Commissioner regarding his inspection of the licensed premises.

All renewed licenses will have a **January 1, 2024** expiration date.

CLASS II LICENSE RENEWALS

Chris Altieri, dba C&E Enterprises	43 Freetown Street	\$200.00
Leonardo Solana, dba Solana Auto Sales	18 Staples Shore Rd	\$200.00
Andrews Family Automotive	79 Main Street	\$200.00
Linda Bury & Jason Bury, dba Elite Auto Sales	431 Bedford Street	\$200.00
Grigis Automotive	35 Bedford Street	\$200.00
David Rose, dba Dave's Auto	67 Main Street	\$200.00
TOTAL CLASS II RENEWAL FEES		\$1,200.00

CLASS 1 LICENSE RENEWALS

Rousseau's Recreation Rentals, Inc	150 Bedford Street	\$200.00
Route 44 Collision Center RV's & Boats	8 Harding Street	\$200.00
TOTAL CLASS 1 RENEWAL FEES		\$400.00



TOWN OF LAKEVILLE
346 BEDFORD STREET
LAKEVILLE, MA 02347
508-946-8804

RECEIVED
DEC - 1 2022
SELECTMEN'S OFFICE

*OFFICE OF
BUILDING COMMISSIONER*

TO: Select Board

FROM: Nathan P. Darling, Building Commissioner NR

RE: Inspections – Class 1 & 2 Licensed Premises

DATE: December 1, 2022

I have inspected the properties listed on the attached memo from Tracie Craig-McGee dated October 27, 2022

At this time, all locations appear to be in compliance with the conditions set for each individual license. Also note, I have not received any complaints regarding the subject properties during this renewal cycle.

**AGENDA ITEM #15
DECEMBER 19, 2022**

**REVIEW AND VOTE TO APPROVE ANNUAL COMMON
VICTUALLER LICENSE RENEWALS**

The Common Victualler Licenses for renewal, with an expiration date of December 31, 2023, are as follows:

Baldies Pizzeria, Inc. Sunshine Café	40 Main Street 12 Harding Street Apponequet HS; F/L Middle School; George R. Austin Intermediate School; Assawompset Elementary
Aramack	68 Main Street
Royal Pizza	330 Bedford Street
Tand, Inc., d/b/a Subway	One Ocean Spray Drive
Nexdine, LLC (for Ocean Spray)	
The Back Nine Club, LLC, dba The Back Nine Club	17 Heritage Hill Road
Poquoy Brook Golf Club, LLC d/b/a Poquoy Brook Pub	20 Leonard Street
Hawaii Corp., dba Orchid of Hawaii Restaurant	201 Bedford Street
Lakeville Aerie #3994 Fraternal Order of Eagles, Inc.	217 County Street
Lakeville Golf Club, Inc. dba Lakeville Golf Club	44 Clear Pond Road
Assawompset Golf Company, LLC/dba LeBaron Hill Country Club	183 Rhode Island Road
Ken & L Inc., dba Saga Sushi	9 Harding Street
Sandy LLC (Dunkin Donuts)	330 Bedford Street
MAJ JT Properties LLC dba Fat Cousins	166 County Street

**AGENDA ITEM #16
DECEMBER 19, 2022**

**REVIEW AND POSSIBLE VOTE TO APPROVE SELECT BOARD
MEETING MINUTES OF DECEMBER 5, 2022**

TOWN OF LAKEVILLE
Select Board Meeting Minutes
December 5, 2022 – 6:00 PM
Lakeville Police Station Meeting Room
323 Bedford Street, Lakeville, MA

On December 5, 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 Vice Chair Fabian. Members present were Vice Chair Fabian, Member LaCamera 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

Member Carboni read the Select Board announcements.

Town Administrator Announcements

Mr. Sky read the Town Administrator's announcements. He will request that Tom O'Brien attend the December 19th Select Board Meeting.

Annual Tax Rate Classification Hearing

Present for the discussion were John Olivieri, Jr., Chairman of the Board of Assessors, and Harald Scheid and David Golden from Regional Resources Group were attending remotely.

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

VOTED: To open the FY23 Tax Classification Hearing.
Unanimous in favor.

Mr. Scheid reviewed the presentation submitted to the Board for the FY23 Tax Classification Hearing. A full revaluation was conducted for FY23. DOR does a yearlong audit of assessment practices and proposed valuations on properties. The new valuations reflect an estimate of the value on January 1, 2022. We review the 12-month sales period proceeding that date and there was a considerable surge in property values. In 2021, the increase has to be reflected in the new assessments. Mr. Golden said residential property values appreciated about 11.1% overall; 11.5% for industrial properties; 11.1% for commercial properties and 14.2% for personal property. There are two (2) factors to determine taxes: assessment and tax rate. When valuations go up, there is a compensating reduction in the tax rate. Residents should anticipate an increase in their tax bills. The FY23 tax levy is \$28,305,745. The residential tax base is approximately 87.57%. It takes a significant increase in commercial/industrial/personal property tax to yield a modest residential rate decrease. The Board of Assessors has recommended against implementing a split tax rate. We have recommended a FY23 tax rate of \$11.15 per thousand valuation, down from \$12.07 per thousand for FY22. The FY22 average home assessment was \$449,200 for a tax of \$5,422; for FY 23 it has increased to \$499,900 for an average tax bill of \$5,574, which is a tax increase of

\$152. Vice Chair Fabian said some residents had suggested that we charge warehouses more taxes. Can you explain why that is not possible. Mr. Olivieri said that question has arisen prompted by the Lakeville Country Club. What are the limitations that the Town has regarding picking certain industries to charge them a different tax rate. Can we charge new businesses more? Mr. Scheid said the system is pretty straightforward; it is a function of market value. There are no special opportunities to somehow increase a class of properties values arbitrarily to achieve a beneficial effect. It all comes down to market value. Mr. Olivieri said so the tax rate stays the same. Mr. Scheid said part of the valuation process deals with equitable treatment; that is what the audit works on. Mr. Olivieri noted there could be two (2) different tax rates; one for residential and the other for commercial/industrial. Mr. Scheid said if the Town adopted a split tax rate, the higher rate would apply to privately owned open space land, like cranberry bogs. Member Carboni asked where would a split tax rate be beneficial. Mr. Olivieri said communities with more commercial development may have a split tax rate. However, more and more communities that had a split rate are working their way back to a single tax rate.

Member LaCamera said personal property valuations went up 14.2%; is that based on the valuations or new personal property valuations. Mr. Golden said it is both, although personal property has a depreciation value applied to it. There have been increases in value and new growth is included. Member LaCamera said what was the increase in new personal property. Harald: 90-95% of the increase is new taxable assets. Member LaCamera said you are saying the valuation has increased 14.2% which really is not correct. Mr. Scheid said personal property is different from real estate. Member LaCamera said marijuana properties in Town have had significant increases in personal property. How much was 310 Kenneth Welch Drive's increase? Mr. Scheid said he would have to look at that account and answer it later. Member LaCamera if there is \$31 million in personal property for commercial/industrial is low. He asked if every single commercial/industrial personal property that has been taxed? Mr. Scheid said personal property taxation is unique in Massachusetts. Whether or not your assets are taxable it contingent upon your business form. Corporations are largely exempt from taxation on everything from inventory to refrigerated equipment. Industrial personal property is totally exempt. The lions share of personal property tax is on the mom and pop businesses. Member LaCamera said he disagreed; the marijuana faculties are being taxed on personal property. Mr. Scheid said it depends on the business form. The larger the company and the more industrial in nature it is, the lower the personal property tax liability. Member LaCamera asked if RRG checks these. Mr. Scheid said we retain a specialty firm, RRC, that canvases the Town and works out the personal property valuations. Member LaCamera said the \$113,000,000 in industrial property valuation. Is that valuation or a combination of new construction. Mr. Scheid said there is some growth in that, but the lions share is reassessment. Member LaCamera said if they make any modifications, does that get added to the base. Mr. Olivieri said we do keep an eye on facilities in Town and they get increased for modifications. Member LaCamera said 310 Kenneth Welch Drive was assessed for \$10,000,000 and sold for \$26,000,000. How do you change that assessment to have the right assessment on that property, which was probably undervalued. That is significant and can affect the tax rate. You have sales information; doesn't that apply to other industrial areas? Mr. Scheid said you are dealing with a complex situation when you have a sale of a marijuana facility. There are 3 components of value: real estate, personal property value and the value of the going concern. That is captured in the sale price. Member LaCamera said they just sold the building. Mr. Golden said that property is unique; a building comprised of commercial condominiums which were held

by a single owner and bought by a single owner. That would render the sale invalid for statistical analysis. Our approach is to take into account the business enterprise as well. Member LaCamera said the business was sold separately. Mr. Golden said there were multiple condominium units that were sold. Member LaCamera said he believes the personal property taxes are low.

Upon a motion made by Member Carboni with Vice Chair Fabian stepping down to second, it was:

VOTED: To close the tax classification hearing.
Unanimous in favor.

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

VOTED: That the Lakeville Select Board votes in accordance with MGL C.40, Section 56 as amended, the percentage of local tax levy which will be borne by each class of real and personal property, relative to setting the Fiscal Year 2023 tax rate and set the Residential Factor at 1.0 with a corresponding CIP shift of 1.0, pending approval of the Town's annual tax recap by the Massachusetts Department of Revenue.
Unanimous in favor.

Discuss formation of a Fire Station Building Committee

Michael O'Brien, Fire Chief, was present for the discussion. Vice Chair Fabian said the money for schematic design for a Fire Station was approved at Town Meeting. The Town Administrator has made some suggestions on the composition of the Fire Station Building Committee. The Police Station Building Committee had 11 members, which is a bit cumbersome, but 5 is too low. Chief O'Brien said you are trying to strike a balance between too small and too large of a committee. There should be representation from the Fire Department (full time and volunteer) along with the Fire Chief. Vice Chair Fabian said she had spoken with Mr. Sky to add the Building Commissioner, Select Board Member, Town Administrator; and a member of the Finance Committee. Member LaCamera said it is important to note that for the Police Station Building Committee, there was a subcommittee that the Fire Department staff could be involved with. On the Police Station, Council on Aging and Library Building Committee, there were members at large with construction, engineering, and project manager experience that added tremendous value. We need at least three (3) members at large with experience. Member Carboni thought there should be someone with an IT perspective. Mr. Sky said we would bring them in as needed.

Vice Chair said the committee should include the Fire Chief, Building Commissioner, Finance Committee Member, a member of the Select Board, Town Administrator, and three (3) members at large. Mr. Sky said we could start soliciting letters of interest for members at large with technical experience and then decide how many members at large should be on the committee. Member LaCamera noted this is a 2-2.5 year commitment. Chief O'Brien asked would it be appropriate for him to have a stand in if he is not able to attend a meeting. Mr. Sky said we could designate that in the vote. Vice Chair Fabian said we will put this on the agenda for December 19th. Mr. Sky will put together the draft charge for the Fire Station Building Committee.

Discuss and possible vote to approve Host Community Agreement Charitable Contribution Recommendations

Member Carboni recused herself from the meeting and left the room. Vice Chair Fabian said we have a list of allocations that have been made to date. Mr. Sky said he is asking if the Board wants to begin the application process. Several of the people that were on the review committee are not available. We would need more members or does the Board want to consider applications as they come in. Member LaCamera noted that there were some items that were not approved that are still out there. He wanted to put banners on the poles going down the street. Discussion occurred about the process to consider the applications. Mr. Sky suggested that advertise that applications are available.

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

VOTED: To have the Town Administrator advertise for applications of interest for the Host Community Agreement Charitable Contributions Fund.
Unanimous in favor.

Discuss request from the Back Nine Club for Change of Manager

Vice Chair Fabian noted that where there is a liquor license, a change of manager needs approval from the Select Board. The Back Nine Club has requested a change of manager.

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

VOTED: To approve the change of manager to Karen Donahue for The Back Nine Club.
Unanimous in favor.

Discuss request from Planning Board for comments on 415 Millennium Circle Site Plan

Member Carboni recused herself from the discussion and left the room. Vice Chair Fabian noted the hearing is scheduled for December 8th. Member LaCamera said it doesn't say how many employees there will be. Vice Chair said she spoke to the Town Planner who said it would be one (1) less employee than the number of parking spots. Member LaCamera said there is only 21 parking spaces and this is a concern. Is this a 24/7 operation. He doesn't see anything about water requirements. Mr. Sky said we have not received a water connection application yet. Member LaCamera said he is worried about how much water they are going to use. Discussion occurred on a similar property at 310 Kenneth Welch Drive and their water use. Member LaCamera asked why don't we ask them to drill a well. Mr. Sky asked it is probably appropriate to advise against approving the site plan until we know what the water situation is. Member LaCamera said we need to fix this process, so that the Boards can have enough time to review some of these plans. Member LaCamera said the applicant needs to submit their application for review. Vice Chair said so our comments are: how many employees and our concerns on parking; if this is a 24/7 operation; if they will be reclaiming water and to advise against approving this plan until we know what the water requirements will be. Mr. Sky said we will reach out to Taunton to see if they have

applied for water. Member LaCamera said the applicants needs to apply to us. Mr. Sky said we had a situation where an applicant submitted their application to Taunton directly, that is why we check with Taunton. Member LaCamera said we shouldn't be calling Taunton until we have the water information. The Planning Board should insist on the water information prior to approval.

Discuss renewal of boarding contracts with various Towns regarding the Lakeville Animal Shelter

Member Carboni returned to the meeting. Vice Chair Fabian said boarding fees were raised to \$25.00 per day. Over \$8,000 has been raised in boarding fees so far this year. She has spoken to David Frates and he feels the rates are appropriate. Member LaCamera said you have 11 communities that do not need to pay for an Animal Shelter. Every community should pay a minimum charge towards the running of the animal shelter, plus board. Member Carboni said last year there was discussion on boarding rates and a survey was done. This is not an Enterprise Account, so we do fund the shelter. We still use our shelter for Lakeville animals. If the ACO feels that an increase in boarding fees should be looked at next year we can. Vice Chair Fabian said we use the Animal Shelter for Lakeville animals. Member LaCamera said we have had significant increases in energy costs and expect more. Mr. Sky said the majority of the cost are for personnel, about \$80,000. The net cost is about \$50,000. Member LaCamera said we have to feed and clean. Member Carboni said as we are entering budget time, we will have conversations regarding that budget. This discussion is about the renewal of the contracts. Member LaCamera said #10 on the contract: we just had a bad incident there with a dog attacking their owner. That is unacceptable. Vice Chair Fabian said that entire situation was difficult from day one. Member Carboni said the Town that has the animal is still responsible for that situation and Lakeville is not held harmless if the dog is not surrendered. Vice Chair Fabian said that dog was ordered to be put down and someone filed an injunction and lawyers got involved. If a dog is ordered to be euthanized by another Town, it should be put down. Can we add a clause in the contract that if a dog is ordered euthanized by the boarder Town, it should be done. Member Carboni asked what would trigger one of the Town's boarding a dog to surrender it to Lakeville. Mr. Sky said we changed the language in #11 to help address that. He is not sure about the language in #10. Ms. Craig-McGee said a dog from a boarder Town cannot enter our adoption program unless it is surrendered to Lakeville. The Carver dog was not surrendered to Lakeville. Member Carboni said she wants to make sure the Town is protected. Mr. Sky said we can run this by Town Counsel again. This will be on December 19th meeting.

Review and discuss possible comments on revised Comprehensive Plan for 109 Bedford Street

Vice Chair Fabian said this project has been revised from 20 multifamily units to 12 single family units. This will be going to the Zoning Board of Appeals (ZBA) on December 15th. Member Carboni said the road is larger. The Board had concerns about the buildings being close to the abutters and that seems to be corrected. Member LaCamera said this is a significant change to the original plan. Has this gone to MassHousing? Mr. Sky said he is not certain. Member LaCamera said it should go to MassHousing prior to going to the ZBA. All the units are on individual 10,000 square foot lots or less (except for one (1) lot. Three (3) of the lots still do not meet the setback requirements and as they are on individual lots, they should conform. They are

requesting 46 waivers from the bylaws, which is pretty significant. Vice Chair Fabian said we can note that we have a concern on all the requested waivers. Member Carboni noted that 25% of the units will be affordable (3) and nine (9) at market rate.

Review and possible vote to approve annual Dancing on Weekdays; Public Entertainment on Sundays; Livery; and Coin Operated Amusement Licenses

Chair Fabian said the it was time to renew the annual Dancing on Weekdays; Public Entertainment on Sundays; Livery; and Coin Operated Amusement Licenses.

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

VOTED: To approve the Livery License for JP’s Limousine Service (1 vehicle) – 16 North Precinct Street with an expiration date of December 31, 2023.
Unanimous in favor.

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

VOTED: To approve the Dancing on Weekdays Licenses with expiration dates of December 31, 2023: LeBaron Operating Company, LLC, dba LeBaron Hills Country Club; Hawaii Corp., dba Orchid of Hawaii; Lakeville Golf Club, Inc., dba Lakeville Golf Club, Inc. and Lakeville Aerie #3994 Fraternal Order of Eagles, Inc.
Unanimous in favor.

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

VOTED: To approve the Coin Operated Amusements Licenses with expiration dates of December 31, 2023: Lakeville Aerie 3994, Fraternal Order of Eagles, Inc. (2 machines) and Lakeville Golf Club, Inc., dba Lakeville Golf Club, Inc. (1 machine)
Unanimous in favor.

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

VOTED: To approve the Public Entertainment on Sundays Licenses with expiration dates of December 31, 2023: LeBaron Operating Company, LLC, dba LeBaron Hills Country Club; Hawaii Corp., dba Orchid of Hawaii; Lakeville Golf Club, Inc., dba Lakeville Golf Club, Inc. and Lakeville Aerie #3994 Fraternal Order of Eagles, Inc.
Unanimous in favor.

Schedule January, February and March Select Board Meeting Dates

Vice Chair Fabian reviewed the proposed meeting schedule. Member LaCamera noted that he did not like going three (3) weeks between meetings. Mr. Sky said budget presentations are tentative for the week of March 6th.

Upon a motion made by Member Carboni with Vice Chair Fabian stepping down to second, it was:

VOTED: To approve the January, February and March Select Board Meeting Dates as January 9th and 23rd; February 13th and 27th; and March 13th and 27th.
Unanimous in favor.

Review and possible vote to approve Select Board Meeting Minutes of November 22, 2022

Member LaCamera said regarding the reorganization of the Select Board, it does not mention that he asked for a motion to appoint a new Chairman and that was not done. Also, under New Business, it said that the Board voted to have Member Carboni be on the Safety Committee for the Regional School District. Mr. Sky's email to the Board said that the School Committee has not yet made a decision on the Safety Committee, but it is not on their agenda. The ratification of the New Business vote will be placed on the next agenda.

Upon a motion made by Member Carboni with Vice Chair Fabian stepping down to second, it was:

VOTED: To approve the November 22, 2022 Select Board Meeting Minutes as amended.
Two (2) in favor; one abstention (Member LaCamera).

New Business

Member LaCamera said the Board had previously discussed a committee regarding Betty's Neck. He would like to have that on the agenda for December 19th. We could submit for ARPA funding for repairs.

Member LaCamera mentioned that a feasibility study for the Council on Aging building should be done. We need a committee to begin that.

Old Business

There was no Old Business discussed.

At 7:42 PM, upon a motion made by Member Carboni and seconded by Member LaCamera, it was:

VOTED: To enter Executive Session pursuant to M.G.L. c.30A, §21a (3) to discuss strategy with respect to collective bargaining, specifically with PBA Local 185; IAFF Local 3188 and Laborer's International Union, if an open meeting may have a detrimental effect on the litigating position of the public body and the Chair so declares and not to return to Open Session.
Roll call vote: Member Carboni – aye; Member LaCamera – aye and Vice Chair Fabian – aye.

List of documents provided at the Select Board Meeting of December 5, 2022

1. Agenda page
2. Agenda page
3. Agenda page; FY23 Tax Classification Hearing presentation
4. Agenda page; memo from the Town Administrator
5. Agenda page; memo from the Town Administrator
6. Agenda page; ABCC application for a change of manager-The Back Nine Club
7. Agenda page; email from Planning Board Clerk; application for Site Plan review; site plans for 415 Millennium Circle
8. Agenda page; sample boarding contract; total boarding fees 1/22 thru 11/22
9. Agenda page; email from Zoning Board of Appeals Clerk; revised Comprehensive Permit Site Plan-109 Bedford Street
10. Agenda page
11. Agenda page
12. Agenda page; Select Board Meeting Minutes of November 22, 2022
13. Agenda page
14. Agenda page
15. Agenda page

**AGENDA ITEM #17
DECEMBER 19, 2022**

NEW BUSINESS

**AGENDA ITEM #18
DECEMBER 19, 2022**

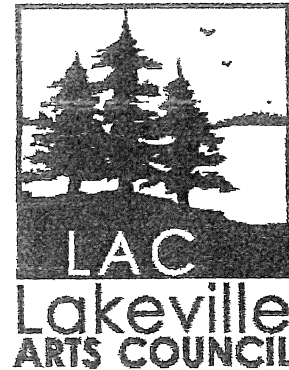
OLD BUSINESS

OTHER ITEMS

1. Letter from Lakeville Arts Council regarding Boston Tavern

December 13, 2022

Mr. Timothy Malinowsky
c/o Boston Tavern
58 East Grove Street
Middleborough, MA 02346



Dear Mr. Malinowsky,

Heather Clark is magnificent!

I am a representative of the Lakeville Arts Council. I would like to share with you my pleasure of working with Heather Clark. She is professional, pleasant, helpful, and full of energy before the event, during the event and after the event.

It is a pure pleasure to work with Heather. I do not think I have ever worked with anyone who seems to thoroughly enjoy her job, knows her job, and can make me feel like I am a queen while I am using the facility she runs. WOW what a lucky bride when Heather is on duty.

She listens. She always returns an email or a call and has a solution to a question better than anticipated. Her positive attitude and smiles are infectious and very welcomed.

I have to also compliment your organization on the lovely presentation of the goods that we purchased, ie; coffee, tea, cookies and pastries. The bar/dining area was Holiday spectacular as well as inviting for our guests.

The Arts Council members and I couldn't be more thankful! We want you to know how much we appreciate Heather's specialized expertise and her.

To wrap up our second experience working with Boston Tavern as the management company for the Town of Lakeville at Loon Pond Lodge is a positive one.

Thank you to you, and especially to Heather.

A handwritten signature in black ink, appearing to read 'JL Corrieri-Upham', is written over a faint circular stamp.

JL Corrieri-Upham
Lakeville Arts Council member

Cc: Lakeville Select Board