

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

**Lakeville Police Station – 323 Bedford Street**  
**December 5, 2022 – 6:00 PM**

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

1. Select Board Announcements
2. Town Administrator Announcements
3. 6:15 PM Annual Tax Rate Classification Hearing
4. Discuss formation of a Fire Station Building Committee
5. Discuss and possible vote to approve Host Community Agreement Charitable Contribution Recommendations
6. Discuss request from the Back Nine Club for Change of Manager
7. Discuss request from Planning Board for comments on 415 Millennium Circle Site Plan
8. Discuss renewal of boarding contracts with various Towns regarding the Lakeville Animal Shelter
9. Review and discuss possible comments on revised Comprehensive Plan for 109 Bedford Street
10. Review and possible vote to approve annual Dancing on Weekdays; Public Entertainment on Sundays; Livery; and Coin Operated Amusement Licenses (see attached list of locations)
11. Schedule January, February and March Select Board Meeting Dates
12. Review and possible vote to approve Select Board Meeting Minutes of November 22, 2022
13. New Business
14. Old Business
15. Possible 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 bargaining position of the public body and the Chair so declares

**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  
DECEMBER 5, 2022**

**SELECT BOARD ANNOUNCEMENTS**

We would like to offer our condolences to the families and friends of Roger Hamilton and Doug Mills on their recent passings. Both men were long-time residents of Lakeville and well-respected members of our community, having served the Town for several decades.

Roger served as Chief Engineer of the Lakeville Fire Department from 1961 through 1990, serving on the Board of Fire Engineers from 1980 through 1988. He also served as the Highway Surveyor for Lakeville from 1981 through 2007. In addition to those positions, Roger also served the Town as its Tree Warden, Drug Testing Officer; Public Weigher and Municipal Right to Know Coordinator. He was a member of the Wage & Personnel Advisory Group; Emergency Planning Group, the Communications Committee and served as Lakeville's representative on the Joint Transportation Planning Group;

Doug joined the Lakeville Fire Department in 1954. He served as Deputy Chief and then Chief from 1979 until his retirement in 1996. He also served as the Town's Hazardous Waste Coordinator and Municipal Right to Know Coordinator; as a member of the Board of Fire Engineers; American Rescue Truck Study Committee; Emergency Planning Committee; Communications Committee; Capital Expenditure Committee; Water Advisory Committee and Town Office Building Evaluation Study Committee.

**AGENDA ITEM #2  
DECEMBER 5, 2022**

**TOWN ADMINISTRATOR ANNOUNCEMENTS**

**AGENDA ITEM #3  
DECEMBER 5, 2022**

**ANNUAL TAX RATE CLASSIFICATION HEARING**

Attached is the information from the Assessors for your review.

Please note: the Board of Assessors' recommendation is contingent upon their vote at their 4:00 PM meeting on December 5<sup>th</sup>.



Fiscal Year 2023

# Tax Classification Hearing

December 5, 2022

## Lakeville Board of Assessors

John Olivieri Jr – Chairman

David Lamoureux – Member

John LeBlanc – Member

Harald M. Scheid – Regional Assessor

David Golden – Associate Regional Assessor

## **Introduction**

Prior to the mailing of 3<sup>rd</sup> quarter tax billings, the Select Board holds a public hearing to determine the percentage of the Town's property tax levy to be borne by each major property class. This responsibility and procedure are described in Chapter 40, Section 56 of the Massachusetts General Laws.

The steps in completing the Classification Hearing are outlined below. Also provided is information about the levy, property assessments, and recommendations made by the Board of Assessors.

## **Steps in Setting Tax Rates**

### **Pre-classification Hearing Steps**

Step 1: Determination of the property tax levy (Budget Process)

Step 2: Determine assessed valuations (Assessors)

Step 3: Tabulate assessed valuations by class (Assessors)

### **Classification Hearing Steps**

Step 4: Classification hearing presentation (Assessors & Select Board)

Step 5: Voting a tax shift factor (Select Board)

### **Post Classification Hearing Steps**

Step 6: Sign the LA-5 Classification Form (Select Board)

Step 7: Send annual recap to DOR for tax rate approval (Assessors)

Step 8: Obtain DOR approval of tax rates (DOR)

## Terminology

The following are definitions of the terms frequently used in the discussion of tax rates.

Levy: The tax levy (or levy) is the amount of property taxes to be raised. The levy amount is determined by the budget. The total amount of the approved budget less revenues from other sources like motor vehicle excise, municipal fees, and state aid is the amount to be raised from property taxation. The town will be raising \$28,154,360 in property tax revenues.

Levy Ceiling: The levy ceiling is 2.5 percent of the full value of the Town. Based on the Lakeville aggregate valuation of \$2,524,217,785, the town cannot levy taxes in excess of \$63,105,445.

New Growth Revenue: Property taxes derived from newly taxable properties like new construction, additions, subdivisions, and personal property. The assessors have tabulated new growth revenues of \$540,758.

Levy Limit: Also referred to as the “maximum allowable levy”, this is calculated by adding 2.5 percent of the previous year’s levy limit plus new growth revenue for the present fiscal year to last year’s levy limit. Exceeding the levy limit requires an override of Proposition 2 ½. For Fiscal Year 2023 the levy limit is \$28,305,745.

Excess Levy Capacity: Excess levy capacity is the difference between the levy and the levy limit.

## The Fiscal Year 2023 Levy Limit and Amount to be Raised

The following is a calculation of Lakeville’s levy limit for fiscal year 2023.

|                                       |                     |
|---------------------------------------|---------------------|
| Fiscal year 2022 levy limit           | \$25,918,179        |
| Levy increase allowed under Prop. 2 ½ | 647,954             |
| New growth revenue                    | 540,758             |
| Excluded Debt to Pay Bonds            | 1,198,854           |
| Fiscal year 2023 levy limit           | 28,305,745          |
| Levy Ceiling                          | 63,105,445          |
| <b>Levy to be raised</b>              | <b>\$28,154,360</b> |
| Excess levy capacity                  | \$151,385           |

## Valuations by Class Before Tax Shift

| <u>Major Property Class</u> | <u>Valuation</u> | <u>Percent</u> | <u>Res vs CIP%</u> |
|-----------------------------|------------------|----------------|--------------------|
| Residential                 | 2,210,620,700    | 87.5765        | 87.5765            |
| Commercial                  | 168,893,970      | 6.6909         |                    |
| Industrial                  | 113,591,100      | 4.5001         | 12.4235            |
| Personal Property           | 31,112,015       | 1.2325         |                    |
| TOTAL                       | 2,524,217,785    | 100.0000       |                    |

## Shifting the Tax Burden

Municipalities with a large commercial/industrial tax base often see fit to shift the tax burden to help maintain lower residential taxes. Given Lakeville's relatively small commercial, industrial, and personal property tax base (approximately 12.4%), it would take a CIP tax rate increase of approximately 7% to yield a 1% residential tax rate reduction. The resulting shift would increase the average CIP tax bill to about \$18,996, which would represent an average 10% increase to the average CIP tax bill.

## Board of Assessors Recommendation

The Board of Assessors recommends that the Select Board adopt a single tax rate to be applied to all classes of property in Lakeville.

## Tax Rates

The estimated single tax rate for fiscal year 2023 is \$11.15 per thousand valuation.

| <u>Property Class</u> | <u>FY2022</u> | <u>FY2023</u> |
|-----------------------|---------------|---------------|
| Residential           | \$12.07       | 11.15         |
| Commercial            | \$12.07       | 11.15         |
| Industrial            | \$12.07       | 11.15         |
| Personal Property     | \$12.07       | 11.15         |

Note that the FY2023 rate is an estimate and may change upon Department of Revenue review.

## Tax Impacts

Actual property tax impacts will vary from property to property.

Valuations for all property classes including single family homes, multi-family dwellings, and commercial properties will generally increase for fiscal year 2023, reflecting an improving real estate market. Several properties will realize increases related to additions and renovations.

### Examples of Typical Residential Tax Changes

| <u>Property Class</u> | <u>Average<br/>FY22 Value</u> | <u>Avg. Tax</u> | <u>Average<br/>FY23 Value</u> | <u>Avg. Tax</u> | <u>Change</u> |
|-----------------------|-------------------------------|-----------------|-------------------------------|-----------------|---------------|
| Single Family Homes   | \$449,200                     | \$5,422         | \$499,900                     | \$5,574         | \$152 (2.8%)  |
| Commercial            | \$1,429,800                   | \$17,258        | \$1,592,300                   | \$17,754        | \$496 (2.9%)  |



## Voting a Tax Shift Factor (proposed motion)

The Lakeville Select Board votes in accordance with M.G.L., Ch. 40, Sec. 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 rates 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.

## Summary of Assessments (LA4)

| <u>Property Type</u>               | <u>Count</u> | <u>Residential</u>   | <u>Commercial</u>  | <u>Industrial</u>  | <u>Personal Property</u> |
|------------------------------------|--------------|----------------------|--------------------|--------------------|--------------------------|
| 101-Single Family                  | 3,953        | 1,976,177,200        | -0-                | -0-                | -0-                      |
| 102-Condominiums                   | 340          | 118,800,200          | -0-                | -0-                | -0-                      |
| 103,109-Misc Res                   | 41           | 26,053,600           | -0-                | -0-                | -0-                      |
| 104-Two Family                     | 10           | 4,475,900            | -0-                | -0-                | -0-                      |
| 105-Three Family                   | 2            | 1,169,200            | -0-                | -0-                | -0-                      |
| 111-125-Apartments                 | 11           | 39,171,800           | -0-                | -0-                | -0-                      |
| 130's-Vacant Land                  | 528          | 33,055,600           | -0-                | -0-                | -0-                      |
| 012-043-Mixed Use                  | 30           | 11,717,200           | 9,201,200          | 506,600            | -0-                      |
| 300-393-Commercial                 | 99           | -0-                  | 157,641,700        | -0-                | -0-                      |
| 400-452-Industrial                 | 38           | -0-                  | -0-                | 113,084,500        | -0-                      |
| 500-552-Pers. Prop.                | 167          | -0-                  | -0-                | -0-                | 31,112,015               |
| 600's-Forestry                     | 22           | -0-                  | 91,550             | -0-                | -0-                      |
| 700's-Agricultural                 | 85           | -0-                  | 1,265,920          | -0-                | -0-                      |
| 800's-Recreation                   | 15           | -0-                  | 693,600            | -0-                | -0-                      |
| <b>TOTAL BY CLASS</b>              | <b>5,341</b> | <b>2,210,620,700</b> | <b>168,893,970</b> | <b>113,591,100</b> | <b>31,112,015</b>        |
| <b>TOTAL TAXABLE PROPERTIES</b>    |              |                      |                    |                    | <b>2,524,217,785</b>     |
| <b>TOTAL TAX EXEMPT PROPERTIES</b> |              |                      |                    |                    | <b>374,885,900</b>       |

**AGENDA ITEM #4  
DECEMBER 5, 2022**

**DISCUSS FORMATION OF A FIRE STATION BUILDING  
COMMITTEE**


Attached is a memo from the Town Administrator.



**TOWN OF LAKEVILLE**  
**Town Administrator's Office**  
346 Bedford Street  
Lakeville, MA 02347  
(508) 946-8803

RECEIVED  
DEC - 1 2022  
SELECTMEN'S OFFICE

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.

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

**DISCUSS AND POSSIBLE VOTE TO APPROVE HOST COMMUNITY  
AGREEMENT CHARITABLE CONTRIBUTION RECOMMENDATIONS**


Attached is a memo from the Town Administrator.



**TOWN OF LAKEVILLE**  
**Town Administrator's Office**  
346 Bedford Street  
Lakeville, MA 02347  
(508) 946-8803

**RECEIVED**  
NOV 30 2022  
**SELECTMEN'S OFFICE**

December 1, 2022

**TO:** Select Board  
**FROM:** Ari J. Sky, Town Administrator   
**SUBJECT:** HCA Charitable Contributions

The two active cannabis concerns in Lakeville have provided a total of \$40,000, consisting of two annual contributions of \$10,000 from each company, for charitable activities. To date, the Select Board has approved distributions totaling \$15,519, leaving \$24,481 available for future allocations. The funding approvals to date are listed below.

| <b>Applicant</b> | <b>Project Description</b>   | <b>Amount</b> |
|------------------|------------------------------|---------------|
| Council on Aging | Holiday Grab & Go Meals      | \$1,820       |
| Council on Aging | Smart TV for Activity Room   | 999           |
| Council on Aging | Tai-Chi Classes              | 2,600         |
| Library          | Library Mini-Golf Program    | 925           |
| Library          | Smash Brothers Tournament    | 375           |
| Library          | STEM Series Program          | 1,000         |
| Park Commission  | Clear Pond Parking Lot Stone | 4,000         |
| Park Commission  | John DiCarlo Fitness Trail   | 1,500         |
| Park Commission  | Gormache Playground Clean Up | 1,500         |
| APC              | Betty's Neck Anniversary     | 800           |
|                  |                              | \$15,519      |

At its June 28, 2021, meeting the Board of Selectmen voted to establish an advisory subcommittee to develop recommendations regarding the disposition of these funds. The subcommittee consisted of Selectman LaCamera, the Town Administrator, and representatives from the Arts Council, the Council on Aging, the Historical Commission, Library Board of Trustees, and the Park Commission.

Given that funding remains available for distribution, I recommend that the Select Board authorize a new round of applications utilizing the same review format as 2021 by confirming the Select Board appointment and requesting representatives from the designated committees. Thank you for your consideration.

**AGENDA ITEM #6  
DECEMBER 5, 2022**

**DISCUSS REQUEST FROM THE BACK NINE CLUB FOR CHANGE  
OF MANAGER**

The Back Nine Club is requesting a change of manager. They have submitted the necessary paperwork that is attached.



The Commonwealth of Massachusetts  
 Alcoholic Beverages Control Commission  
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358  
 www.mass.gov/abcc

**RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION  
 MONETARY TRANSMITTAL FORM**

**AMENDMENT-Change of Manager**

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.

ECRT CODE: RETA

Please make \$200.00 payment here: ABCC PAYMENT WEBSITE

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE PAYMENT RECEIPT

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

ENTITY/ LICENSEE NAME

ADDRESS

CITY/TOWN

STATE

ZIP CODE

For the following transactions (Check all that apply):

- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> New License                                   | <input type="checkbox"/> Change of Location   | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal)         | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License                           | <input type="checkbox"/> Alteration of Licensed Premises  | <input type="checkbox"/> Change of License Type (i.e. club / restaurant)  | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock)    |
| <input checked="" type="checkbox"/> Change of Manager                  | <input type="checkbox"/> Change Corporate Name  | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement               |
| <input type="checkbox"/> Change of Officers/<br>Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest<br>(LLC Members/ LLP Partners,<br>Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder       | <input type="checkbox"/> Change of Hours                              |
|  | <input type="checkbox"/> Other <input type="text"/>   |   | <input type="checkbox"/> Change of DBA                                |

THE LOCAL LICENSING AUTHORITY MUST SUBMIT THIS APPLICATION ONCE APPROVED VIA THE ePLACE PORTAL

**Alcoholic Beverages Control Commission**  
 95 Fourth Street, Suite 3  
 Chelsea, MA 02150-2358



The Commonwealth of Massachusetts  
 Alcoholic Beverages Control Commission  
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358  
 www.mass.gov/abcc

**AMENDMENT-Change of Manager**

**Change of License Manager**

**1. BUSINESS ENTITY INFORMATION**

|                    |              |                     |
|--------------------|--------------|---------------------|
| Entity Name        | Municipality | ABCC License Number |
| The Back Nine Club |              | 00024-RS-0584       |

**2. APPLICATION CONTACT**

The application contact is the person who should be contacted with any questions regarding this application.

|               |         |                              |              |
|---------------|---------|------------------------------|--------------|
| Name          | Title   | Email                        | Phone        |
| Karen Donahue | Manager | kdonahue@thebacknineclub.com | 508-813-4487 |

**3A. MANAGER INFORMATION**

The individual that has been appointed to manage and control of the licensed business and premises.

|   |                                    |                               |              |     |            |
|---|------------------------------------|-------------------------------|--------------|-----|------------|
| Proposed Manager Name   | Karen Donahue                      | Date of Birth                 | 06-02-1966   | SSN | [REDACTED] |
| Residential Address   | 198 Elm St East, Raynham, MA 02767 |                               |              |     |            |
| Email   | kdonahue@thebacknineclub.com       | Phone                         | 508-813-4487 |     |            |
| Please indicate how many hours per week you intend to be on the licensed premises | 70                                 | Last-Approved License Manager | Frank Gracia |     |            |

**3B. CITIZENSHIP/BACKGROUND INFORMATION**

Are you a U.S. Citizen?  Yes  No \*Manager must be U.S. citizen  
 If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.  
 Have you ever been convicted of a state, federal, or military crime?  Yes  No  
 If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

| Date | Municipality | Charge | Disposition |
|------|--------------|--------|-------------|
|      |              |        |             |
|      |              |        |             |

**3C. EMPLOYMENT INFORMATION**

Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

| Start Date | End Date   | Position   | Employer             | Supervisor Name |
|------------|------------|------------|----------------------|-----------------|
| 10-1-2019  | 8-12-2022  | Manager    | Barrels and Boards   | Dave Laghetto   |
| 8-1-2015   | 12-12-2019 | Supervisor | The Farmers Daughter | Ashley Douglas  |

**3D. PRIOR DISCIPLINARY ACTION**

Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action?  Yes  No If yes, please fill out the table. Attach additional pages, if necessary,utilizing the format below.

| Date of Action | Name of License | State | City | Reason for suspension, revocation or cancellation |
|----------------|-----------------|-------|------|---|
|                |                 |       |      |   |
|                |                 |       |      |   |

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

|                     |               |      |           |
|---------------------|---------------|------|-----------|
| Manager's Signature | Karen Donahue | Date | 11-2-2022 |
|---------------------|---------------|------|-----------|



## APPLICANT'S STATEMENT

I, Karen Donahue the:  sole proprietor;  partner;  corporate principal;  LLC/LLP manager  
Authorized Signatory  
of The Back Nine Club  
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature:

*Karen Donahue*

Date:

11-2-2022

Title:

Manager

**ENTITY VOTE**

The Board of Directors or LLC Managers of  Entity Name  
duly voted to apply to the Licensing Authority of  and the  
Commonwealth of Massachusetts Alcoholic Beverages Control Commission on  Date of Meeting

For the following transactions (Check all that apply):

Change of Manager

Other

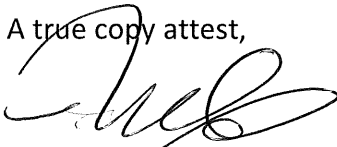
"VOTED: To authorize  Name of Person

to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted."

"VOTED: To appoint  Name of Liquor License Manager

as its manager of record, and hereby grant him or her with full authority and control of the premises described in the license and authority and control of the conduct of all business therein as the licensee itself could in any way have and exercise if it were a natural person residing in the Commonwealth of Massachusetts."

A true copy attest,



\_\_\_\_\_  
Corporate Officer /LLC Manager Signature

\_\_\_\_\_  
(Print Name)

For Corporations ONLY

A true copy attest,

\_\_\_\_\_  
Corporation Clerk's Signature

\_\_\_\_\_  
(Print Name)

## Payment Confirmation

### YOUR PAYMENT HAS PROCESSED AND THIS IS YOUR RECEIPT

Your account has been billed for the following transaction. You will receive a receipt via email and via text message.



Transaction Processed Successfully.

INVOICE #: 134dd8f1-1c6e-48af-9d7b-f0c66ec2bbfc

| Description        | Applicant, License or Registration Number | Amount          |
|--------------------|---|-----------------|
| FILING FEES-RETAIL | The Back Nine Club                        | \$200.00        |
|                    |   | <b>\$200.00</b> |

Total Convenience Fee: \$4.70

Total Amount Paid: \$204.70

Date Paid: 11/3/2022 3:53:30 PM EDT

#### Payment On Behalf Of

**License Number or Business Name:**  
The Back Nine Club

**Fee Type:**  
FILING FEES-RETAIL

#### Billing Information

**First Name:**  
Mark

**Last Name:**  
White

**Address:**  
17 Heritage Hill

**City:**  
Lakeville

**State:**  
MA

**Zip Code:**  
02347

**Email Address:**  
kdonahue@thebacknineclub.com

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

**DISCUSS REQUEST FROM PLANNING BOARD FOR COMMENTS  
ON 415 MILLENNIUM CIRCLE SITE PLAN**

Attached is the application and plans for Site Plan Review for 415 Millennium Circle. The hearing is scheduled for December 8<sup>th</sup>.

## Tracie Craig-McGee

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**From:** Cathy Murray, Appeals Board Clerk  
**Sent:** Monday, November 14, 2022 11:41 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; Ari Sky; Tracie Craig-McGee  
**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:** 415 Millennium Circle Site Plan  
**Attachments:** 415 Millennium Circle-Application.pdf; 415 Millennium Circle- Site Plan.pdf

Hi everyone,

Attached please find the Site Plan for 415 Millennium Circle. The hearing for this Site Plan will be on December 8, 2022. Please forward any comments or concerns that you may have regarding this revised Plan to the Planning Board at your earliest convenience.

I have hard copies, if you would prefer. Just let me know.

Thanks

Cathy



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

RECEIVED  
NOV 14 2022  
SELECTMEN'S OFFICE

## APPLICATION FOR SITE PLAN REVIEW

Name of Applicant: D F C of Lakeville 415 LLC

Street: 920 South Colony Road

City/Town: Wallingford State: CT Zip: 06492

Telephone: 203-410-7649 Email: dominick@demartinorealty.com

Property Owner Name: D F C of Lakeville 415 LLC

Street: 920 South Colony Road

City/Town: Wallingford State: CT Zip: 06492

Telephone: 203-410-7649 Email: dominick@demartinorealty.com

Contact Person's Name: Dominick Demartino

Telephone: 203-410-7649 Email: dominick@demartinorealty.com

### SITE INFORMATION

Street and number: 415 Millennium Circle

Zoning District: Industrial Map 022 Block 001 Lot 003-02

Lot size: +/- 314,345 s.f. Frontage: 292.35'

Current use: industrial/warehouse

### PLAN INFORMATION

Plan Title: Commercial Site Plan - 415 Millennium Circle - Lakeville, Massachusetts


Prepared by: Zenith Consulting Engineers, LLC

Date prepared: 10-27-2022 Revision date (s):

Detailed Description of proposed work: Change in use of existing building from industrial/warehouse to a marijuana growing facility. Project to include interior and exterior building improvements as well as site improvements which will result in a reduction in impervious surfaces and drainage improvements.

**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: 11-2-22

Property Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(if not Applicant)

Will you have a representative other than yourself?  Yes  No

Name: Jamie Bissonnette of Zenith Consulting Engineers, LLC.

Telephone: 508-947-4208 Email: Jamie@zcellc.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: \_\_\_\_\_



















**AGENDA ITEM #8  
DECEMBER 5, 2022**

**DISCUSS RENEWAL OF BOARDING CONTRACTS WITH VARIOUS  
TOWNS REGARDING THE LAKEVILLE ANIMAL SHELTER**

The Town currently has contracts for boarding at the Animal Shelter with the following communities, which expire on December 31st:

Acushnet; Berkley; Bridgewater; Carver; East Bridgewater; Freetown; Halifax; Hanson; Raynham; Rochester; and Wareham

Board fee revenue from January 1<sup>st</sup> through November 28, 2022 totaled \$8,375. David Frates said that he has some receipts not processed yet and bills to send out, which will bring the total for the year to over \$10,000. I have attached a breakdown of what each Town has paid that used the shelter in 2022 so far.

Last year the Board raised the daily board fee from \$15.00 to \$25.00.



**BOARDING FEES 01/22-11/22**

|                             |                |
|-----------------------------|----------------|
| <b>BERKLEY TOTAL</b>        | <b>\$250</b>   |
| <b>BRIDGEWATER TOTAL</b>    | <b>\$530</b>   |
| <b>CARVER TOTAL</b>         | <b>\$4,065</b> |
| <b>FREETOWN TOTAL</b>       | <b>\$960</b>   |
| <b>HALIFAX TOTAL</b>        | <b>\$300</b>   |
| <b>WAREHAM TOTAL</b>        | <b>\$1,880</b> |
| <b>E. BRIDGEWATER TOTAL</b> | <b>\$390</b>   |
| <b>TOTAL ALL TOWNS</b>      | <b>\$8,375</b> |

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

This Agreement is made this 12<sup>th</sup> day of October in the year 2021, 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 a 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 a 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 dogs being boarded at the Lakeville Animal Shelter, including but not limited to the consequences of any attack, behavior or other action by the dog. If a dog is surrendered to the Town of Lakeville, the Town of Acushnet will be released from indemnification after the seven (7) day quarantine period.
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. This Agreement will expire on December 31, 2023, at which time the agreement will be reviewed.

LAKEVILLE BOARD  
OF SELECTMEN

ACUSHNET BOARD  
OF SELECTMEN

\_\_\_\_\_  
Evagelia Fabian, Chair

\_\_\_\_\_  
David Desroches Chairman

\_\_\_\_\_  
Richard LaCamera

\_\_\_\_\_  
Kevin Gaspar, Sr.

\_\_\_\_\_  
Lorraine Carboni

\_\_\_\_\_  
David Wojnar

\_\_\_\_\_  
Dated

\_\_\_\_\_  
Dated

**AGENDA ITEM #9  
DECEMBER 5, 2022**

**REVIEW AND DISCUSS POSSIBLE COMMENTS ON REVISED  
COMPREHENSIVE PLAN FOR 109 BEDFORD STREET**

Attached are the revised Comprehensive Plans for 109 Bedford Street. The Zoning Board of Appeals will be holding the hearing on December 15<sup>th</sup>.

## Tracie Craig-McGee

---

**From:** Cathy Murray, Appeals Board Clerk  
**Sent:** Tuesday, November 29, 2022 11:29 AM  
**To:** Ari Sky; Edward Cullen; rjbouchard@verizon.net; Nathan Darling, Building Commissioner & Zoning Enforcement Officer; Michael P. O'Brien, Fire Chief; Matthew Perkins, Lakeville Chief of Police; Franklin Moniz, DPW Director  
**Cc:** Tracie Craig-McGee; Fran Lawrence, Part time Board of Health Clerk; Lori Canedy; Clorinda Dunphy; Pamela Garant, Fire Deputy Chief; Kristen Campbell, Administrative Assistant, Lakeville Police Department; Jennifer Jewell, DPW - Administrative Assistant  
**Subject:** 109 Bedford Street-Revised Plan  
**Attachments:** 109 Bedford Street-North Bedford Crossing-Site Plan Set-Revised-11-22-22.pdf

Hi everyone,

Attached please find a Revised Comprehensive Plan that has been submitted for 109 Bedford Street. The hearing for this revised Plan will be on December 15, 2022. Please forward any comments or concerns that you may have regarding this Revised Comprehensive Permit Plan to the Zoning Board at your earliest convenience.

Please let me know if you would like a hard copy. I have quite a few extra.

Thanks

Cathy



**SITE NOTES:**

1. THE SITE IS LINED ON THE TOWN OF LAKEVILLE ASSESSORS PROPERTY RECORD CARDS AS PARCEL M 025-000-001.
2. THE SITE IS LINED ON THE TOWN OF LAKEVILLE ASSESSORS PROPERTY RECORD CARDS AS PARCEL M 025-000-001.
3. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) OF PLUMOUTH COUNTY, MASSACHUSETTS, MAP NUMBER 280303010A, MAP REVISED JULY 17, 2016.
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) OF PLUMOUTH COUNTY, MASSACHUSETTS, MAP NUMBER 280303010A, MAP REVISED JULY 17, 2016.
5. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) OF PLUMOUTH COUNTY, MASSACHUSETTS, MAP NUMBER 280303010A, MAP REVISED JULY 17, 2016.
6. THE SITE IS LINED ON THE TOWN OF LAKEVILLE ASSESSORS PROPERTY RECORD CARDS AS PARCEL M 025-000-001.
7. THE SITE IS LINED ON THE TOWN OF LAKEVILLE ASSESSORS PROPERTY RECORD CARDS AS PARCEL M 025-000-001.
8. THE SITE IS LINED ON THE TOWN OF LAKEVILLE ASSESSORS PROPERTY RECORD CARDS AS PARCEL M 025-000-001.
9. THE SITE IS LINED ON THE TOWN OF LAKEVILLE ASSESSORS PROPERTY RECORD CARDS AS PARCEL M 025-000-001.
10. THE SITE IS LINED ON THE TOWN OF LAKEVILLE ASSESSORS PROPERTY RECORD CARDS AS PARCEL M 025-000-001.

**BENCHMARK NOTE:**

1. THE CONTAINER SKILL CHECK BETWEEN THE BENCHMARKS PROVIDED AND NOTIFY THE DESIGN BUREAU OF ANY DISCREPANCIES.

**ZLS**  
 SURVEY COMPANY OF RECORD:  
 ZENITH CONSULTING ENGINEERS, LLC  
 1102 BACKGALLE AVENUE  
 NEW BEDFORD, MA 02740  
 (508) 867-0100

*Jonathan J. Zyl*  
 11-22-22

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LAKEVILLE ZONING BOARD OF APPEALS WAS RECORDED IN THE PUBLIC RECORDS OF THE TOWN OF LAKEVILLE, MASSACHUSETTS, ON THE TWENTY-NINTH DAY OF NOVEMBER, 2022, AT THE OFFICE OF THE TOWN CLERK, LAKEVILLE, MA.

TOWN CLERK, LAKEVILLE, MA DATE

FOR REGISTER USE ONLY

LAKEVILLE ZONING BOARD OF APPEALS

APPROVED: \_\_\_\_\_

ENDORSED: \_\_\_\_\_

DATE \_\_\_\_\_

FOR REGISTER USE ONLY



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

| REV. | DATE       | DESCRIPTION       |
|------|------------|-------------------|
| 1    | 11/22/2022 | ISSUED FOR PERMIT |

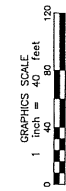
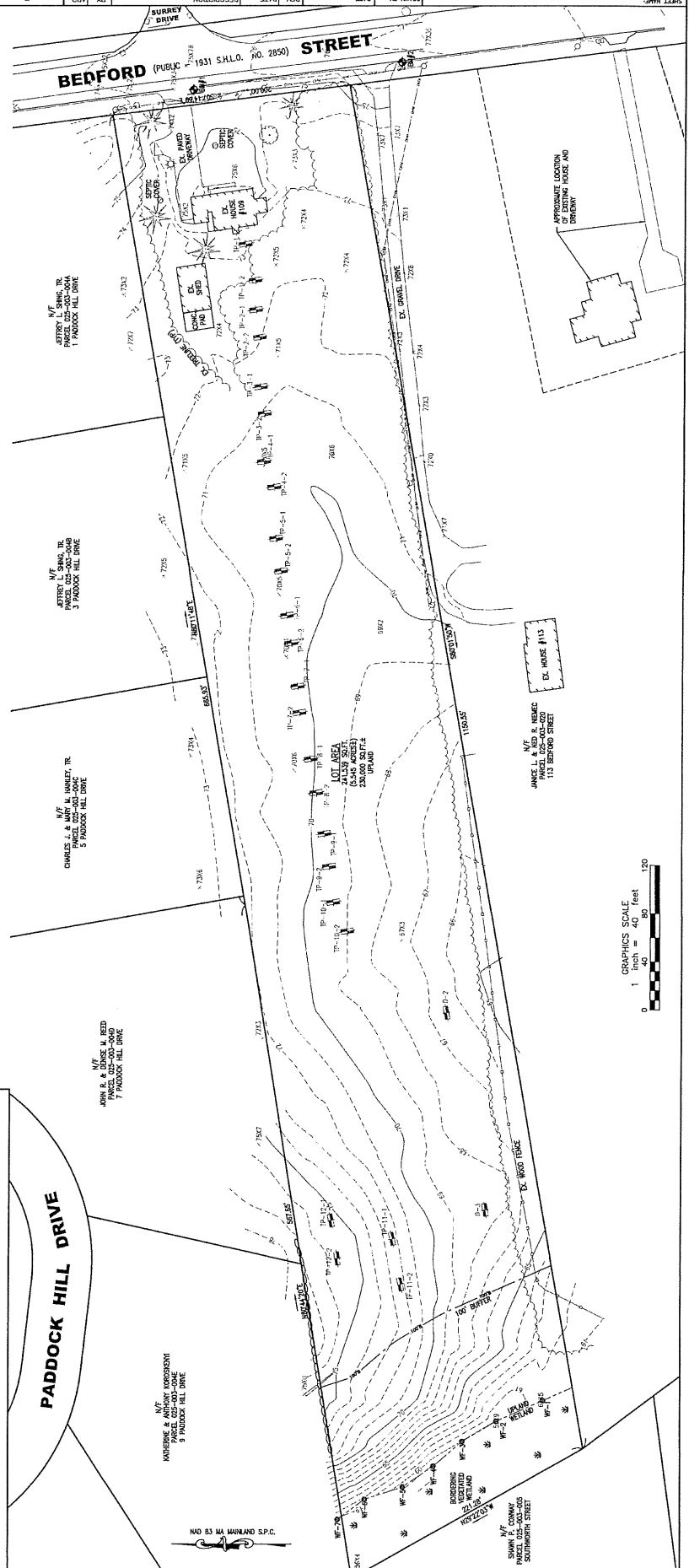
PROJECT SHEET: 109 BEDFORD STREET LAKEVILLE, MASSACHUSETTS

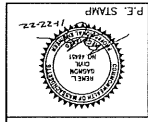
CLIENT: NORTH BEDFORD CROSSING LLC, 1 LAKEVILLE BUSINESS PARK DRIVE LAKEVILLE, MASSACHUSETTS

DATE: 11/22/2022

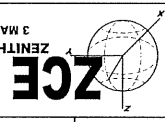
SCALE: 1"=40'

SHEET NO. X





ZENITH CONSULTING ENGINEERS, LLC  
 3 MAIN STREET LAKEVILLE, MA 02347  
 PHONE: (508) 947-4208



|              |                    |
|--------------|--------------------|
| PROJECT NO.  | 109 BEDFORD STREET |
| PROJECT NAME | LOT 1-11           |
| DATE         | 11/22/2022         |
| SCALE        | 1"=50'             |
| DESIGNED BY  | AB                 |
| CHECKED BY   | AB                 |
| APPROVED BY  | AB                 |
| SHEET NO.    | 1 OF 1             |

**FOR RECORD USE ONLY**

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

APPROVED: \_\_\_\_\_  
 ENDORSED: \_\_\_\_\_

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS  
 PLAN BY THE LAKEVILLE ZONING BOARD OF APPEALS WAS  
 APPROVED AND ENDORSED UNDER M.L.L.C. 40B BY THE  
 LAKEVILLE ZONING BOARD OF APPEALS. ANY APPEAL  
 MUST BE FILED WITHIN THE TWENTY  
 BUSINESS DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID  
 NOTICE.

TOWN CLERK LAKEVILLE, MA. DATE \_\_\_\_\_

I CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE  
 WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

DATE \_\_\_\_\_

**ZLS**  
 ZENITH LAND SURVEYORS, LLC  
 100 STATE STREET  
 NEW BEDFORD, MA 02740  
 (508) 995-0100

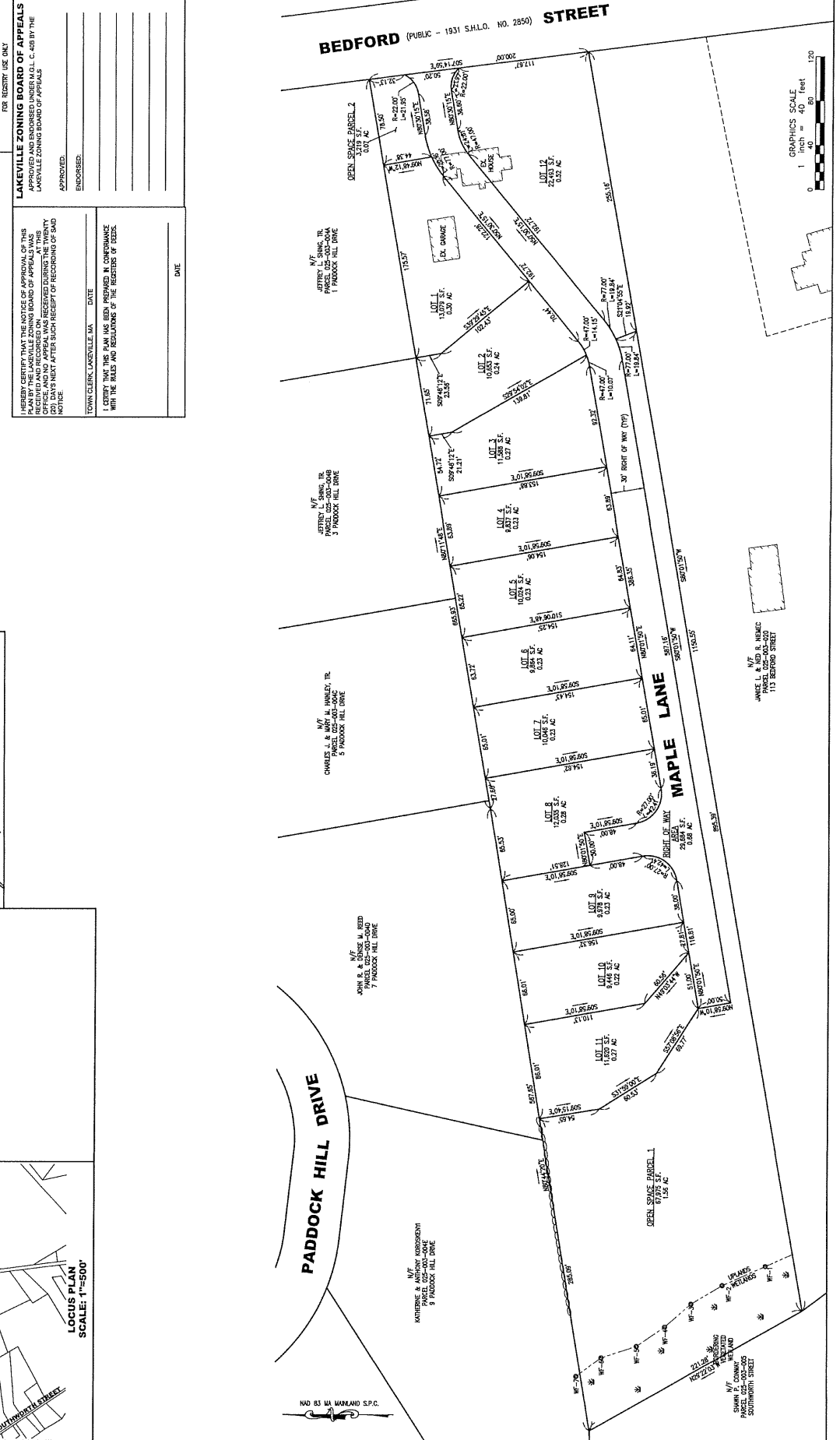
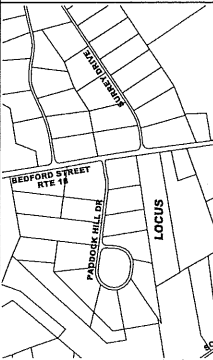
11-22-22

**SURVEY COMPANY OF RECORD:**

**ZLS**  
 ZENITH LAND SURVEYORS, LLC  
 100 STATE STREET  
 NEW BEDFORD, MA 02740  
 (508) 995-0100

**SITE NOTES:**

1. RECORD DEDICATED TO THE TOWN OF LAKEVILLE ASSESSOR PROPERTY RECORD OFFICE AS PARCEL ID 022-001-021.
2. RECORD DEDICATED TO THE TOWN OF LAKEVILLE ASSESSOR PROPERTY RECORD OFFICE AS PARCEL ID 022-001-021.
3. RECORD DEDICATED TO THE TOWN OF LAKEVILLE ASSESSOR PROPERTY RECORD OFFICE AS PARCEL ID 022-001-021.
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE R, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) OF FRANKLIN COUNTY, MASSACHUSETTS, WITH A FLOOD HAZARD ZONE OF 100 YEAR FLOOD WATERSHED DELINEATED BY 100 YEAR OF STANDA, INC. IN JUNE 2021.

















**AGENDA ITEM #10  
DECEMBER 5, 2022**

**REVIEW AND POSSIBLE VOTE TO APPROVE ANNUAL DANCING  
ON WEEKDAYS; PUBLIC ENTERTAINMENT ON SUNDAYS; LIVERY;  
AND COIN OPERATED AMUSEMENT LICENSES (SEE ATTACHED  
LIST OF LOCATIONS)**

The following licenses are up for renewal:

Livery License **(would expire December 31, 2023)**

JP's Limousine Service (1 vehicle)

Dancing on Weekdays **(all licenses would expire December 31, 2023)**

LeBaron Operating Company, LLC, dba LeBaron Hills Country Club  
Hawaii Corp., dba Orchid of Hawaii Restaurant  
Lakeville Golf Club, Inc., dba Lakeville Golf Club  
Lakeville Aerie, 3994, Fraternal Order of Eagles, Inc.

Coin Operated Amusements **(would expire December 31, 2023)**

Lakeville Aerie, 3994, Fraternal Order of Eagles, Inc. (2 machines)  
Lakeville Golf Club, Inc., dba Lakeville Golf Club (1 machine)

Public entertainment on Sundays (for Sundays during 2023 – **all licenses would  
expire December 31, 2023**)

LeBaron Operating Company, LLC, dba LeBaron Hills Country Club  
Hawaii Corp., dba Orchid of Hawaii Restaurant  
Lakeville Golf Club, Inc., dba Lakeville Golf Club  
Lakeville Aerie, 3994, Fraternal Order of Eagles, Inc.

**AGENDA ITEM #11  
DECEMBER 5, 2022**

**SCHEDULE JANUARY, FEBRUARY AND MARCH SELECT BOARD  
MEETING DATES**

Suggested dates for January, February and March are:

January 9 and January 23

February 13 and February 27

March 13 and March 27

Potential budget meetings are anticipated to take place the week of March 6<sup>th</sup>.



**AGENDA ITEM #12  
DECEMBER 5, 2022**

**REVIEW AND POSSIBLE VOTE TO APPROVE SELECT BOARD  
MEETING MINUTES OF NOVEMBER 22, 2022**

**TOWN OF LAKEVILLE  
Select Board Meeting Minutes  
November 22, 2022 – 5:30 PM  
Lakeville Police Station Meeting Room  
323 Bedford Street, Lakeville, MA**

On November 22, 2022, the Select Board held a meeting at 5:30 PM at the Lakeville Police Station Meeting Room. The meeting was called to order at 5:30 PM by Chairman LaCamera. Members present were Chairman LaCamera, Member Fabian and Member Carboni. Also present was Ari Sky, Town Administrator attending remotely 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.

**Reorganization of the Select Board**

Chairman LaCamera said for personal reasons, he is stepping down as Chairman of the Select Board. Member Fabian, as Vice Chair, will run the meeting. Member Carboni said she would like Member LaCamera to remain Chairman until the end of his term. Member LaCamera exited the meeting at 5:36 PM so that Vice Chair Fabian could take over the running of the meeting.

**Discuss and vote to appoint a Select Board Member to the Regional Finance Committee**

Vice Chair Fabian said Member LaCamera is a member but does not want to remain in this position.

Upon a motion made by Vice Chair Fabian stepping down and seconded by Member Carboni, it was:

VOTED: To appoint Member Carboni to the Regional Finance Committee.  
Unanimous in favor.

**Discuss and vote to a appoint a Select Board Member to the Capital Expenditures Committee**

Vice Chair Fabian said that Member LaCamera currently serves on the Capital Expenditures Committee and does not want to remain in this position.

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

VOTED: To appoint Vice Chair Fabian to the Capital Expenditures Committee for a term to expire July 31, 2023.  
Unanimous in favor.

**Public Hearing – Request for New General On Premises All Alcoholic Beverages License – 348 Bedford Street – Red Hand Brewing Company, Inc.**

*Present for the discussion was Robert Pellegrini of PK Boston Law, attorney for the applicant.* Vice Chair Fabian read the legal notice into the record. It was noted that due to the change of date and time of the hearing, the legal ad was not correct. The ABCC has advised on how to correct the matter.

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

VOTED: To open the public hearing for the request for a new General on Premises All Alcoholic Beverages License for 348 Bedford Street – Red Hand Brewing Company, Inc.  
Unanimous in favor.

Attorney Pellegrini said this is a Section 12 Pouring License for a proposed brewery at Lakeside Landing at 348 Bedford Street. The applicant is Red Hand Brewery, Inc. made up of Lakeville residents Sean Donnelly and Karen Donnelly as owners and Brian Donnelly as the proposed manager. There will be 13 bar seats and 32 restaurant seating inside and 20 seats outside. Their proposed hours are Wednesday and Thursday from 11:00 AM to 10:00 PM; Friday and Saturday from 11:00 AM to 11:00 PM and Sunday 11:00 AM to 9:00 PM. The facility will not be open during brewing, which takes place on Mondays and Tuesdays from 9:00 AM to 5:00 PM. The proposed hours of operation are different from current businesses located there. There are 113 parking spaces available. The brewery area is not accessible to the public. The funding for the project is coming from consulting work and trade shows with some funding from family funds.

Member Carboni asked where they were with Planning Board and the Conservation Commission. Attorney Pellegrini said they are meeting with Conservation tonight at 7:00 PM and the Planning Board is December 8<sup>th</sup>. The Board of Health has approved the project. Vice Chair Fabian said there were concerns regarding overflow parking on the Town's property, which we do not want. Mr. Sky asked what could be done to ensure that people are not parking at Town Hall and walking over. Attorney Pellegrini said the applicant does not own the property, but he can speak to the Building Owner. Attorney Pellegrini said they must show a barrier around outdoor area. Servers will bring the drinks out from the main building. He did not know the exact square footage of the outdoor area, but will provide that information. Joseph Chamberlain asked who will be providing the water. Attorney Pellegrini said there will be City of Taunton Water. The 1" main going into the building will be adequate. They are estimating a total water usage of 240 gallons per day, which is within the existing allocation to the plaza. Mr. Chamberlain asked about the

outdoor toilets. Attorney Pellegrini said the outdoor toilets are portable. There will have running water, but it will be self-contained. Richard Scott asked about the physical barrier for parking at Town Hall. Vice Chair Fabian said the Planning Board would discuss that. We could not allow parking and would have to start towing. They would need to put up signage. Attorney Pellegrini said he would speak to the owner about a split rail fence with signage on the fence. Mark Knox, Planning Board Chairman, said a split rail fence is not going to stop someone from walking over it. Signage will probably be the way to go. His biggest concern is the volume of parking during the usage of the plaza and brewery.

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

VOTED: To close the public hearing.  
Unanimous in favor.

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

VOTED: To approve a new General on Premises All Alcoholic Beverage License for 348 Bedford Street for Red Hand Brewery based on the submitted floor plan as submitted, with the hours of operation for the Liquor License of Wednesdays and Thursdays from 11:00 AM to 10:00 PM; Fridays and Saturdays from 11:00 AM to 11:00 PM and Sundays from 11:00 AM to 9:00 PM. The approval is subject to approval by Board of Health, Planning Board and Conservation Commission.  
Unanimous in favor.

### **Approval of FY24 Budget Calendar and budget outlook**

*Todd Hassett, Town Accountant was present for the discussion.* Mr. Sky said based on the vote from Town Meeting, the Board will now set a budget calendar each year. Budget kick off is scheduled with Department Heads for November 30, 2022. Mr. Sky reviewed the FY24 Budget Outlook presentation consisting of home sales; median sale prices; employment of residents and unemployment rates; general fund revenue and expenditures history; new growth tax levy; budget considerations; free cash; and budget calendar.

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

VOTED: To approve the FY24 budget calendar.  
Unanimous in favor.

Mr. Hassett reviewed the preliminary FY24 Budget outlook. New tax revenue is estimated at \$677,000 based on a 2.5% increase. With new growth, we are estimating a lower amount at \$350,000. For State Aid we are looking at \$170,000 and Local Receipts of \$250,000 for total estimated revenue growth of \$1,447,217. We are advocating to maintain current levels of staffing. There is a Facilities Manager Position funded for a partial year at Town Meeting. Collective

Bargaining Agreements are up for 2023 and we have a placeholder for union staff and COLA for non-union staff. Group insurance is estimated at an 8% increase. The Pension Assessment was at \$250,000; we have asked Plymouth County to spread the increase over two (2) years. We are estimating a \$150,000 increase. General Insurance is anticipated at a \$15,000 adjustment. We have placeholder numbers for education: \$520,000 for the Region; \$100,000 for Old Colony Vocational High School and \$60,000 for Bristol County Agricultural. We estimate \$100,000 for a cost escalation for utilities. The estimated total expenditures are \$1,426,000. We have two (2) Enterprise Funds. The Park Fund has rebounded well after the pandemic. The Transfer Station is doing well. We don't anticipate any major subsidies for FY24. We will have a budget for Community Preservation Commission this year.

**Discuss and possible vote to approve additional vacation time and vehicle allowance for Facilities Manager**

*John Viarella and Paul Nee were present for the discussion.* Mr. Sky said there was a lengthy employment process with many applicants, but only four (4) met the qualifications. Interviews were held, and the panel unanimously recommended Mr. Nee. He has accepted the salary, but is requesting a vehicle allowance of \$300 per month consistent with other staff and three (3) weeks of vacation.

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

VOTED: To approve the vacation time of three (3) weeks as requested and the \$300 per month vehicle allowance.  
Unanimous in favor.

**Discuss and possible vote to appoint Lori Fahey as Council on Aging Director**

Vice Chair Fabian said the Town Administrator has requested that Lori Fahey be appointed as the Council on Aging Director. Ms. Fahey was appointed as Interim Director in the spring.

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

VOTED: To appoint Lori Fahey as Council on Aging Director.  
Unanimous in favor.

**Discuss and possible vote to approve request from Department of Public Works Director to re-hire Charles Henriques as Emergency Snow and Ice Worker at Grade 6, Step 5**

*John Viarella, Human Resources Director, was present for the meeting.* Vice Chair Fabian said the Department of Public Works Director has requested that Charles Henriques be rehired as Emergency Snow and Ice Worker at Grade 6, Step 5. Mr. Viarella said Mr. Henriques came on Board last year and he is looking to return. We have some competitive issues with wages.

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

VOTED: To approve re-hiring of Charles Henriques as Emergency Snow and Ice Worker at Grade 6, Step 5.  
Unanimous in favor.

**Discuss and possible vote to appoint Anthony Zucco as Associate Member on the Zoning Board of Appeals**

Member Carboni said the Zoning Board of Appeals has requested Anthony Zucco to be appointed as an Associate Member.

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

VOTED: To appoint Anthony Zucco as an Associate Member on the Zoning Board of Appeals for a term to expire July 31, 2023.  
Unanimous in favor.

**Review and possible vote to approve Select Board Meeting Minutes of November 7, 2022**

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

VOTED: To approve the November 7, 2022 Select Board Meeting Minutes.  
Unanimous in favor.

**New Business**

Member Carboni said yesterday there was a group of School administration personnel and law enforcement from Lakeville that toured the Region's School Buildings to review current protocols. There will be further information coming from the Town Administrator as things unfold. Mr. Sky said he was sent an email from the School District regarding formation of a Safety Committee, which he and Chief Perkins are on. There is a position for a Select Board Member to join.

Upon a motion made by Vice Chair Fabian stepping down and seconded by Member Carboni, it was:

VOTED: To appoint Member Carboni to the Freetown/Lakeville Region's Safety Committee.  
Unanimous in favor.

**Old Business**

There was no Old Business discussed.

**Adjournment**

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

VOTED: To adjourn the Select Board Meeting at 6:49 PM.  
Unanimous in favor.

**List of documents provided at the Select Board Meeting of November 22, 2022**

1. Agenda page
2. Agenda page
3. Agenda page
4. Agenda page
5. Agenda page
6. Agenda page; legal ad; ABCC application for a new license and associated documents
7. Agenda page; budget calendar and budget presentation
8. Agenda page; memo from Town Administrator; Paul Nee resume
9. Agenda page; memo from Town Administrator; Lori Fahey resume and list of accomplishments as Interim Director
10. Agenda page; memo from Department of Public Works Director
11. Agenda page; memo from Zoning Board of Appeals; Anthony Zucco resume and letter of interest
12. Agenda page; Select Board Meeting Minutes of November 7, 2022
13. Agenda page
14. Agenda page

**AGENDA ITEM #13  
DECEMBER 5, 2022**

**NEW BUSINESS**



**AGENDA ITEM #14  
DECEMBER 5, 2022**

**OLD BUSINESS**

**AGENDA ITEM #15  
DECEMBER 5, 2022**

**EXECUTIVE SESSION**

Possible Executive Session pursuant to MGL 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 bargaining position of the public body and the Chair so declares and not to return back to open session