

TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp
received & posted:

48-hr notice effective
when time stamped

Notice of every meeting of a local public body must be filed and time-stamped with the Town Clerk's Office at least 48 hours prior to such meeting (excluding Saturdays, Sundays and legal holidays) and **posted thereafter in accordance with the provisions of the Open Meeting Law, MGL 30A §18-22 (Ch. 28-2009)**. Such notice shall contain a listing of topics the Chair reasonably anticipates will be discussed at the meeting.

Name of Board or Committee:	<u>Select Board</u>
Date & Time of Meeting:	<u>Tuesday, February 28, 2023 @ 5:00 PM</u>
Location of Meeting:	<u>Lakeville Police Station 323 Bedford Street, Lakeville, MA</u>
Clerk/Board Member posting notice:	<u>Tracie Craig-McGee</u>

Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

A G E N D A

1. Select Board Announcements
2. Town Administrator Announcements
3. Review memo from Town Planner regarding Community One Stop Grant Application
4. Review and possible comments on request from Planning Board for Site Plan Review - 13 Main Street
5. Review and possible vote on request from Town Clerk to approve Annual Election Warrant – April 3, 2023
6. Review and possible vote on request from Department of Public Works Director to declare trucks and equipment as surplus
7. Review and possible vote on request to connect to Taunton Water – 189 Rhode Island Road (for existing house)
8. Review and possible vote on request from Mullein Hill Christian Academy to hold Honor Thy Mother 5K – May 6, 2023
9. Review and possible vote to approve Select Board Meeting Minutes of February 10, 2023 and February 13, 2023
10. New Business
11. Old Business - FY24 budget update
12. Correspondence

13. Possible Executive Session pursuant to the provisions of G.L. c.30A, §21(a)(3) to discuss strategy with respect to litigation, as an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares: Federal Multidistrict Litigation vs. CVS, Walgreens, Walmart, Teva, and Allergan and pursuant to M.G.L. c.30A, §21a (3) to discuss strategy with respect to collective bargaining, specifically with PBA Local 185 and pursuant to M.G.L. c.30A, §21(a) (7) to comply with the Open Meeting Law, M.G.L. c.30A, §22(f): approval of Executive Session Minutes for February 6, 2023 and not to return to Open Session.

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

**AGENDA ITEM #1
FEBRURY 28, 2023**

SELECT BOARD ANNOUNCEMENTS

Just a reminder that dog licenses are due by April 30th. If you no longer have your dog, please call the Town Clerk's office to let them know.

The Treasurer/Tax Collector would like to remind residents that excise tax bills are due by March 9th.

Burning permits are available online from the Town's website on the Fire Department page. Burn season runs until May 1st.

The Town's FY24 budget is available for viewing on the Town's Website under News.

The Town of Freetown will be holding a rabies clinic open to any residents on March 19th. Details are available on the Town website under News.

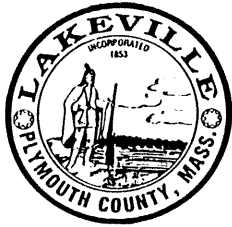
**AGENDA ITEM #2
FEBRUARY 28, 2023**

TOWN ADMINISTRATOR ANNOUNCEMENTS

**AGENDA ITEM #3
FEBRUARY 28, 2023**

**REVIEW MEMO FROM TOWN PLANNER REGARDING COMMUNITY
ONE STOP GRANT APPLICATION**

Attached is a memo from the Town Planner regarding applying for the Community One Stop for Growth grant.



Town of Lakeville
PLANNING DEPARTMENT
346 Bedford Street
Lakeville, MA 02347
774-776-4350

MEMORANDUM

TO: Select Board
FROM: Marc Resnick, Town Planner
DATE: February 23, 2023
SUBJECT: One Stop Grant Application

The FY 2024 round for the Community One Stop for Growth grant applications will open soon and I plan to submit for three projects. The One Stop program is a single application process for 12 grant programs offered by the Executive Office of Housing and Economic Development. I plan to submit projects under MassWorks Infrastructure Program, and the Rural and Small Town Development Fund.

The MassWorks grant application will be for the design and engineering of a traffic light and other intersection improvements at the Main Street and Bridge Street location. A traffic study and preliminary analysis is being completed by Environmental Partners for this intersection. The final report will be submitted to the Town in a few weeks however the analysis does show that the intersection meets Mass Highway traffic warrants for the installation of a signal.

The second application will be under the Rural and Small Town Development Fund to make improvements at the Peach Barn at Bettys Neck. The project would include many different pieces but when completed would allow the facility to host multiple types of events. Bathrooms and a kitchen/snack bar would be installed in the east end of the building. A well would be drilled, septic system installed, and power provided to the site. The facility would be made accessible, and the road and parking area regraded. I am currently developing a plan and pricing for the construction.

The third application would also be to the Rural and Small Town Development Fund and would construct a bathroom facility at John Paun Park. Previously a plan for small building containing two individual stalls was designed however this was never constructed. The grant application would also include funds for the design and installation of a septic system and if the existing well is not adequate a new one will be drilled. I have received plans from Nate Darling of the

previously proposed bathroom building. I will be meeting with the Parks Commission on March 2, 2023, to discuss this proposal and obtain their support.

The full application for these grants is not due until June 2, 2023, however, I plan to submit an optional Expression of Interest for the Rural and Small Town Development Fund Grants to obtain a determination of eligibility. The Expression of Interest form needs to be submitted by March 17, 2023. We previously received a determination of eligibility for the Main and Bridge Street intersection project under the MassWorks Infrastructure Program.

**AGENDA ITEM #4
FEBRUARY 28, 2023**

**REVIEW AND GIVE POSSIBLE COMMENTS ON REQUEST FROM
PLANNING BOARD REGARDING SITE PLAN FOR 13 MAIN STREET**

Attached is a memo from the Planning Board asking for any comments regarding the Site Plan for 13 Main Street.

The site plan is also attached. A large plan is available for viewing in the office.

Tracie Craig-McGee

From: Cathy Murray, Appeals Board Clerk
Sent: Thursday, February 9, 2023 2:53 PM
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: 13 Main Street - Site Plan
Attachments: 13 Main Street-Application.pdf; 13 Main Street-M.O'Shaughnessy letter-2-8-23.pdf; 13 Main Street-Site Plan.pdf

Hi everyone,

Attached please find the Site Plan for 13 Main Street. The hearing for this Site Plan will be on March 9, 2023. Please forward any comments or concerns that you may have regarding this Site Plan to the Planning Board at your earliest convenience.

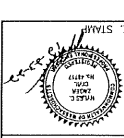
I have hard copies, if you would prefer. Just let me know.

Thanks

Cathy

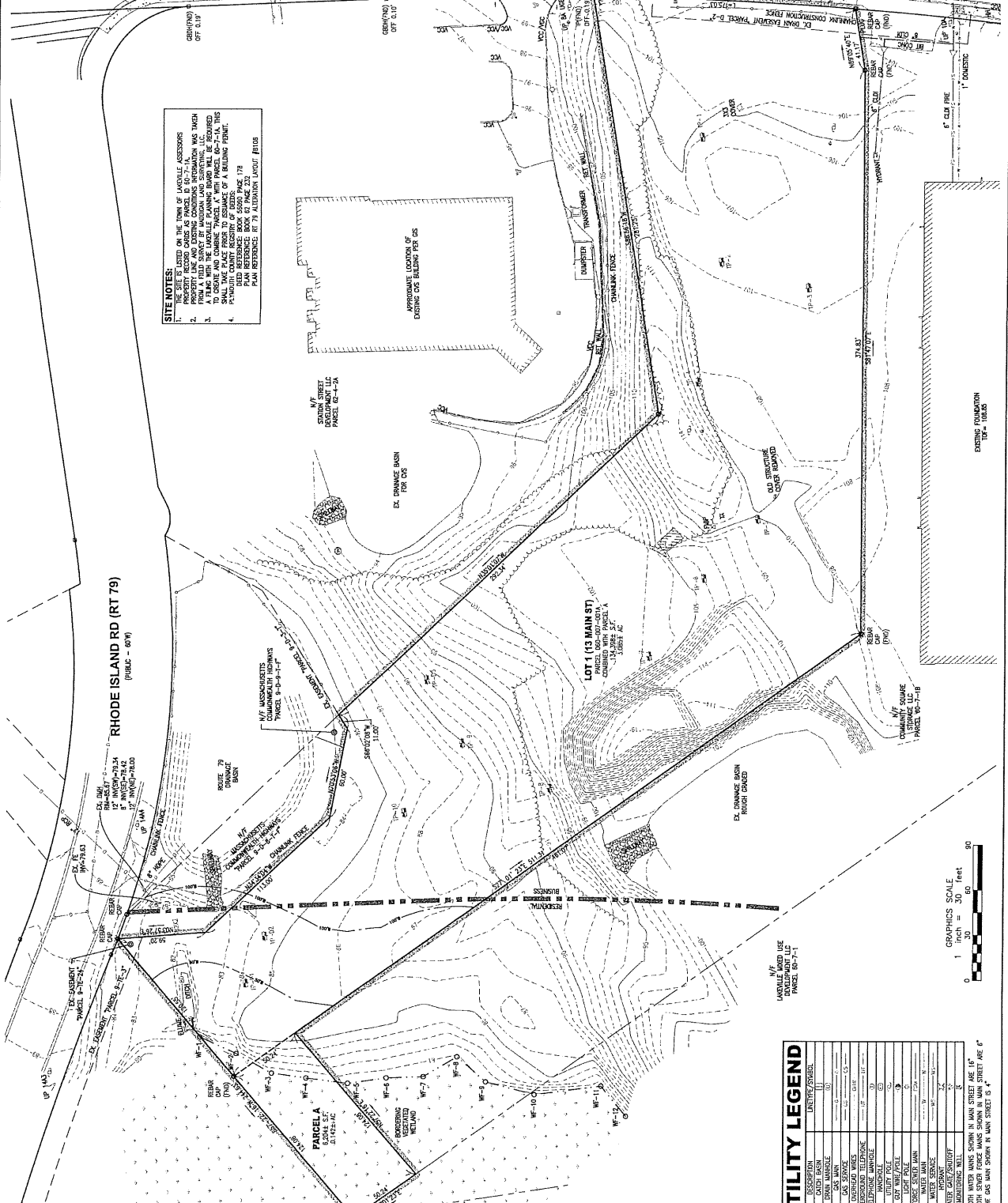
DATE:	12-12-22
REV/TEXT:	
PROJECT NUMBER:	0454-17-01
CHECKED BY:	DRAWING SCALE
APPROVED BY:	SHEET ID

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



LAKEVILLE PLANNING BOARD

APPROVED: _____
 ENDORSED: _____



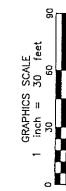
SITE NOTES:

1. THIS SITE IS LOCATED ON THE TOWN OF LAKEVILLE ASSESSORS' MAP.
2. PROPERTY LINES AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM THE 2022 ASSESSORS' MAP.
3. A PLAN WITH THE LAKEVILLE PLANNING BOARD WILL BE REQUIRED TO OBTAIN A PERMIT TO CONSTRUCT.
4. PLANNING BOARD RECORDS OF RECORDS: 7/8 PLAN REFERENCE BOOK IS PAGE 273.

UTILITY LEGEND

SYMBOL	DESCRIPTION
(Symbol)	WATER MAIN
(Symbol)	SEWER MAIN
(Symbol)	GAS MAIN
(Symbol)	ELECTRIC MAIN
(Symbol)	TELEPHONE
(Symbol)	UNDERGROUND TELEPHONE
(Symbol)	UTILITY POLE
(Symbol)	UTILITY POLE
(Symbol)	POWER SPLITTER MAIN
(Symbol)	WATER SERVICE
(Symbol)	SEWER SERVICE
(Symbol)	ELECTRIC SERVICE
(Symbol)	TELEPHONE SERVICE

• BOTH WATER MAINS SHOWN IN MAIN STREET ARE 16"
 • BOTH SEWER MAINS SHOWN IN MAIN STREET ARE 6"
 • THE GAS MAIN SHOWN IN MAIN STREET IS 4"



PROJECT SITES

13 MAIN STREET
 LAKEVILLE, MASSACHUSETTS
 MAIN STREET REAL ESTATE HOLDINGS, LLC
 5308 HARKLE ROAD SUITE 100
 SANTE FE, NEW MEXICO

DATE: 12-12-22
BY: APP.
REV. DATE:
DESCRIPTION:

SHEET NAME: SITE LAYOUT, LIGHTING & LANDSCAPING PLAN

GRAPHICS SCALE
 1 inch = 30 feet

APPROVED:
ENGINEER:

PLANTING LEGEND

SYMBOL	COMMON NAME	SIZE
○	HEDERA	4" HEIGHT (MIN)
○	WHITE AZALEA	7" HEIGHT (MIN)
○	EVERGREENS	4" HEIGHT (MIN)
○	RED MAPLE	2-3" CALIBER (MIN)
○	BLACK WILLOW	2-3" CALIBER (MIN)
○	EASTERN RED CEDAR	2-3" CALIBER (MIN)

* EXCLUDING CRASHWORTHY VARIETY

PLANTING NOTE

LOCATION OF PLANTING SHALL BE SUBMITTED WITH PLANNING BOARD FOR APPROVAL. THE PLANNING BOARD SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANTING. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANNING BOARD APPROVAL. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANNING BOARD APPROVAL. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANNING BOARD APPROVAL.

LAKEVILLE PLANNING BOARD

APPROVED: _____
 ENGINEER: _____

TYPICAL SHRUB PLANTING
 NOT TO SCALE

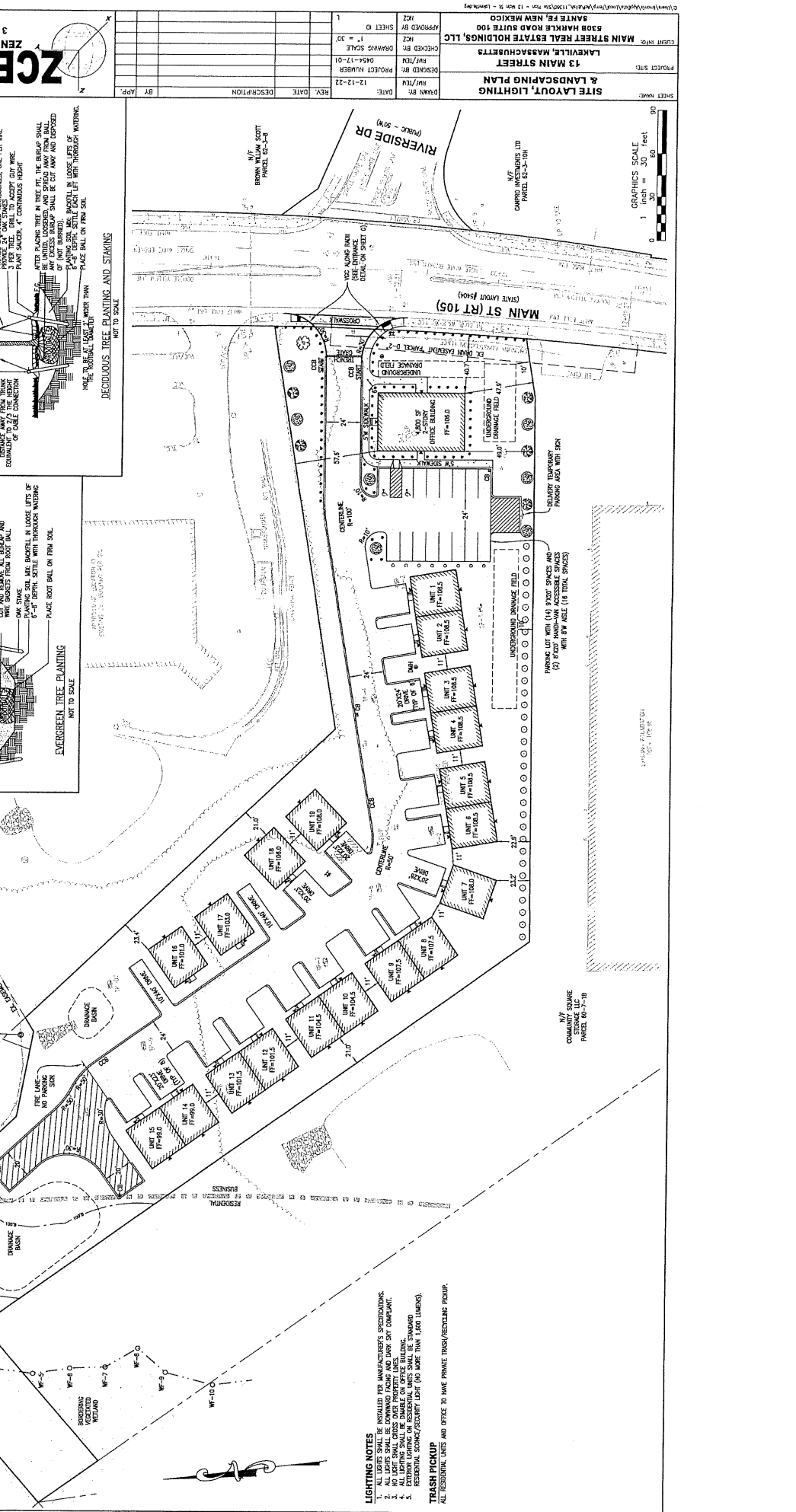
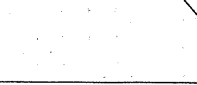
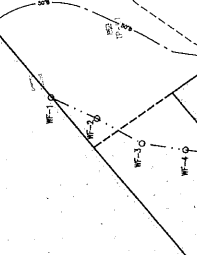
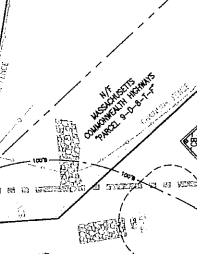
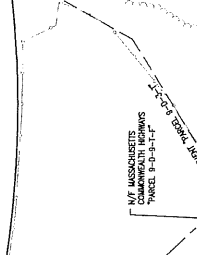
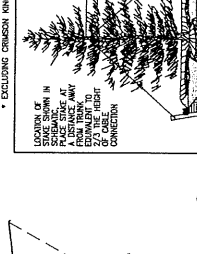
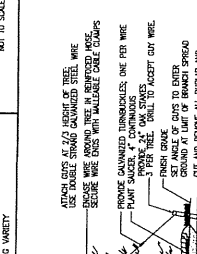
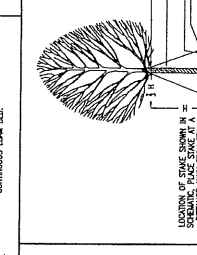
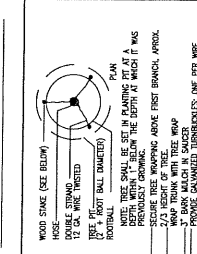
NOTE: SHRUBS SHALL BE SAME RELATIONSHIP TO TRUNK AS IN THIS DRAWING. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANNING BOARD APPROVAL. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANNING BOARD APPROVAL. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANNING BOARD APPROVAL.

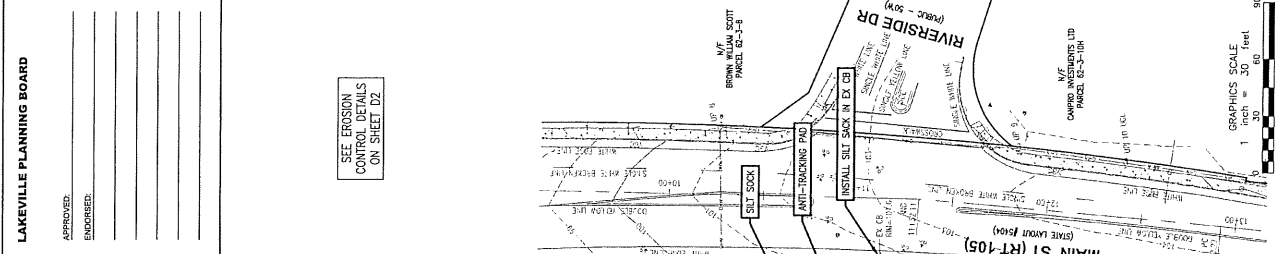
EVERGREEN TREE PLANTING
 NOT TO SCALE

LOCATION OF EVERGREEN TREE PLANTING SHALL BE SUBMITTED WITH PLANNING BOARD FOR APPROVAL. THE PLANNING BOARD SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANTING. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANNING BOARD APPROVAL. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANNING BOARD APPROVAL. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANNING BOARD APPROVAL.

DECIDUOUS TREE PLANTING AND STAKING
 NOT TO SCALE

NOTE: THE MINIMAL BORDER UNDER THE TREE SHALL BE MAINTAINED. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANNING BOARD APPROVAL. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANNING BOARD APPROVAL. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANNING BOARD APPROVAL.





EROSION & SEDIMENT CONTROL NOTES

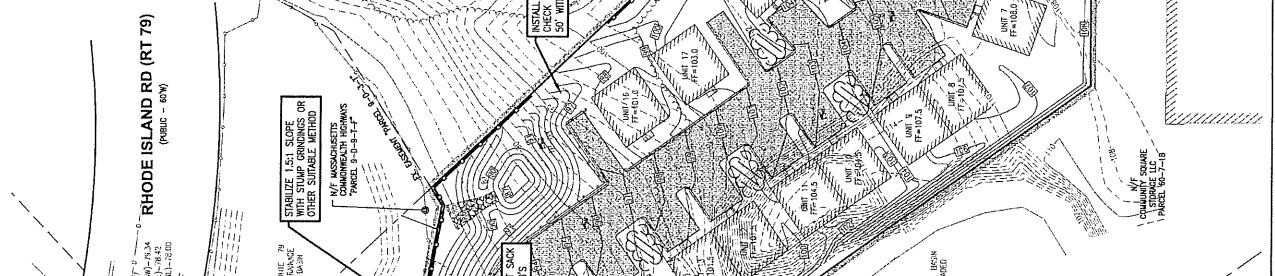
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL EROSION AND SEDIMENT CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION AND SEDIMENT CONTROL MEASURES AT THE END OF THE CONSTRUCTION PERIOD.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EXCAVATION, CONSTRUCTION, OR DEMOLITION OF ALL EXISTING AND NEW CONSTRUCTION. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REMOVED AT THE END OF THE CONSTRUCTION PERIOD.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS.
6. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS.
7. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS.
8. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS.
9. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS.
10. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS.
11. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS.
12. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS.
13. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS.
14. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS.
15. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS.
16. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS.
17. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS.
18. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS.
19. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS.
20. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION OF THE ADJACENT AREAS.

CONSTRUCTION SEQUENCE OF OPERATIONS

1. PREPARE TO ANY EXISTING UTILITY LOCATIONS, AS WELL AS ANY EXISTING CONSTRUCTION.
2. ALL EXISTING UTILITY LOCATIONS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE CONSTRUCTION SEQUENCE OF OPERATIONS SHALL BE AS FOLLOWS:
4. THE CONSTRUCTION SEQUENCE OF OPERATIONS SHALL BE AS FOLLOWS:
5. THE CONSTRUCTION SEQUENCE OF OPERATIONS SHALL BE AS FOLLOWS:
6. THE CONSTRUCTION SEQUENCE OF OPERATIONS SHALL BE AS FOLLOWS:
7. THE CONSTRUCTION SEQUENCE OF OPERATIONS SHALL BE AS FOLLOWS:
8. THE CONSTRUCTION SEQUENCE OF OPERATIONS SHALL BE AS FOLLOWS:
9. THE CONSTRUCTION SEQUENCE OF OPERATIONS SHALL BE AS FOLLOWS:
10. THE CONSTRUCTION SEQUENCE OF OPERATIONS SHALL BE AS FOLLOWS:
11. THE CONSTRUCTION SEQUENCE OF OPERATIONS SHALL BE AS FOLLOWS:
12. THE CONSTRUCTION SEQUENCE OF OPERATIONS SHALL BE AS FOLLOWS:
13. THE CONSTRUCTION SEQUENCE OF OPERATIONS SHALL BE AS FOLLOWS:
14. THE CONSTRUCTION SEQUENCE OF OPERATIONS SHALL BE AS FOLLOWS:
15. THE CONSTRUCTION SEQUENCE OF OPERATIONS SHALL BE AS FOLLOWS:
16. THE CONSTRUCTION SEQUENCE OF OPERATIONS SHALL BE AS FOLLOWS:
17. THE CONSTRUCTION SEQUENCE OF OPERATIONS SHALL BE AS FOLLOWS:
18. THE CONSTRUCTION SEQUENCE OF OPERATIONS SHALL BE AS FOLLOWS:
19. THE CONSTRUCTION SEQUENCE OF OPERATIONS SHALL BE AS FOLLOWS:
20. THE CONSTRUCTION SEQUENCE OF OPERATIONS SHALL BE AS FOLLOWS:

CONSTRUCTION OPERATION AND MAINTENANCE SCHEDULE

THE CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EROSION AND SEDIMENT CONTROL MEASURES AT THE END OF THE CONSTRUCTION PERIOD.

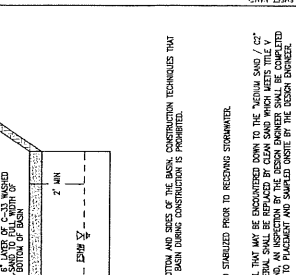


LAKEVILLE PLANNING BOARD

APPROVED: _____
 ENDORSED: _____

ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347
 PHONE: (508) 947-4208



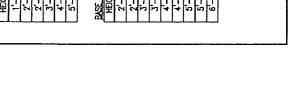
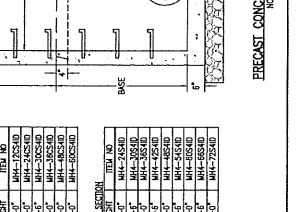
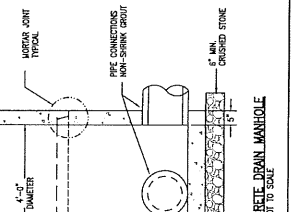
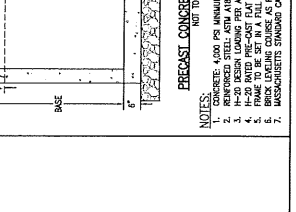
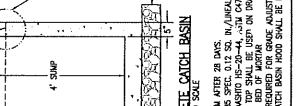
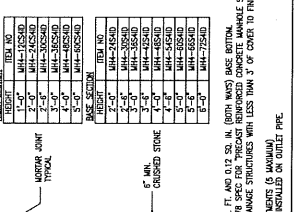
LAKEVILLE PLANNING BOARD

APPROVED: _____
 ENGINEERED: _____

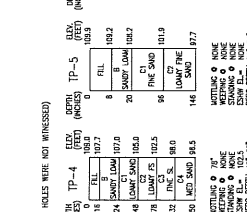
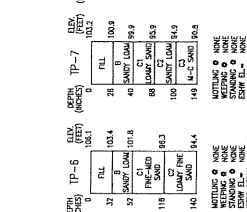
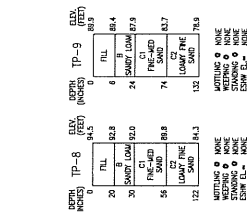
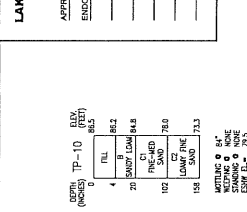
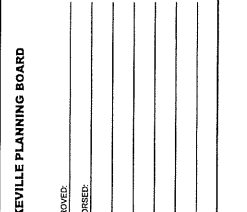
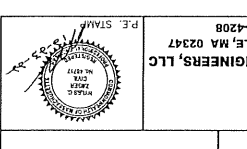
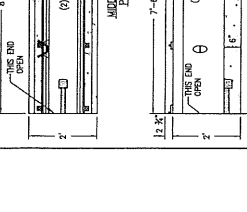
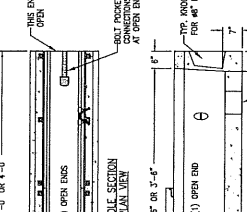
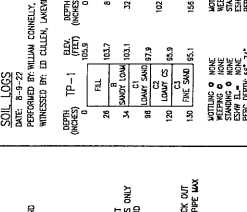
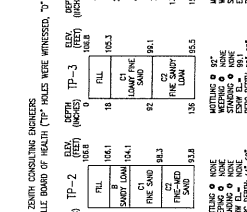
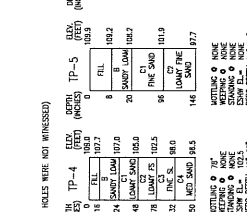
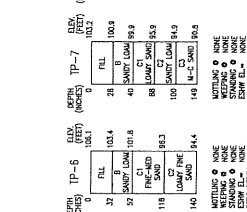
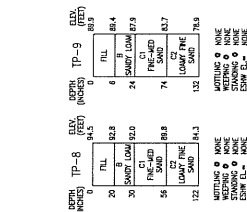
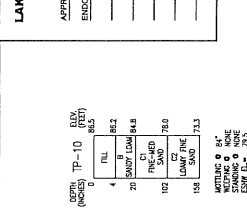
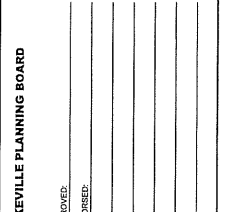
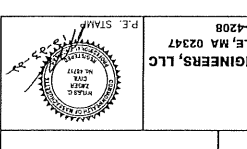
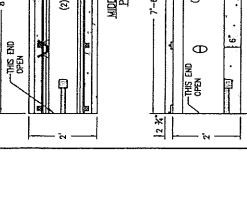
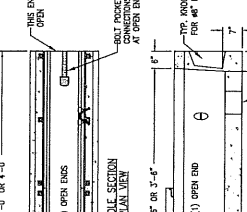
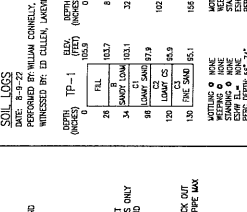
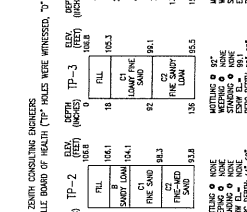
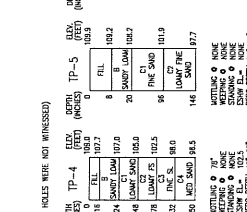
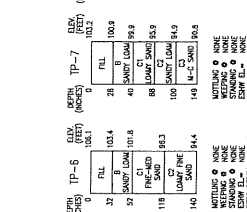
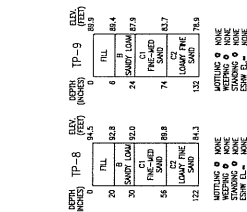
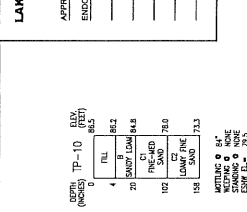
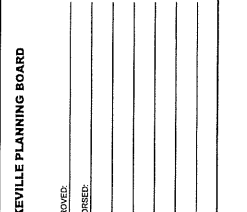
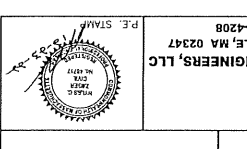
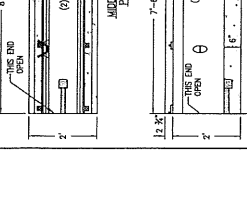
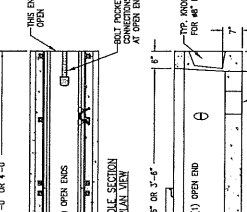
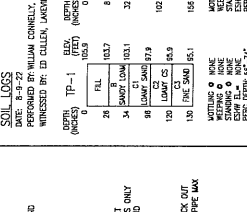
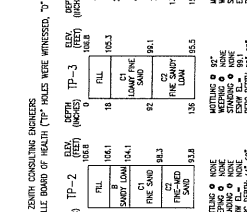
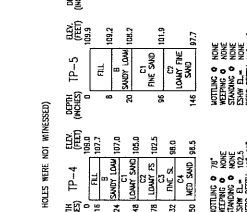
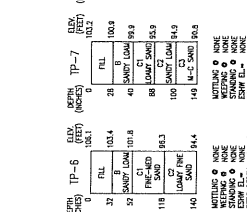
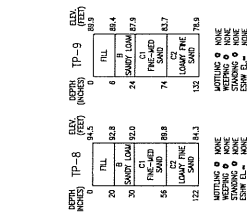
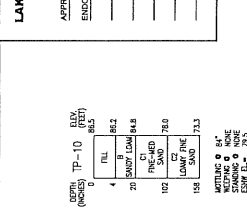
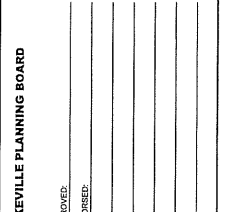
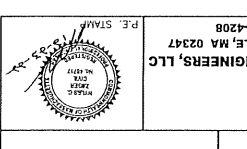
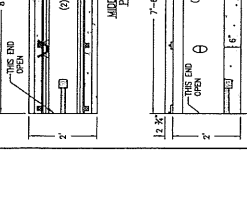
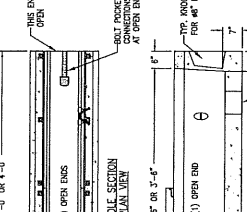
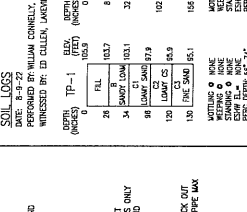
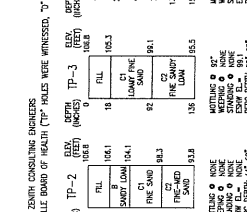
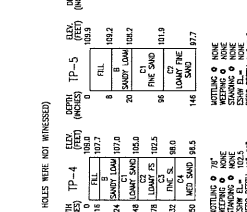
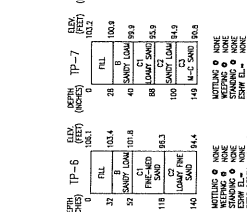
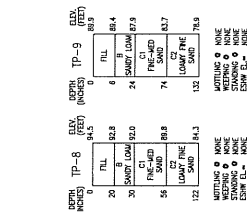
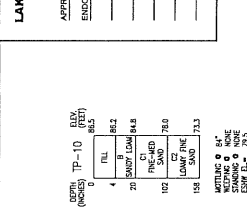
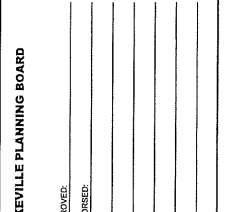
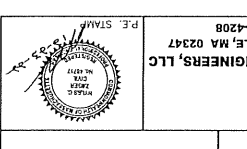
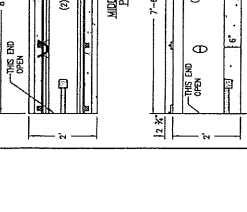
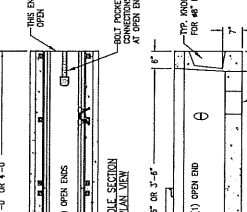
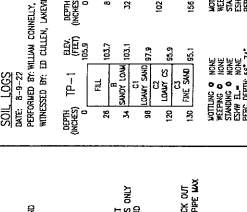
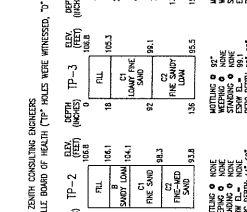
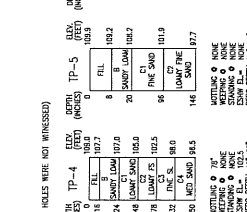
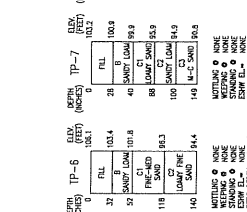
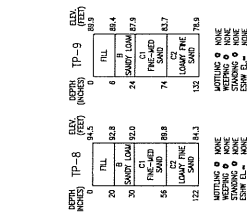
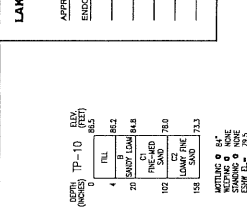
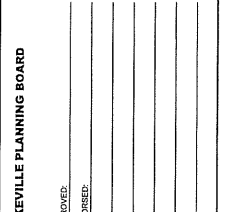
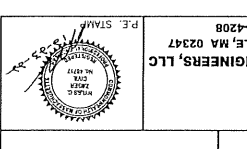
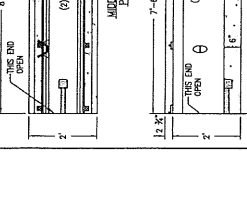
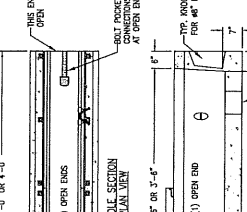
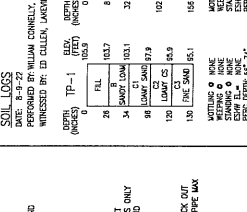
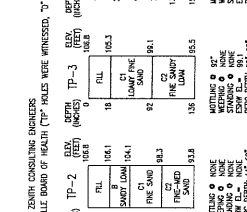
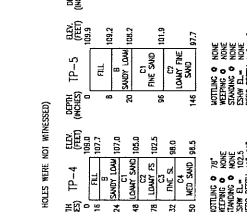
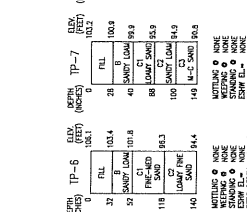
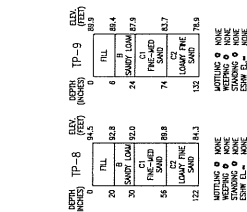
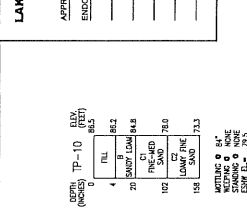
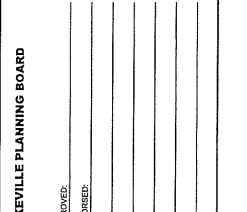
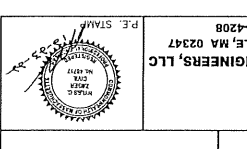
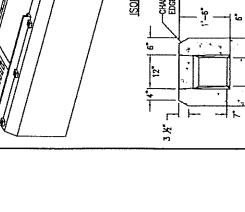
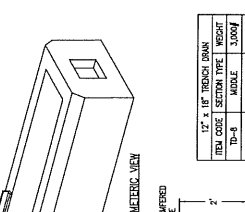
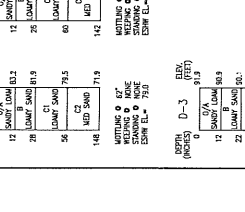
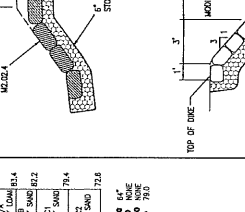
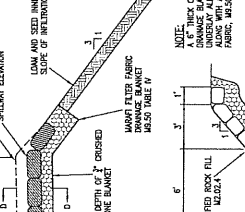
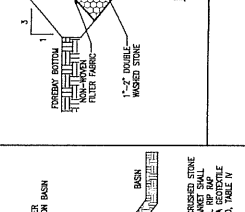
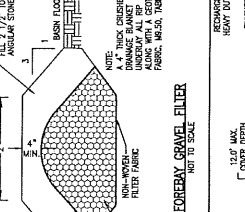
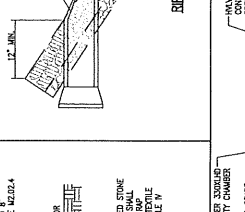
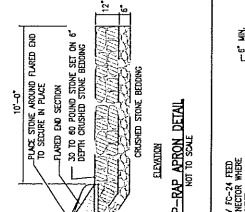
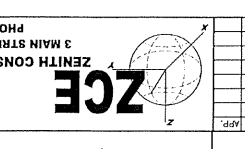
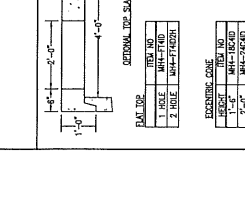
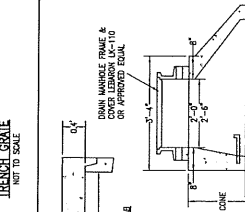
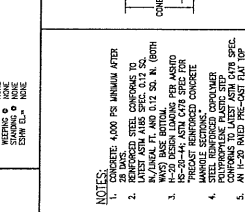
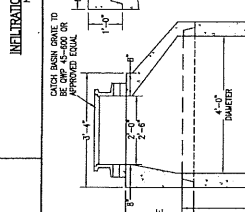
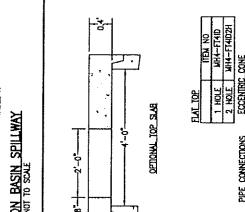
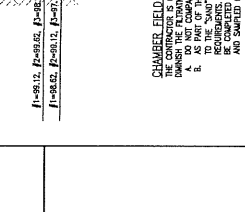
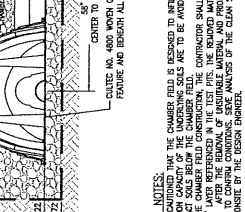
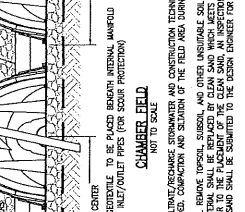
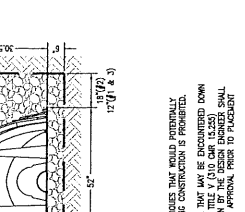
DEPTH (INCHES)	ELEV. (FEET)	DEPTH (INCHES)	ELEV. (FEET)	DEPTH (INCHES)	ELEV. (FEET)	DEPTH (INCHES)	ELEV. (FEET)																																																																																																																																																																																																																																																																																																							
0	108.9	0	108.9	0	108.9	0	108.9																																																																																																																																																																																																																																																																																																							
25	108.7	25	108.7	25	108.7	25	108.7																																																																																																																																																																																																																																																																																																							
50	108.5	50	108.5	50	108.5	50	108.5																																																																																																																																																																																																																																																																																																							
75	108.3	75	108.3	75	108.3	75 </tr <tr> <td>100</td> <td>108.1</td> <td>100</td> <td>108.1</td> <td>100</td> <td>108.1</td> <td>100</td> <td>108.1</td> </tr> <tr> <td>125</td> <td>107.9</td> <td>125</td> <td>107.9</td> <td>125</td> <td>107.9</td> <td>125</td> <td>107.9</td> </tr> <tr> <td>150</td> <td>107.7</td> <td>150</td> <td>107.7</td> <td>150</td> <td>107.7</td> <td>150</td> <td>107.7</td> </tr> <tr> <td>175</td> <td>107.5</td> <td>175</td> <td>107.5</td> <td>175</td> <td>107.5</td> <td>175</td> <td>107.5</td> </tr> <tr> <td>200</td> <td>107.3</td> <td>200</td> <td>107.3</td> <td>200</td> <td>107.3</td> <td>200</td> <td>107.3</td> </tr> <tr> <td>225</td> <td>107.1</td> <td>225</td> <td>107.1</td> <td>225</td> <td>107.1</td> <td>225</td> <td>107.1</td> </tr> <tr> <td>250</td> <td>106.9</td> <td>250</td> <td>106.9</td> <td>250</td> <td>106.9</td> <td>250</td> <td>106.9</td> </tr> <tr> <td>275</td> <td>106.7</td> <td>275</td> <td>106.7</td> <td>275</td> <td>106.7</td> <td>275</td> <td>106.7</td> </tr> <tr> <td>300</td> <td>106.5</td> <td>300</td> <td>106.5</td> <td>300</td> <td>106.5</td> <td>300</td> <td>106.5</td> </tr> <tr> <td>325</td> <td>106.3</td> <td>325</td> <td>106.3</td> <td>325</td> <td>106.3</td> <td>325</td> <td>106.3</td> </tr> <tr> <td>350</td> <td>106.1</td> <td>350</td> <td>106.1</td> <td>350</td> <td>106.1</td> <td>350</td> <td>106.1</td> </tr> <tr> <td>375</td> <td>105.9</td> <td>375</td> <td>105.9</td> <td>375</td> <td>105.9</td> <td>375</td> <td>105.9</td> </tr> <tr> <td>400</td> <td>105.7</td> <td>400</td> <td>105.7</td> <td>400</td> <td>105.7</td> <td>400</td> <td>105.7</td> </tr> <tr> <td>425</td> <td>105.5</td> <td>425</td> <td>105.5</td> <td>425</td> <td>105.5</td> <td>425</td> <td>105.5</td> </tr> <tr> <td>450</td> <td>105.3</td> <td>450</td> <td>105.3</td> <td>450</td> <td>105.3</td> <td>450</td> <td>105.3</td> </tr> <tr> <td>475</td> <td>105.1</td> <td>475</td> <td>105.1</td> <td>475</td> <td>105.1</td> <td>475</td> <td>105.1</td> </tr> <tr> <td>500</td> <td>104.9</td> <td>500</td> <td>104.9</td> <td>500</td> <td>104.9</td> <td>500</td> <td>104.9</td> </tr> <tr> <td>525</td> <td>104.7</td> <td>525</td> <td>104.7</td> <td>525</td> <td>104.7</td> <td>525</td> <td>104.7</td> </tr> <tr> <td>550</td> <td>104.5</td> <td>550</td> <td>104.5</td> <td>550</td> <td>104.5</td> <td>550</td> <td>104.5</td> </tr> <tr> <td>575</td> <td>104.3</td> <td>575</td> <td>104.3</td> <td>575</td> <td>104.3</td> <td>575</td> <td>104.3</td> </tr> <tr> <td>600</td> <td>104.1</td> <td>600</td> <td>104.1</td> <td>600</td> <td>104.1</td> <td>600</td> <td>104.1</td> </tr> <tr> <td>625</td> <td>103.9</td> <td>625</td> <td>103.9</td> <td>625</td> <td>103.9</td> <td>625</td> <td>103.9</td> </tr> <tr> <td>650</td> <td>103.7</td> <td>650</td> <td>103.7</td> <td>650</td> <td>103.7</td> <td>650</td> <td>103.7</td> </tr> <tr> <td>675</td> <td>103.5</td> <td>675</td> <td>103.5</td> <td>675</td> <td>103.5</td> <td>675</td> <td>103.5</td> </tr> <tr> <td>700</td> <td>103.3</td> <td>700</td> <td>103.3</td> <td>700</td> <td>103.3</td> <td>700</td> <td>103.3</td> </tr> <tr> <td>725</td> <td>103.1</td> <td>725</td> <td>103.1</td> <td>725</td> <td>103.1</td> <td>725</td> <td>103.1</td> </tr> <tr> <td>750</td> <td>102.9</td> <td>750</td> <td>102.9</td> <td>750</td> <td>102.9</td> <td>750</td> <td>102.9</td> </tr> <tr> <td>775</td> <td>102.7</td> <td>775</td> <td>102.7</td> <td>775</td> <td>102.7</td> <td>775</td> <td>102.7</td> </tr> <tr> <td>800</td> <td>102.5</td> <td>800</td> <td>102.5</td> <td>800</td> <td>102.5</td> <td>800</td> <td>102.5</td> </tr> <tr> <td>825</td> <td>102.3</td> <td>825</td> <td>102.3</td> <td>825</td> <td>102.3</td> <td>825</td> <td>102.3</td> </tr> <tr> <td>850</td> <td>102.1</td> <td>850</td> <td>102.1</td> <td>850</td> <td>102.1</td> <td>850</td> <td>102.1</td> </tr> <tr> <td>875</td> <td>101.9</td> <td>875</td> <td>101.9</td> <td>875</td> <td>101.9</td> <td>875</td> <td>101.9</td> </tr> <tr> <td>900</td> <td>101.7</td> <td>900</td> <td>101.7</td> <td>900</td> <td>101.7</td> <td>900</td> <td>101.7</td> </tr> <tr> <td>925</td> <td>101.5</td> <td>925</td> <td>101.5</td> <td>925</td> <td>101.5</td> <td>925</td> <td>101.5</td> </tr> <tr> <td>950</td> <td>101.3</td> <td>950</td> <td>101.3</td> <td>950</td> <td>101.3</td> <td>950</td> <td>101.3</td> </tr> <tr> <td>975</td> <td>101.1</td> <td>975</td> <td>101.1</td> <td>975</td> <td>101.1</td> <td>975</td> <td>101.1</td> </tr> <tr> <td>1000</td> <td>100.9</td> <td>1000</td> <td>100.9</td> <td>1000</td> <td>100.9</td> <td>1000</td> <td>100.9</td> </tr>	100	108.1	100	108.1	100	108.1	100	108.1	125	107.9	125	107.9	125	107.9	125	107.9	150	107.7	150	107.7	150	107.7	150	107.7	175	107.5	175	107.5	175	107.5	175	107.5	200	107.3	200	107.3	200	107.3	200	107.3	225	107.1	225	107.1	225	107.1	225	107.1	250	106.9	250	106.9	250	106.9	250	106.9	275	106.7	275	106.7	275	106.7	275	106.7	300	106.5	300	106.5	300	106.5	300	106.5	325	106.3	325	106.3	325	106.3	325	106.3	350	106.1	350	106.1	350	106.1	350	106.1	375	105.9	375	105.9	375	105.9	375	105.9	400	105.7	400	105.7	400	105.7	400	105.7	425	105.5	425	105.5	425	105.5	425	105.5	450	105.3	450	105.3	450	105.3	450	105.3	475	105.1	475	105.1	475	105.1	475	105.1	500	104.9	500	104.9	500	104.9	500	104.9	525	104.7	525	104.7	525	104.7	525	104.7	550	104.5	550	104.5	550	104.5	550	104.5	575	104.3	575	104.3	575	104.3	575	104.3	600	104.1	600	104.1	600	104.1	600	104.1	625	103.9	625	103.9	625	103.9	625	103.9	650	103.7	650	103.7	650	103.7	650	103.7	675	103.5	675	103.5	675	103.5	675	103.5	700	103.3	700	103.3	700	103.3	700	103.3	725	103.1	725	103.1	725	103.1	725	103.1	750	102.9	750	102.9	750	102.9	750	102.9	775	102.7	775	102.7	775	102.7	775	102.7	800	102.5	800	102.5	800	102.5	800	102.5	825	102.3	825	102.3	825	102.3	825	102.3	850	102.1	850	102.1	850	102.1	850	102.1	875	101.9	875	101.9	875	101.9	875	101.9	900	101.7	900	101.7	900	101.7	900	101.7	925	101.5	925	101.5	925	101.5	925	101.5	950	101.3	950	101.3	950	101.3	950	101.3	975	101.1	975	101.1	975	101.1	975	101.1	1000	100.9	1000	100.9	1000	100.9	1000	100.9
100	108.1	100	108.1	100	108.1	100	108.1																																																																																																																																																																																																																																																																																																							
125	107.9	125	107.9	125	107.9	125	107.9																																																																																																																																																																																																																																																																																																							
150	107.7	150	107.7	150	107.7	150	107.7																																																																																																																																																																																																																																																																																																							
175	107.5	175	107.5	175	107.5	175	107.5																																																																																																																																																																																																																																																																																																							
200	107.3	200	107.3	200	107.3	200	107.3																																																																																																																																																																																																																																																																																																							
225	107.1	225	107.1	225	107.1	225	107.1																																																																																																																																																																																																																																																																																																							
250	106.9	250	106.9	250	106.9	250	106.9																																																																																																																																																																																																																																																																																																							
275	106.7	275	106.7	275	106.7	275	106.7																																																																																																																																																																																																																																																																																																							
300	106.5	300	106.5	300	106.5	300	106.5																																																																																																																																																																																																																																																																																																							
325	106.3	325	106.3	325	106.3	325	106.3																																																																																																																																																																																																																																																																																																							
350	106.1	350	106.1	350	106.1	350	106.1																																																																																																																																																																																																																																																																																																							
375	105.9	375	105.9	375	105.9	375	105.9																																																																																																																																																																																																																																																																																																							
400	105.7	400	105.7	400	105.7	400	105.7																																																																																																																																																																																																																																																																																																							
425	105.5	425	105.5	425	105.5	425	105.5																																																																																																																																																																																																																																																																																																							
450	105.3	450	105.3	450	105.3	450	105.3																																																																																																																																																																																																																																																																																																							
475	105.1	475	105.1	475	105.1	475	105.1																																																																																																																																																																																																																																																																																																							
500	104.9	500	104.9	500	104.9	500	104.9																																																																																																																																																																																																																																																																																																							
525	104.7	525	104.7	525	104.7	525	104.7																																																																																																																																																																																																																																																																																																							
550	104.5	550	104.5	550	104.5	550	104.5																																																																																																																																																																																																																																																																																																							
575	104.3	575	104.3	575	104.3	575	104.3																																																																																																																																																																																																																																																																																																							
600	104.1	600	104.1	600	104.1	600	104.1																																																																																																																																																																																																																																																																																																							
625	103.9	625	103.9	625	103.9	625	103.9																																																																																																																																																																																																																																																																																																							
650	103.7	650	103.7	650	103.7	650	103.7																																																																																																																																																																																																																																																																																																							
675	103.5	675	103.5	675	103.5	675	103.5																																																																																																																																																																																																																																																																																																							
700	103.3	700	103.3	700	103.3	700	103.3																																																																																																																																																																																																																																																																																																							
725	103.1	725	103.1	725	103.1	725	103.1																																																																																																																																																																																																																																																																																																							
750	102.9	750	102.9	750	102.9	750	102.9																																																																																																																																																																																																																																																																																																							
775	102.7	775	102.7	775	102.7	775	102.7																																																																																																																																																																																																																																																																																																							
800	102.5	800	102.5	800	102.5	800	102.5																																																																																																																																																																																																																																																																																																							
825	102.3	825	102.3	825	102.3	825	102.3																																																																																																																																																																																																																																																																																																							
850	102.1	850	102.1	850	102.1	850	102.1																																																																																																																																																																																																																																																																																																							
875	101.9	875	101.9	875	101.9	875	101.9																																																																																																																																																																																																																																																																																																							
900	101.7	900	101.7	900	101.7	900	101.7																																																																																																																																																																																																																																																																																																							
925	101.5	925	101.5	925	101.5	925	101.5																																																																																																																																																																																																																																																																																																							
950	101.3	950	101.3	950	101.3	950	101.3																																																																																																																																																																																																																																																																																																							
975	101.1	975	101.1	975	101.1	975	101.1																																																																																																																																																																																																																																																																																																							
1000	100.9	1000	100.9	1000	100.9	1000	100.9																																																																																																																																																																																																																																																																																																							

SOIL LOSS
 DATE: 8-9-22
 APPROVED BY: [Signature]
 ENGINEERED BY: [Signature]

UNDESIRABLE BANDS OF HEAVY (TP) SOILS WERE ENCOUNTERED. (V) VALUES WERE NOT ENCOUNTERED.

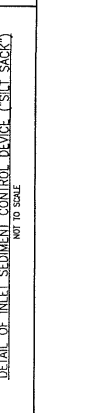
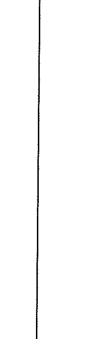
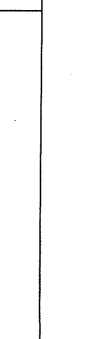
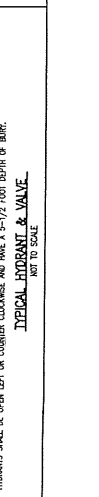
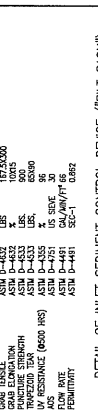
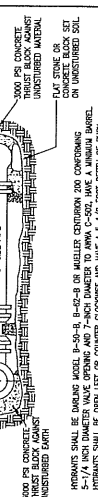
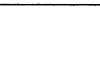
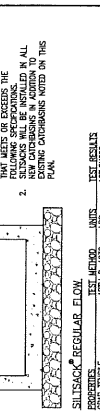
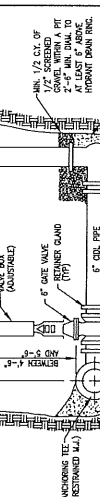
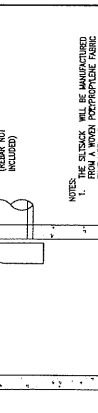
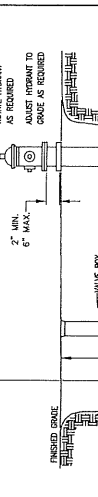
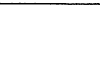
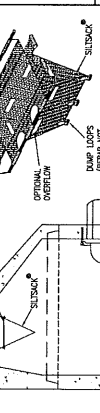
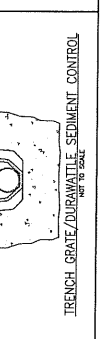
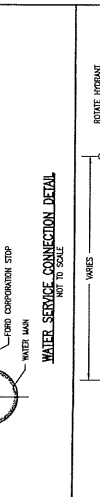
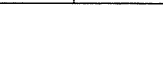
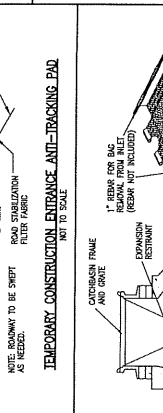
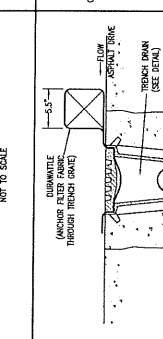
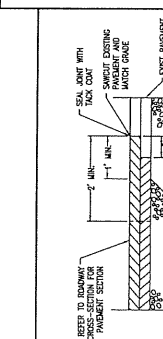
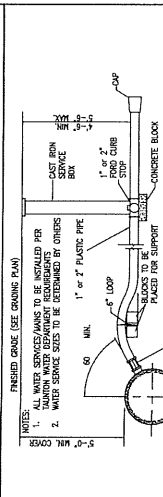
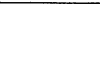
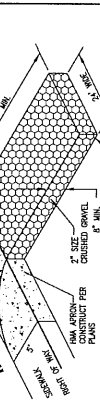
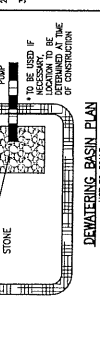
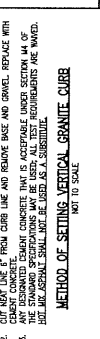
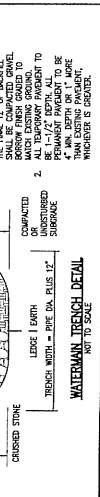
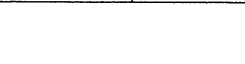
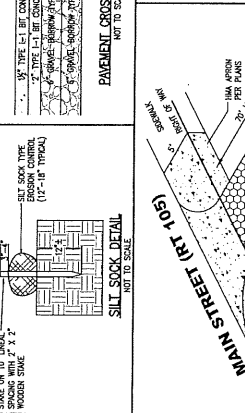
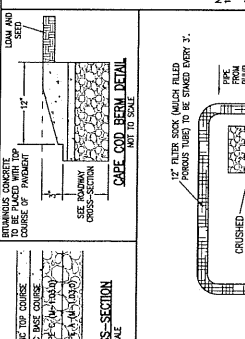
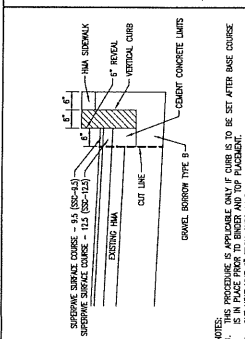
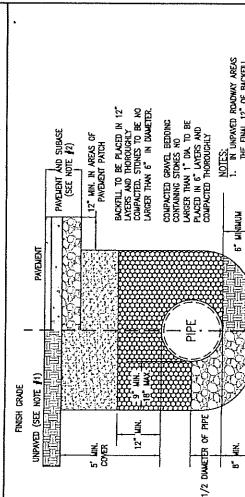
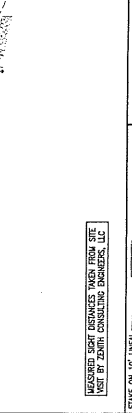
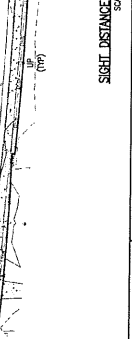
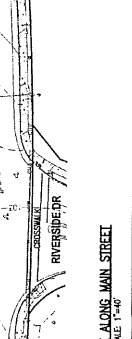
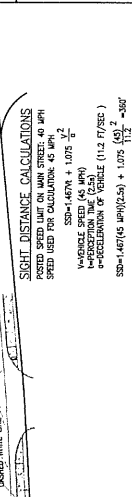
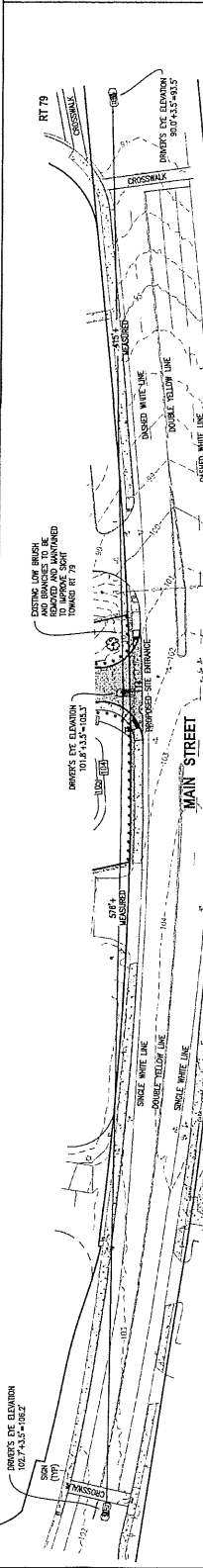


CHAMBER FIELD NOTES:
 1. THE CONTRACTOR IS ADVISED THAT THE CHAMBER FIELD IS DESIGNED TO INFILTRATE/RECHARGE STORMWATER AND CONSTRUCTION TECHNIQUES THAT WOULD POTENTIALLY COMPROMISE THE INTEGRITY OF THE CHAMBER FIELD ARE TO BE AVOIDED. COMPACTING AND SILTING OF THE FIELD AREA DURING CONSTRUCTION IS PROHIBITED.
 2. AS PART OF THE CHAMBER FIELD CONTRIBUTION, THE CONTRACTOR SHALL REMOVE TOPSOIL, SUBSOIL, AND OTHER UNSUITABLE SOIL THAT MAY BE ENCOUNTERED DOWN TO THE CHAMBER FIELD FLOOR. THE CONTRACTOR SHALL PLACE THE REMOVED SOIL IN A SEPARATE PILE TO BE REUSED OR DISPOSED OF AT THE CONTRACTOR'S OWNERS RISK. THE CONTRACTOR SHALL MAINTAIN THE REMOVED SOIL IN A SEPARATE PILE TO BE REUSED OR DISPOSED OF AT THE CONTRACTOR'S OWNERS RISK.
 3. THE CONTRACTOR SHALL MAINTAIN THE CHAMBER FIELD FLOOR AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN THE CHAMBER FIELD FLOOR AT ALL TIMES.
 4. THE CONTRACTOR SHALL MAINTAIN THE CHAMBER FIELD FLOOR AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN THE CHAMBER FIELD FLOOR AT ALL TIMES.
 5. THE CONTRACTOR SHALL MAINTAIN THE CHAMBER FIELD FLOOR AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN THE CHAMBER FIELD FLOOR AT ALL TIMES.
 6. THE CONTRACTOR SHALL MAINTAIN THE CHAMBER FIELD FLOOR AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN THE CHAMBER FIELD FLOOR AT ALL TIMES.
 7. THE CONTRACTOR SHALL MAINTAIN THE CHAMBER FIELD FLOOR AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN THE CHAMBER FIELD FLOOR AT ALL TIMES.
 8. THE CONTRACTOR SHALL MAINTAIN THE CHAMBER FIELD FLOOR AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN THE CHAMBER FIELD FLOOR AT ALL TIMES.
 9. THE CONTRACTOR SHALL MAINTAIN THE CHAMBER FIELD FLOOR AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN THE CHAMBER FIELD FLOOR AT ALL TIMES.
 10. THE CONTRACTOR SHALL MAINTAIN THE CHAMBER FIELD FLOOR AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN THE CHAMBER FIELD FLOOR AT ALL TIMES.

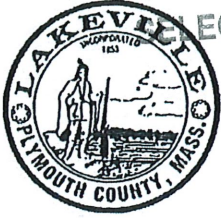


LAKEVILLE PLANNING BOARD

APPROVED: _____
 ENDORSED: _____



RECEIVED
FEB 09 2023



SELECTMEN'S OFFICE

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

RECEIVED
FEB 8 2023
PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant: Main Street Real Estate Holdings, LLC

Street: 530 B Harkle Road Suite 100

City/Town: Santa Fe State: NM Zip: _____

Telephone: _____ Email: _____

Property Owner Name: Same as applicant

Street: _____

City/Town: _____ State: _____ Zip: _____

Telephone: _____ Email: _____

Contact Person's Name: Nyles Zeger

Telephone: (508) 947-4808 Email: nyles@zcellc.com

SITE INFORMATION

Street and number: 13 Main Street

Zoning District: Business and residential mixed use overlay Map 60 Block 7 Lot 1A

Lot size: 134,398 SF (3.085A) Frontage: 175.03'

Current use: Vacant

PLAN INFORMATION

Plan Title: Mixed Use Site Plan


Prepared by: Zenith Consulting Engineers, LLC

Date prepared: 12-12-22 Revision date (s): _____

Detailed Description of proposed work: 4,800 sf 2-story office building
and 19 residential units w/ a mix of single family
and duplex style units

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: 2/6/23

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

Will you have a representative other than yourself? Yes No

Name: Zenith Consulting Engineers, LLC

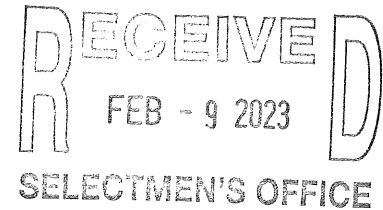
Telephone: (508) 947-4208 Email: nyles@zcellc.com

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: _____

Law Office of
Michael P. O'Shaughnessy
43 East Grove Street, Suite 5
Middleboro, MA 02346
Phone: (508) 947-9170
E-mail: mike@mpoesq.com



February 8, 2023

Town of Lakeville Planning Board
Attn: Mr. Mark Knox
346 Bedford Street
Lakeville, MA 02347

Re: Site Plan Review
13 Main Street, Lakeville, MA

Dear Mr. Knox:

Main Street Real Estate Holdings, LLC ("Applicant") requests Site Plan Review from the Town of Lakeville Planning Board ("Board") under Section 6.7 of the Lakeville Zoning Bylaw¹ for a project located at 13 Main Street. The proposed project is a mixed-use development with a two-story office building located at the front of the property along Main Street and 19 residential units located westerly of the office building. The proposed project is subject to site plan review pursuant to Section 6.7.3.

The site is located in the Mixed Use Development District ("MUDD"). The purpose of the Mixed Use Development District is to encourage and to authorize the mixed use development by means of an association of a variety of building types and uses. Section 7.5.1 of the Bylaw states:

"The Mixed Use Development District is an overlay district superimposed over the underlying district(s). The provisions of the underlying zoning district(s), and the provisions of this By-Law generally, each as in effect as of June 16, 2003, including bulk and dimensional requirements, will apply within the Mixed Use Development District, except if inconsistent with the Mixed Use Development District regulations set forth below, in which case the provisions of this Section 7.5 will govern over any conflicting zoning requirements of the underlying zoning district(s)."
[Emphasis Added]

The proposed project site is located in both the Residential zoning district and the Business zoning district. Therefore, the Applicant has applied the applicable bulk and dimensional of requirements from both of these zones to the uses allowed in section 7.5.3 of the MUDD regulations. Pursuant to Section 7.5.3, office buildings and age qualified housing are allowed uses within the MUDD district and parking and access drives are an allowable accessory

¹ References to Section _____ shall mean those section found in the Lakeville Zoning Bylaw

use under Section 7.5.4. The Zoning Compliance Chart demonstrates compliance with the dimensional requirements of the residential and business zones.

Zoning Compliance Chart

Bylaw Section	Required	Provided
5.1	Residential /Business	Residential /Business
Min. Lot Dimension	70,000 sf (52,500 contiguous upland)	134,398 +/- sf with 128,773 sf +/- upland
Frontage (feet)	175/175	175
Front Yard (feet)	40/40	>40
Side Yard (feet)	20/40	>20 / >40
Rear Yard (feet)	20/40	>20 / >40
Number of Stories	2.5/3	2.5 < / 3 <
Height (feet)	35/35	35 < / 35 <
Max % of Land Covered by Parking/Structures	25% / 50%	0 / 44.6%
7.5.5.1 – Minimum Lot Area	3 acres	3.08 acres
7.5.5.2 – Buffer Zones Section 5.2.4.1 Section 5.2.4.2	40 feet 20 feet	Not applicable to zoning boundaries internal to MUDD
7.5.5.3 – Lot Coverage for office and R&D uses	Max 60% for all office and R&D uses located outside of the Business Zone	Not applicable office building is within Business Zone
7.5.5.4 – Parking Lot Access Section 6.5.1	The restrictions set forth in Section 6.5.1 regarding the <u>maximum number of entry/exit points for a parking area</u> shall be understood as applying to individual lots within the Mixed Use Development District, and shall apply only to entry/exit points along a public way Parking areas shall be accessible from a maximum of two separate entry/exit points, separated by a minimum of fifty (50) feet and no closer than fifty (50) feet from an intersection	Satisfied – only one (1) entry/exit is proposed
7.5.5.5 – Shared Parking/Reduced Size	9 x 20 or 9 x 18 – PB approval	9 x 20 provided
7.5.5.6 – Multiple Buildings on a Lot	Allowed	Satisfied
7.5.5.7 – Site Plan Approval	Approval Required	Satisfied

Analysis of Performance Standards

The purpose of the site plan review bylaw is to protect the public health, safety and welfare; to promote balanced growth; to protect property values; and to encourage development. Additionally, site plan review is intended to ensure that the proposed project will constitute suitable development and will not result in a detriment to the neighborhood or the environment. The Bylaw establishes performance standards in order to control the size, scale, and impacts of the project. As established below, the proposed project meets the established standards (each standard is set forth in *italics*).

6.7.6.1. Purpose. The following performance standards have been adopted in order to control the size, scale, and impacts of projects listed in Section 6.7.3. "The Planning Board shall consider the protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against light, sight, sound, dust and vibration, and preservation of light and air." The Planning Board shall ensure that such standards are met during the review of any Planning Board site plan review application or those that also require a special permit.

As the Planning Board will see in its review, the proposed project meets each applicable performance standards.

6.7.6.2. Preservation of landscape. The landscape shall be preserved in its natural state insofar as practicable by minimizing any grade changes and vegetation and soil removal.

The landscape is preserved in its natural state as much as practicable by minimizing existing grade changes and matching same to the extent practicable. The project will not require soil removal from the site.

6.7.6.3. Off-street parking and loading. The plan shall comply with Section 6.5 of these bylaws. Unless otherwise allowed by the Planning Board, construction materials and standards not specified within Section 6.5 shall be consistent with those found within the Lakeville Subdivision Regulations. Provisions shall be made to accommodate areas for snow storage.

Section 6.5.3.2 requires that the number of parking spaces be the sum of the requirements for the several individual uses. As shown on the chart below (see also plan set coversheet)

Parking (see Section 6.5.3.3 of the Zoning Bylaw)

Use	Required	Provided
Residential	Two per dwelling unit	38
Business (Office)	One per 300 square feet of gross floor area, or one per each employee, whichever is greater	16
ADA Spaces	One per establishment and/or use.	2

Total Parking = 56

6.7.6.4. Circulation. Driveways and internal circulation shall be safe, adequate and convenient for automotive as well as pedestrian and bicycle traffic. Sidewalks and parking lots shall meet Massachusetts Architectural Access Board Regulations and the American with Disabilities Act Design Standards. Site distances, driveway widths, grade, location, drainage, signage, islands, and other control structures, curb radii and intersection angles shall all be provided for review.

The driveway and the internal circulation are safe and convenient for automotive, pedestrian and bicycle traffic. The sidewalk and parking lots meet Massachusetts Architectural Access Board Regulations and the American with Disabilities Act Design Standards. Site distances, driveway widths, grade, location, drainage, signage, islands, and other control structures, curb radii and intersection angles are shown on the Grading and Drainage Plan and Detail Sheet 2.

6.7.6.5. Site access. The Planning Board shall evaluate the safety of motorists, bicyclists, and pedestrians utilizing the site and the roadways leading into the site. To ensure the public's safety, the Planning Board may require sidewalks or pedestrian paths within and between developments. The Planning Board may also require the connection of adjacent properties via the use of connector drives.

There are presently no sidewalks, pedestrian path or connector drives on the abutting properties that can be connected to.

6.7.6.6. Architectural requirements. Consideration shall be given to ensure that buildings are appropriate in scale, massing, height, roofline, and building materials to ensure that the architecture shall be in harmony with the surrounding neighborhood and the Town. Rooftop mechanical installation shall be hidden from view from the street or abutting properties. See Section 6.7.7 for specific standards.

The office building has a gable style roof that is dormered out on the front to match the style of the CVS building, the urgent care building and office building across the street from the project and will be in harmony with the surrounding neighborhood. No rooftop mechanical units are proposed. Any required units will be located to and mounted on the rear of the building.

6.7.6.7. Screening, buffers and landscaping requirements. Notwithstanding whether or not the project is adjacent to a Residential District the plan shall comply with Sections 5.2.4.1, 5.2.4.2, 5.2.5.1 or 5.2.5.2 of these bylaws. Plants should be indigenous to the area or be able to survive New England winters. Salt-tolerant varieties shall be planted along roadways and parking areas.

A landscape buffer is proposed along the length of the southerly property line. This property line is approximately 375 feet +/- in length with evergreens, red maples and eastern red cedars. These are all plants that can survive New England winters.

6.7.6.8. Lighting. Lighting shall be designed to enhance public safety and provide for adequate and appropriate outdoor lighting. The design shall not produce unwanted glare, light trespass on abutting properties or an over illumination of the site. Lighting shall be full cut off fixtures, dark sky compliant except for sign lighting.

All lighting, except for sign lighting, will be dark sky compliant.

6.7.6.9. Service areas. Service areas and delivery locations shall be located so that delivery vehicles are parked outside the street right-of-way or in on-site driveways. The Board shall ensure that these areas do not impede on-site vehicular circulation. The Board may require that specific areas adjacent to buildings or areas of the business' operations be specifically reserved for loading or delivery operations. These areas cannot be counted for parking or utilized for access aisles. All service areas, dumpster and trash receptacle locations, and other similar uses shall be screened from the street and from public view, through a variety of materials such as walls, fences, plantings or a combination of these materials.

The project proposes a dedicated delivery location behind the office building. There is also an opportunity for delivery drivers to use the area at the westerly end of the driveway for this purpose as well. These areas will not impede on site vehicular circulation.

6.7.6.10. Utility service. All utility service transmission systems, including but not limited to water, sewer, natural gas, electrical, cable and telephone lines, shall, whenever practicable, be placed underground.

All utilities will be underground.

6.7.6.11. Drainage.

1. All efforts shall be made to design the drainage system to utilize low-impact development (LID) methods. Developments not incorporating any LID design elements shall prove to the Board that the use of these drainage systems is not feasible for the project due to unique site characteristics or its location.

The project site is not conducive to using low-impact development (LID) methods due to the narrowness of the lot and steep grades.

2. Detailed drainage design and computations shall be provided in conformance with the Department of Environmental Protection, Massachusetts Stormwater Handbook (latest edition). Closed drainage systems shall be designed for a 25-year storm event. Culverts, detention basins, and infiltration systems shall be designed for 100-year events.

The design of the drainage system complies with Massachusetts Stormwater management standards.

3. Post-development drainage rates shall not exceed predevelopment levels. Within the Water Resource Protection District, special attention shall be made to ensure water quality is not degraded. Easements shall be shown on the plan. If they are to be granted to the Town, a written easement and a specific easement plan of such for recording purposes is necessary.

The design of the drainage system complies with Massachusetts Stormwater management standards.

6.7.6.12. Off-site improvements. The Planning Board may require applicants to make offsite improvements to public roads or other community facilities, or to make payments for the reasonable costs associated with the impacts of the proposed development. Such improvements may include but are not limited to the widening of streets and improvement of intersections providing access to the site; the installation of curb and sidewalks along streets serving the site; and drainage improvements necessitated by the development of the site.

The proposed project is located on a state roadway and the Applicant will obtain a curb cut permit from Massachusetts Department of Transportation. The Applicant does not believe that the proposed project necessitates offsite improvements to public roads or other community facilities. Additionally, the Applicant does not believe that that the proposed use for an office building and age qualified housing will cause a negative impact to the Town of Lakeville.

6.7.6.13. Public safety. Buildings and adjacent grounds shall permit reasonable access and operation by fire, police and other emergency personnel and equipment. The Board may require fire lanes at locations providing access to buildings to ensure that these areas are open for fire vehicle access.

The width and configuration of the entrance way, driveway and parking areas provide reasonable access to and around the office building and to the residential units.

6.7.6.14. Construction standards. All construction specifications shall comply with the standards in the Lakeville Subdivision Regulations. Where these regulations do not cover construction items, construction shall be in accordance with Commonwealth of Massachusetts, Department of Transportation, Standard Specifications for Highways and Bridges (latest edition) or standard engineering practices as determined by the Board or its designee.

As noted on the plan (see Note 10 on the coversheet), the construction specifications will conform to the Town of Lakeville Subdivision Rules and Regulations. In the event the regulations do not cover construction items, the project will comply with the Commonwealth of Massachusetts, Department of Transportation, Standard Specifications for Highways and Bridges (latest edition) or standard engineering practices.

6.7.7.1 Facades: For long front facades, vary the setback, height, and roof form of the building within the range provided by traditional buildings in the region to continue the established rhythm of facades on the street. In most cases, long facades should be avoided, generally extending no more than 50 feet without a change in the wall plane. Setbacks and projections of several feet in depth are most effective at visually breaking up large facades. Smaller setbacks used in

conjunction with larger setbacks can be effective. The bulk and mass of the building should be broken down to a scale that reflects the context of the surrounding neighborhood.

The front façade of the office building mimics features found in other buildings on Main Street. The wall plane of the office building is broken up by the lower roof line that covers the sidewalk around the front and side of the building. The dormered roofline along the street in connection with the lower roof lines reduces the appearance of the bulk and mass of the building down to a scale that reflects the context of the surrounding neighborhood.

6.7.7.2 Siding: The following siding treatments most commonly found in New England shall be used: Clapboard, vertical board, brick, stone, and wood shingles. Natural materials are preferred. The use of vinyl or aluminum is strongly discouraged in the Business District. Concrete block, stucco, adobe, or other non-traditional siding types are also discouraged. Sidings having a panelized or prefabricated appearance are unacceptable.

The Applicant proposes to install a clapboard siding product such as Hardie Plank or a similar product. The residential units in the rear will be vinyl sided.

6.7.7.3 Roofs: Roofs shall be of various pitched varieties commonly found in New England. Gable or Hip Roofs are most preferred. Shed and Gambrel style roofs are also acceptable. False mansard or other flat roofs are the least desirable. All roofs should have appropriate overhangs. Flat roofs should not be completely eliminated from consideration, but should only be built where the size of the building does not permit a pitched roof. When flat roofs are permissible, any roof top mechanicals should be hidden from the main viewpoints on ground level.

The proposed office building and residential buildings have gable styled roofs with appropriate overhangs.

6.7.7.4 Roof Materials: Roofs shall be constructed of materials, which are commonly found in New England. Shingled roofs constructed of asphalt or wood shingles are preferred. Standing seam, copper, or other metal roofs are also acceptable. Multiple roof plain slopes are acceptable, as New England Architecture often includes a variety of roof styles and plains, however it should be limited. Roll roofing, built-up tar and gravel, plastic, or fiberglass roofing materials are not appropriate. On flat roofs that are not visible from public areas, other roof materials may be considered.

The roofs will be asphalt shingled.

6.7.7.5 Architectural Features and Details: Balconies, decks, covered porches, decorative shingles, bracketed eaves, columns, balustrades, towers, turrets, skylights, and arches are among the details to be considered. All features and details should be in proportion with the building. Use of metal, fiberglass, or plastic awnings is not appropriate.

The design of the office building is framed with wood columns to give the feel of a farmer's porch in the front of the building. This concept is carried through to the second floor.

These features and details are in proportion to the building and assist in breaking up the building mass.

6.7.7.6 Windows and Doors: All windows and doors shall be of a New England character. Large plate glass windows are discouraged unless they are broken up with mullions or muntins. Mirrored glass or walls are not acceptable. Also, aluminum windows/wall systems with or without colored metal panels known as curtain wall systems are not acceptable. Windows and doorways should be encased with trim. Decorative trim is preferred.

The windows have New England character. The larger windows are broken up with mullions. Mirrored glass or walls are not proposed. A curtain wall system is not proposed. Windows and doors will have a decorative trim.

6.7.7.7 Lighting: Lighting for new developments whether mounted on the building or on poles shall be designed so as not to spill onto adjacent properties. Shielded lights are preferred or exposed bulb fixtures, which are historic in character. Lighting elements shall be covered by globe or shielded. Low-level lighting is preferred over large high-level light fixtures. Lighting shall comply with the Town of Lakeville Outdoor Lighting By-Law.

Lighting will be mounted on the buildings and will not spill onto adjacent properties. Lighting elements will be shielded and will comply with the Town of Lakeville Outdoor Lighting By-Law.

6.7.7.8 Equipment: All roof, wall or ground mounted mechanical equipment, trash collection or dumpster locations, delivery or loading areas, and outdoor storage areas shall be located outside primary visual corridors and screened from public view.

All wall mounted equipment will be located outside of the primary visual corridor and screened from public view.

Conclusion

The Applicant believes that the project satisfies the performance standards established under the Town of Lakeville Zoning Bylaw and that the project is suitable development and will not result in a detriment to the neighborhood or the environment. The Applicant respectfully requests that the Planning Board issue a decision indicating that the project complies with the Site Plan Review performance standards.

Should you have any questions or comments, please do not hesitate to contact me.

Very truly yours,


Michael O'Shaughnessy

**AGENDA ITEM #5
FEBRUARY 28, 2023**

**REVIEW AND POSSIBLE VOTE ON REQUEST FROM TOWN CLERK
TO APPROVE ANNUAL ELECTION WARRANT – APRIL 3, 2023**

The Town Clerk has requested that the Board vote to approve the April 3, 2023 Town Annual Election Warrant, which is attached.

**COMMONWEALTH OF MASSACHUSETTS
TOWN OF LAKEVILLE**

Plymouth, ss:

To any of the Constables of the Town of Lakeville,

Greeting:

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said Town who are qualified to vote in Elections to meet in

**PRECINCT ONE, PRECINCT TWO AND PRECINCT THREE
TED WILLIAMS CAMP, LOON POND LODGE
28 PRECINCT STREET, LAKEVILLE, MA**

on **MONDAY, APRIL 3, 2023** from 12:00 P.M. to 8:00 P.M. then and there to act on the following:
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 Health Member

One Finance Committee Member

One Board of Assessors Member

One Cemetery Commissioner

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**

You are directed to serve this warrant by posting an attested copy hereof seven days at least before April 3, 2023 at the following places: Town Office Building; Baldies Pizzeria; Fat Cousins, the Clark Shores Association Bulletin Board; Apponequet Regional High School; the Senior Center and Assawompset School.

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.

Given under our hands this 28th day of February, 2023.

A true copy, Attest:

Evagelia Fabian, Vice Chair

Constable

Richard LaCamera

Lakeville, March 2023

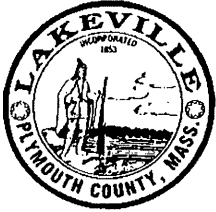
Lorraine Carboni
LAKEVILLE SELECT BOARD

**AGENDA ITEM #6
FEBRUARY 28, 2023**

**REVIEW AND POSSIBLE VOTE ON REQUEST FROM
DEPARTMENT OF PUBLIC WORKS DIRECTOR TO DECLARE
TRUCKS AND EQUIPMENT AS SURPLUS**

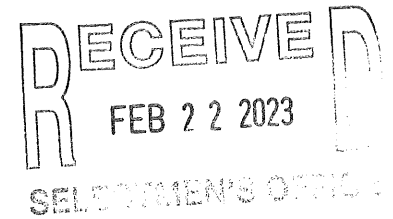
Attached is a memo from the DPW Director requesting that the Board declare the following equipment as surplus:

<u>DEPARTMENT</u>	<u>YEAR</u>	<u>MAKE/MODEL</u>	<u>VIN</u>	<u>Plate #</u>
Highway	1980	John Deere Compressor D185	52242OT	M26001
Highway	2005	Pelican Sweeper	S9248	M51996
Highway	1990	Ford F-700 Bucket Truck	1FDXK74A9LVA09481	M98932
Highway	1994	Loader Plow		



Town of Lakeville Highway Department

346 Bedford Street
Lakeville, Massachusetts 02347
(508) 947-9521



Franklin Moniz
Director
Department of Public Works

February 22, 2023

Mrs. Lia Fabian, Chairman
Lakeville Select Board
Town Offices
346 Bedford Street
Lakeville, MA 02347

Subject: **Surplus Trucks & Equipment**

Dear Mrs. Lia Fabian,

This letter serves as a formal request for the Select Board to review and approve the surplus of the following trucks & equipment. These items were all replaced in previous years through Capital Program. Following approval items will be auctioned through Auctions International.

<u>DEPARTMENT</u>	<u>YEAR</u>	<u>MAKE AND MODEL</u>	<u>VIN</u>	<u>Plate #</u>
Highway	1980	John Deere Compressor D185	52242OT	M26001
Highway	2005	Pelican Sweeper	S9248	M51996
Highway	1990	Ford F-700 Bucket Truck	1FDXK74A9LVA09481	M98932
Highway	1994	Loader Plow		

If you have any questions or require further information please contact me at 508-947-9521.

Very truly yours,

Franklin Moniz
Town of Lakeville
DPW Director

**AGENDA ITEM #7
FEBRUARY 28, 2023**

**REVIEW AND POSSIBLE VOTE ON REQUEST TO CONNECT TO
TAUNTON WATER – 189 RHODE ISLAND ROAD (EXISTING
HOUSE)**

Attached is an application from the homeowner of 189 Rhode Island Road to connect to Taunton Water. They are requesting an allocation of 550 gallons per day.

City of Taunton Water Connection Application



RECEIVED
FEB 21 2023
SELECTMEN'S OFFICE

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

Application Date

Owner's Name

Mailing Address

City/Town Phone Number

Property Address for Connection

Applicants Name & Address
(if different from owner)

Assessor's Map Lot Plot

Received Taunton Water
Department Specifications?

Street Opening Permit State Road

Intended Use of Water?

Residential

Max Gallons Per Day Peak Demand Size of Service

Commercial

Max Gallons Per Day Peak Demand Size of Service

Fire Service

Max Gallons Per Day Type of System Backflow Device

Irrigation System

Estimated GPM/Zone # of Zones Backflow Device

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

Applicant Name:

Signature:

Owners Name:

Signature:

Taunton Water Department Supervisor: Mike Arruda

Signature:

Lakeville Board of Selectman (If Applicable)

Signature:

**AGENDA ITEM #8
FEBRUARY 28, 2023**

**REVIEW AND POSSIBLE VOTE ON REQUEST FROM MULLEIN
HILL CHRISTIAN ACADEMY TO HOLD HONOR THY MOTHER 5K –
MAY 6, 2023**

Attached is a Public Way License Application from Mullein Hill Christian Academy to hold the Honor Thy Mother 5K on May 6, 2023.

The application has been approved by DPW, Inspectional Services, Police and Fire.



Town of Lakeville
346 Bedford Street
Lakeville, MA 02347

RECEIVED
FEB 21 2023

Revised: Sept 20, 2021
SELECTMEN'S OFFICE

Public Way License Application

Must be Submitted No Less Than 60 Days Before Event

This license application is for parties who wish to use public ways for private events. All license applications shall be subject to review and approval by the Select Board in its sole discretion.

Public Way License Fee: \$500. Fee is reduced to \$250 for nonprofit organizations providing proof of legal status.

Additional charges for Police details and EMS coverage may apply. All requesting organizations must provide a map of the impacted streets and evidence of insurance.

Section 1 - Request Summary/Contact Info.

Organization/Applicant <i>Mulien Hill Christian Academy</i>		Event/Project Name <i>Honorthy Mother 5K</i>		Event/Project Location <i>Staples Shore Rd through Settlement</i>	
Primary Contact <i>Barbara Priestly</i>		Phone # <i>774 213 9093</i>	Email <i>principal@mhea.net</i>		
Application Date <i>11/18/22</i>	Date(s) of Event <i>May 6, 2023</i>	Time(s) of Event <i>8-12</i>	Applicant Signature <i>Barbara Priestly</i>		

Section 2 - Description of Request

Please use this space to describe your request. Include an overview of anticipated activities and specific requirements (EMS coverage, Police detail, road maintenance, etc.) Attach additional pages and information as needed.

The race will run less than one hour 9-10, the rest of the time will be registration and community time on school property. I do not believe we need any services. We have not had any in the past.

Section 3 - Reviews (Date of Approval)

1. Public Works FM 2/6	2. Inspectional Svcs ND 2/10	3. Police MP 2/14	4. Fire MO 2/6	5. Town Admin	6. Select Board	7. DOT Approval Required <input type="checkbox"/>
---------------------------	---------------------------------	----------------------	-------------------	---------------	-----------------	---

Section 4 - Process/Comments

Evidence of Insurance (Date) <i>5/15/23</i>	Payment Received (Amount/Date) <i>\$250 2/6/23</i>	Additional Comments
--	---	---------------------

Section 5 - Fee Estimates

Base License Fee:	\$250
Police Detail:	
Fire/EMS Coverage:	
Other (Describe):	
Total Estimate:	\$250

Other Fees Description:

Jennifer Jewell, DPW - Administrative Assistant

From: Barbara Priestly <principal@mhca.net>
Sent: Wednesday, January 25, 2023 11:08 AM
To: Jennifer Jewell, DPW - Administrative Assistant
Subject: Map for MHCA races



--
Barbara Priestly
Principal

Mullein Hill Christian Academy
25 Staples Shores Road
Lakeville, MA 02347

774-213-9093
774-213-9089 (Fax)

principal@mhca.net

*Now to him who is able to do immeasurably more than all we ask or imagine, according to his power that is within us,
to him be the glory in the church and in Christ Jesus throughout all generations, forever and ever!*



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/27/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Church Mutual Insurance Company, S.I. 3000 Schuster Lane P.O. Box 357 Merrill WI 54452		CONTACT NAME: Church Mutual Insurance Company, S.I. PHONE (A/C, No, Ext): 1-800-554-2642 FAX (A/C, No): 855-264-2329 E-MAIL ADDRESS: customerservice@churchmutual.com	
INSURED MULLEIN HILL CHRISTIAN ACADEMY INC 25 STAPLES SHORE RD LAKEVILLE MA 02347-1648		INSURER(S) AFFORDING COVERAGE INSURER A : Church Mutual Insurance Company, S.I. NAIC # 18767 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :	


COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL. SUBR. INSD. WVD.	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	N	0314951 02-385064	05/15/2022	05/15/2023	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:					MED EXP (Any one person) \$ 5,000
	AUTOMOBILE LIABILITY					PERSONAL & ADV INJURY \$ 1,000,000
	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY					GENERAL AGGREGATE \$ 3,000,000
	UMBRELLA LIAB					PRODUCTS - COMP/OP AGG \$
	<input type="checkbox"/> EXCESS LIAB					\$
	DED RETENTION \$					COMBINED SINGLE LIMIT (Ea accident) \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					BODILY INJURY (Per person) \$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A			BODILY INJURY (Per accident) \$
						PROPERTY DAMAGE (Per accident) \$
						\$
						EACH OCCURRENCE \$
						AGGREGATE \$
						\$
						PER STATUTE
						OTH-ER
						E.L. EACH ACCIDENT \$
						E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Town of Lakeville 346 Bedford St. Lakeville MA 02347-2150	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	--

**AGENDA ITEM #9
FEBRUARY 28, 2023**

**REVIEW AND POSSIBLE VOTE TO APPROVE SELECT BOARD
MEETING MINUTES OF FEBRUARY 10, 2023 AND FEBRUARY 13,
2023**

TOWN OF LAKEVILLE
Select Board Meeting Minutes
February 10, 2023 – 9:00 AM
REMOTE LOCATIONS

On February 10, 2023, the Select Board held a meeting at 9:00 AM from various remote locations. The meeting was called to order at 9:00 AM by Vice Chair Fabian. Members present were Vice Chair Fabian and Member LaCamera. Also present was Ari Sky, Town Administrator and Tracie Craig-McGee, Executive Assistant to Select Board and Town Administrator. LakeCAM was recording the meeting for broadcast.

In accordance with provisions allowed by Chapter 20 of the Acts of 2021, the February 10, 2023 public meeting of the Lakeville Select Board will be held remotely. **However, to view this meeting in progress, please go to [facebook.com/lakecam](https://www.facebook.com/lakecam) (you do not need a Facebook account to view the meeting). This meeting will be recorded and available to be viewed at a later date at <http://www.lakecam.tv/>.**

At 9:00 AM, on a motion made by Member LaCamera with Vice Chair Fabian stepping down to second, it was:

VOTED: To enter into Executive Session pursuant to M.G.L. c.30A, §21a (3) to discuss strategy with respect to litigation (Bountiful Farms, Inc. vs. Town of Lakeville), and/or other potential litigation, votes may be taken, if an open meeting may have a detrimental effect on the litigating position of the public body, and the Vice Chair so declares, and pursuant to M.G.L. c.30A, §21a (7) to comply with the Open Meeting Law, MGL Chapter 30A, §22(f): approval of Executive Session Minutes for January 5, 2023 and January 25, 2023 and not to return to Open Session.

Roll call vote: Member LaCamera – aye and Vice Chair Fabian – aye.

**TOWN OF LAKEVILLE
Select Board Meeting Minutes
February 13, 2023 – 6:00 PM**

**Lakeville Police Station Meeting Room
323 Bedford Street, Lakeville, MA**

On February 13, 2023, 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, Tracie Craig-McGee, Executive Assistant to the Select Board and Town Administrator and Christina Cotsoridis, Assistant to the Town Administrator. LakeCAM was recording the meeting for broadcast.

Select Board Announcements

Vice Chair Fabian read the Select Board announcements.

Town Administrator Announcements

Mr. Sky read the Town Administrator's announcements.

Meet with Fire Chief and new Junior Firefighter Thomas Fulton

Present for the discussion were Michael O'Brien, Fire Chief and Thomas Fulton, Junior Firefighter. Chief O'Brien introduced Thomas Fulton, who has been appointed as a Junior Firefighter. He is a Junior at Old Colony Regional Vocational Technical High School. Junior Firefighters do not respond to emergency calls, but they get to train with the Fire Department. The Board welcomed him to the Department.

Joint meeting with Finance Committee - presentation of FY24 Operating Budget and Capital Plan

Members of the Finance Committee present were: Brian Day, Chairman; Katie Desrosiers; Adam Lynch; Christopher Plonka and Lawrence Kostant. Also present was Todd Hassett, Town Accountant. The Finance Committee Meeting was opened by Chairman Day at 6:00 PM.

Review Meeting Minutes of January 18, 2023

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

VOTED: To approve the Finance Committee Meeting Minutes of January 18, 2023.
Four (4) in favor; one (1) abstention (Ms. Desrosiers).

Nominate a member to serve on the Senior Center Addition Feasibility Committee

Chairman Day said the Finance Committee needed to nominate someone to serve as the Finance Committee's representative on the Senior Center Addition Feasibility Committee. Mr. Sky summarized the work that will be done by the Committee.

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

VOTED: To nominate Katie Desrosiers to serve as the Finance Committee's representative on the Senior Center Addition Feasibility Committee.
Unanimous in favor.

Mr. Sky made the presentation of the proposed FY24 budget. He summarized the current environment; the FY24 budget process; FY24 proposed budget revenue assumptions; FY24 operating budget; FY24 operating budget; education funding; proposed free cash allocations; FY24 – FY28 proposed capital plan; FY24-28 proposed Capital Plan; FY24 proposed Capital Plan; FY24-28 proposed Capital Plan sources of funding; COVID Relief Funding; and the next steps.

Mr. Hassett said on Page 6 of the binders are the high-level sources and uses of funds summary. He summarized the sources of funds. We have some unused levy from FY23 with State Aid coming in higher and the Assawompset School project, which was approved within the levy limit. We have utilized the unused levy to offset the increase in the debt budget for the window and door project at Assawompset. State Aid is about a \$45,000 increase (2.4%). We usually have a better number, but with a new Governor, they have additional time to submit a budget. This has a huge impact on the School Districts who are depending on Chapter 70 money. The numbers submitted by the Schools are estimates. We have enjoyed a good increase with Local Receipts this year, but have tempered the estimate with respect to cannabis fees, building permits and rental of the communication tower. The new lease yields an upfront rental payment, which will be a one (1) time increase to Free Cash next year. Property tax we are looking at an increase of 3.8% and 2.5% for statutory which is about \$1.3 million. State aid is in flux. We are monitoring Local Receipts, using a number about \$600,000 below FY22 actuals. In addition, there are other sources listed: free cash; stabilization and debt stabilization funds and other sources (use of Septic Loan program; Overlay Release to Surplus). Depending on what comes out of the capital efforts, it is possible that other borrowing may impact us. Our use of funds outside of the budget includes State and County Assessments with a 2.5% increase estimate. There is a \$250,000 provision for abatements and statutory exemptions, which is less than 1% of the overall tax levy. We are utilizing free cash for non-recurring items for funding for a portion of the capital plan and transfers to OPEB and Stabilization Fund. There is no use of Free Cash for the operating budget. There are proposed subsidies: Park Enterprise fund for a \$17,500 subsidy regarding limiting the beach facilities to residents only. The Park Commission is advocating for the same approach and has asked that we level fund the subsidy at \$17,500. The Transfer Station Enterprise Fund we have historically subsidized around \$100,000 a year; we are looking at a slight increase for the annual hazardous waste day of about \$7,500.

Mr. Hassett said that leaves \$34.6 million for operating budgets. Salaries: we have all but one (1) collective bargaining agreement settled. They are all three (3) year agreements beginning July

1, 2023. We have put a provision to potentially fund the one (1) that is not settled. The non-union cost of living is 3%. There is one (1) position reclassification and no planned retirements; We will be fully funding the Facilities Manager position for a \$35,000 add in Facilities. Additional personnel costs include a possible promotion of detective to sergeant; adding in the night differential for the dispatchers and \$10,000 to the Fire Department emergency overtime line.

Mr. Hassett said for operating expenses, the annual financial audit will not have any actuarial expense, but because of COVID money, we are subject to an additional single Federal audit for an increase of \$5,000. The Human Resources Office this year has \$25,000 for a compensation study. That will not recur next year. Technology and Facilities are shored up to stable levels, and level funded for Facilities and Technology is up a modest amount. There is an added fuel costs for the Senior Center and Police Department. Snow & Ice is level funded. This budget is still significantly below our five-year actual costs by about \$51,000. We would like to increase that budget at some point. Plymouth County retirement has an updated actuarial valuation. It originally was a \$250,000 increase in assessment. The member communities worked with the County and the assessment was smoothed out to a two (2) year period, so we are looking at a \$123,000 increase for this year. For Health Insurance we have a 6% increase. General insurance and workers compensation we have been advised to hold at a 6% adjustment, which is built into the budget.

Mr. Hassett reviewed Debt Service: the Police Station, one (1) more payment for Library; Route 79 is ongoing; and the Board of Health is considering asking for additional funding for the Title 5/septic loan improvements, which is repaid by homeowners. We are just beginning the construction phase of the window project starting in June. Doing temporary borrowing next year and working with SBA on reimbursements; and any other new debt that might be authorized is fairly challenging in our levy limit. The Fire Station would require voter approval outside of Town Meeting.

Mr. Hassett said looking at the two (2) regional school budgets, their actual assessments came in less than what we budgeted. For the two (2) Enterprise Funds: Park is proposing \$15,000 of retained earnings for unforeseen items during the year. They have one (1) capital item for \$25,000, which will use retained earnings. With those two (2) uses, there will not be much left. They are having better performance this year. Solid Waste Enterprise has no capital items. They have a large item in FY25 to replace a roll off truck for about \$200,000. We are trying to preserve their current retained earnings to help pay for the truck. \$1.25 million of the capital plan relates to facilities. The addition to the DPW facility is still waiting. There will be vehicles and equipment next year and the first payment of the lease for the ladder truck and \$375,000 for roadway improvements.

Mr. Hassett said under Reserves, we continue to follow the actuarial to add \$310,000 to OPEB, which has a balance of \$2.2 million. We will add \$250,000 of Free Cash into the Stabilization fund. Debt and Capital Stabilization has \$1.38 million in it.

Mr. Hassett said for Free Cash, if everything recommended is approved and moves forward, we are looking at about \$400,000 of unused Free Cash to roll forward. New this year is the Community Preservation Act. At Fall Town Meeting, administrative costs and an initial assessment for reserves for open space, housing and historical preservation were funded. The

Board of Assessors has committed close to \$225,000 so far this year, but it will be based as of June 30, 2023. We will look at State matched funding outside of the first year of the program. We have been advised to be conservative for the State match. For the Annual Town Meeting, we will do as we did in the fall and ask for modest administrative fees and the three (3) accounts to be funded.

Mr. Sky said March 6th, 8th and 16th budget meetings with Departments are scheduled. Mr. Kostant asked for remote capability for the March 6th meeting. Member LaCamera said 15 minutes per Department is tight. Mr. Plonka said the education budget numbers are still a wild number. Mr. Sky said the only numbers we have are estimates of what would happen to the assessment based on their wish list with no increase in State Aid. At the Regional Finance Committee meeting, Lakeville and Freetown expressed their desire to get the number in order. They implied that there is room for adjustment. Member LaCamera said they are asking for \$985,000 between the two (2) towns. Our Regional districts don't get a lot of State Aid. Mr. Sky said we changed the budget calendar this year, but the Governor's budget won't be out until March 1st. We will be scrambling in April due to the May Town Meeting date. Member LaCamera said we haven't received any Old Colony information. Mr. Sky said they sent a two (2) page thumbnail of what it would look like with no increase. Vice Chair Fabian said Freetown was very upset with the numbers. The Region has school choice, but it is in a deficit. It was asked why we are doing this. Teachers that work for the district can bring their kids. We asked them to look at their numbers on that. They said that the pre-school program is being opened up for more students. Most of it is need based. There was an increase for teachers. Model students pay tuitions, but it doesn't cover the costs. They did not disagree that they need to look at their numbers. Chairman Day said there is a deficit of \$15,000 per student. Can they work that into the teacher's contract? Vice Chair Fabian said there are 66 kids for school choice. Member LaCamera said it was agreed in the contract that they could bring their children to the Region. They are treated as students; not school choice. They don't have school choice K-3 and limit the number of students per grade. Most are at the high school level. We get \$5,000 per student, so it is costing \$12,000 to \$14,000 per student. Vice Chair Fabian said you want to have school choice for diversity. We need to see how many we send out vs how many come here. That is the School Committee's purview. Member LaCamera said they just voted to continue School Choice.

Member LaCamera said New Growth has gone down about \$200,000. Building permits have dived. He is concerned that we may not make the New Growth. Large projects are done; most of the new units in Lebaron are completed. We have no commercial development, just the storage facility. In Local Receipts, it is important to note that the marijuana business is not helping us at all. Previous Boards said we would make hundreds of thousands, but it did not happen. Vice Chair Fabian said in the spring, the community impact fees were voted by the State to go away. The companies are not making payments that are due in their Host Community Agreements. It affects us a lot because we have at least six (6) companies. We have asked Town Counsel to get us as much information as we can, but its not good practice to add any money. Member LaCamera said there was \$300,000 in the budget for FY23 that we were anticipating to get. Vice Chair Fabian said when it was on the ballot, we were told that marijuana was where we would get the money for buddings and equipment. We are using \$0 in the budget for marijuana. The State has said we were going to do away with impact fees. Member LaCamera said our fees are based on community fees. Chairman Day said when the renewal process comes up this will be a problem. Member LaCamera said we have one (1) renewing in June and one (1) in August. We need to decide

whether we will renew the Host Community Agreements at all. Mr. Plonka asked where was the marijuana money in last year's budget? Mr. Hassett said page 7. Member LaCamera said we did not use that money for the operating budget. Mr. Hassett said not exactly.

Member LaCamera said for the Regional School District, any capital projects for Assawompset are the responsibility of Lakeville. Mr. Plonk asked why? Mr. Sky said we own the building. Member LaCamera said when they regionalized that was part of the agreement. Member LaCamera said he was confused about the \$200,000 to spend on a feasibility study. Mr. Sky said it is coming from a stabilization account. Member LaCamera said why are we doing it? Mr. Sky said it was a facilities assessment. Chairman Day said there is a campus master plan. Vice Chair Fabian said there was concern because Freetown also has a train station and is a MBTA community. The Superintendent is concerned that we may need a school based on the MBTA community designation. Member LaCamera said our student population has declined. Vice Chair Fabian said it was unclear what the campus master plan is about. Member LaCamera said on the Capital Plan, we had gone out for an ADA grant to fix the sidewalk at Assawompset, but we did not get it. Shouldn't we be adding \$250,000 somewhere. You put it in there and figure out how it gets paid. Mr. Sky said we would be responsible for the expense. We are going to continue looking for grants. Member LaCamera said the Region has put a new generator; boilers and playground in their capital plan. Chairman Day asked where is windows and doors in the Capital Plan. Mr. Sky said Lakeville is paying for it. Further discussion occurred regarding the Region's Capital Plan.

Member LaCamera said the \$1 million borrowing for the Fire Station, he thought the next step was to take the \$200,000 to hire architect to develop a design and then go to Town Meeting for an override. Mr. Sky said this is for schematic design. Member LaCamera said the override is first before spending the \$1 million. Mr. Sky said yes. Member LaCamera said regarding the \$75,000 for Peach Barn, what about the road work. Mr. Sky said we don't have an answer on the bog road. There is discussion going back and forth on what can be done. Vice Chair Fabian said the Town Planner thinks we can get Park grants for some of the Peach Barn work. Mr. Sky said it is helpful to have money in there in case of a match. Member LaCamera said the road going up to the barn itself is in terrible condition. There is no handicapped access. The road going up there was owned by Decas and it has been sold. We are not responsible for that road, but it is horrible if the ambulance needs to go in. Vice Chair Fabian said the road gated off is better, but there is no parking available from that road. Member LaCamera said looking at Parks, we have talked about the parking lot at the two (2) fields. Mr. Sky said we can bring something forward through ARPA. Member LaCamera said it should still be in the Capital Plan. Mr. Sky said his plan has been to bring it forward through ARPA. Member LaCamera said we should have everything in the plan so we know what there is. In the plan, we need \$155,000 for Old Colony for the feasibility study and \$20-\$25 million for the capital project. Mr. Sky said there will be an article coming for Town Meeting. Mr. Hassett said it will be an article to authorize the project to go forward through feasibility, and we will be charged a portion of the fee starting in FY25. We are not anticipating any costs in FY24. Member LaCamera said according to the website, it says the project will be approved by July 1, 2024. Vice Chair Fabian said that she attended a last-minute meeting on this. Several communities thought that we should have known the expenses were coming. Mr. Sky suggested delaying it a bit maybe the School Building Assistance Fund would cover some of the costs if it gets approved. They did not say they were looking for approval. Mr. Sky said they were

speaking about FY26-27 we would know if the project was being approved. Vice Chair Fabian said could be \$100 million project. The feasibility study will tell us if we need a new school, renovation or addition. Mr. Sky let the attendees know that MSBA does not pay for demolition, which they were not aware of. Perhaps we should have a conversation about which Select Board Member attends these meetings. Chairman Day said Lakeville's portion for the first few years was \$5,000 and then it increased. Mr. Sky said if we just pay the nominal amount, it is in our interest. Vice Chair Fabian said we have a responsibility to our students there to make this happen.

Member Carboni said a lot of the decisions came out of the previous Town Meeting. In the Select Board budget, additional members were not considered. Mr. Sky said that happens near the end of FY24, so it will be a nominal number. In FY25, we will have to budget for that cost. We have not made any decisions on additional staff. We should have a strategic discussion on how to set up for a five (5) member Board. Member LaCamera said the Capital Plan should have something for the Town Hall. Mr. Sky said we will revisit that in the future.

Vice Chair Fabian said each Department Head will be here for the Budget Meetings. If you have a question, you can reach out to Mr. Sky about it. Chairman Day said the ladder truck is going to be here in half the time we thought. Mr. Hassett said the Town placed the order in June of 2022. The lease agreement allowed us a 24-month period for it to be built. The first payment is due June FY24. Because the cost of the ladder truck was increasing each few months, we advanced the order at the advice of the supplier, which pushed the first payment into FY24. Chairman Day said asked about the age of the Library roof. Mr. Sky said there was a treatment done 10-15 years ago that damaged the roof. Member LaCamera said it is a 30-year roof. Chairman Day asked how did permits go up \$30,000. Mr. Sky said by looking at the actual figures. Member LaCamera said we budgeted \$295,000 and were at \$145,000 through January for Building Department. Chairman Day asked how is the Loon Pond Lodge going. Mr. Sky said he will get back to Chairman Day. Mr. Kostant said regarding the funding for Clear Pond being resident only, how did it work? Mr. Sky said it wasn't a money maker. Member LaCamera said gate fees and season pass fees were up. Vice Chair Fabian asked Mr. Sky to get the information from the Park Commission.

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

VOTED: To adjourn the Finance Committee at 7:45 PM.
Unanimous in favor.

Discuss and possible vote to approve Senior Center Addition Feasibility Scope of Work and appoint Feasibility Study Committee Members

Lori Fahey, COA Director, was present for the discussion. Vice Chair Fabian said we have been discussing the addition to the Senior Center. We have \$40,000 in the FY23 Capital Budget for this. The makeup of the feasibility study committee was set at the December 19, 2022 meeting.

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

VOTED: To appoint Lori Fahey; Nathan Darling; Paul Nee; Lia Fabian; Ari Sky; Deveney Boyadjian and Katie Desrosiers to the Senior Center Addition Feasibility Committee with terms to expire July 31, 2023.
Unanimous in favor.

Mr. Sky said Member LaCamera asked him to put together a scope of work for review. He worked with the on-call Owner's Project Manager (OPM) and put together a scope of work like we did with the Fire Department. The scope of work is attached. If the scope is approved, we will convene the committee and start the work. Member LaCamera asked how did we decide to use RTA. Mr. Sky said they are one of our OPMs under a master service agreement and it was his decision. It is up to the Board whether to move forward with this as we did with the Fire Station and water projects for ARPA. Member LaCamera said the Board never discussed having an OPM doing this feasibility study. Mr. Sky said that he has worked with this company before. They are currently working on the ramp and stage cover projects. Member LaCamera said there is no information on the qualifications or references on other senior center projects. The feasibility committee should be involved in the scope and who is doing the work. We should get multiple proposals for the work. This is \$30,000 estimate for a small addition. The Town Hall/Fire Station was \$70,000. Mr. Sky said he did what he needed to get this moving. Vice Chair Fabian said Mr. Sky and she spoke about this; he has done everything we asked him to do and he has the authority to do. If that is what this conversation is about, the work done so far is not out of order. Member LaCamera said we are talking about the process on who to choose to do the project. Just bringing one (1) company forward with no references isn't right. Mr. Sky said we are already using them for work. We can do a Request for Proposals. Member LaCamera asked if they had any experience with senior centers. Mr. Sky said yes. Member LaCamera said do they have experience doing programs for senior centers. Mr. Sky said he believes they do.

Member Carboni said having an OPM available for us is a new concept. For large building projects, we have usually gone out to bid. She has no issue going out for bid and hope that they would submit a proposal. Mr. Sky said we already have them under a Master Service Agreement. If you want to go through formal procurement, he will. Vice Chair Fabian asked Mr. Hassett if using RTA is legal. Mr. Hassett responded that it is. Vice Chair Fabian said then why would we go out for a Request for Proposal. This is not a brand-new building. The senior center was created this way to put on an addition. She said Member LaCamera wanted an update on every meeting saying that the project was not going fast enough. Member LaCamera said he was not happy that the committee was not appointed so that they could start their work. The Feasibility Study Committee should be part of this project just like we did with Library, Police Station, and Town Office Building/Fire Station projects. He has not seen any references or qualifications. He wants to make sure they have the experience. Member Carboni said do we have the information from RTA? Mr. Sky said yes. Member Carboni asked if this could be brought back on the 28th? Mr. Sky said the Board did not approve the contract with SOCOTEC. The scope was approved outside of the committee so that the Committee would have someone to help them. Member Carboni said so SOCOTEC put together the scope of work after being hired. Mr. Sky said yes. He is bringing on OPM's to get things going. We can take a more formal approach with the Senior Center.

Member Carboni said that is not necessarily what we are looking for. She would like to know more about the background of this company. Mr. Sky said he will provide that.

Vice Chair Fabian said we are trying to move forward in a different direction. Member Carboni said she is not saying that; this is a bigger project than a stage cover. She would like to know more about this company. Mr. Sky said we can table this for now and he will get the information on RTA. Member LaCamera said he wants the Feasibility Study Committee to meet and discuss the scope. Vice Chair Fabian said there is only one (1) member this committee that are not staff. They can talk amongst themselves. Member LaCamera said it is important for the committee to meet. Mr. Sky said that is the purpose of the OPM to help walk the committee through the process. Vice Chair Fabian said we will revisit this in March. Member Carboni said why not the 28th. Vice Chair Fabian said Mr. Sky will be away and we won't be able to meet with the feasibility committee.

Discuss and possible vote to approve and sign Order of Taking for Permanent Easements for Ledgewood Drive

Vice Chair Fabian said Ledgewood Drive was approved at Town Meeting. We now need to accept the permanent easements.

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

VOTED: Pursuant to the vote taken under Article 23 of the November 17, 2022 Special Town Meeting, to take by eminent domain, for public way purposes, a permanent easement in, on and under the parcel of land shown as "Ledgewood (50' Width) Drive" on a plan entitled "Roadway Acceptance Plan 'Ledgewood Estates' on Ledgewood Drive in Lakeville, Massachusetts," dated August 28, 2020, revised through September 17, 2020, prepared by Outback Engineering Incorporated, and any access, drainage, utility and other easements related thereto, and to execute, and to authorize the Chair to execute, on behalf of the Select Board, the Order of Taking to acquire the foregoing easements and any other documents related thereto, and, having determined that no damages are due and all owners affected by the taking having waived all damages, if any be due, hereby award no damages for said taking.

Unanimous in favor.

Discuss and possible vote on request from Lakeville Arts Council to use Town Property for annual Arts & Music Festival on September 30, 2023

Vice Chair Fabian said we have a request from the Lakeville Arts Festival to use the Town House, Center Stage and Dickran Diran Square for the Arts & Music Festival on September 30, 2023.

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

VOTED: To approve the request to use the grounds and building from September 26, 2023 through October 9, 2023 for set up, the Festival and clean up.
Unanimous in favor.

Discuss and possible vote to appoint Paula Houle to Community Preservation Committee

Vice Chair Fabian said Michael Smith resigned his position on the Community Preservation Committee as the Park Commission representative. The Park Commission has designated Paula Houle to serve in that capacity. Ms. Houle has not pulled papers for re-election. They will have to designate someone else after the election

A motion was made by Member Carboni and seconded by Member LaCamera to appoint Paula Houle to serve on the Community Preservation Committee for a term to expire July 31, 2023 or upon the end of her current term on the Park Commission.

Discussion: Member Carboni asked how many meetings would Ms. Houle be attending. Susan Spieler said two (2). Member LaCamera said we can appoint her until July 31, 2023. Vice Chair Fabian said Ms. Houle could be a write in candidate. Ms. Spieler said does it make sense to appoint someone just until the election. Mr. Sky said it is not discretionary; the Park Commission voted this.

Member Carboni amended her motion to take out “or upon the end of her current term on the Park Commission and Member LaCamera seconded. The vote was unanimous in favor on the amendment.

The motion to appoint Ms. Houle to the Community Preservation Committee for a term to end July 31, 2023 was unanimously passed.

Review and possible vote to approve Select Board Meeting Minutes of January 23, 2023

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

VOTED: To approve the Select Board Meeting Minutes of January 23, 2023.
Unanimous in favor.

New Business

Member LaCamera said since we had a debate on the process of hiring a project manager for the Senior Center project, he would like Ms. Carboni to come back with a process on the 28th on how to go about hiring an OPM and Architect.

Old Business

There was no Old Business discussed.

Adjourn

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

VOTED: To adjourn the Select Board Meeting at 8:18 PM.
Unanimous in favor.

Correspondence

1. Letter from Old Colony Regional Vocational Technical High School District
2. Letter from Clean Harbors regarding hydraulic oil release in the vicinity of 16 Panettieri Drive
3. SRPEDD Annual Report

List of documents provided at the Select Board Meeting of February 13, 2023

1. Agenda page; letter from Howard W. Maxim Foundation
2. Agenda page
3. Agenda page; memo from Fire Chief
4. Agenda page; presentation of FY24 proposed budget
5. Agenda page; memo from Town Administrator; proposal from RTA
6. Agenda page; Order of Taking
7. Agenda page; letter from Lakeville Arts Council
8. Agenda page-email from Park Commission Clerk
9. Agenda page; Select Board Meeting Minutes of January 23, 2023
10. Agenda page
11. Agenda page
12. Agenda page

**AGENDA ITEM #10
FEBRUARY 28, 2023**

NEW BUSINESS

**AGENDA ITEM #11
FEBRUARY 28, 2023**

**OLD BUSINESS
FY 24 BUDGET UPDATE**



[Return to Previous page](#)

[Click for all Municipalities by Program](#)

Select a Fiscal Year:

Select a Municipality:

FY2024 Preliminary Cherry Sheet Estimates Lakeville

Estimated Receipts Estimated Assessments & Charges

PROGRAM	FY2023 Cherry Sheet Estimate	FY2024 Governor's Local Aid Proposal	FY2024 HWM Budget Proposal	FY2024 SWM Budget Proposal	FY2024 Conference Committee
Education Receipts:					
Chapter 70	86,418	86,418			
School Transportation	0	0			
Charter Tuition Reimbursement	0	0			
Smart Growth School Reimbursement	630,425	542,896			
Offset Receipts:					
School Choice Receiving Tuition	0	0			
Sub-Total, All Education Items:	716,843	629,314			
General Government:					
Unrestricted Gen Gov't Aid	947,818	966,774			
Local Share of Racing Taxes	0	0			
Regional Public Libraries	0	0			
Veterans Benefits	94,349	97,995			
Exemp: VBS and Elderly	70,205	71,452			
State Owned Land	20,466	24,070			
Offset Receipts:					
Public Libraries	28,928	29,980			
Sub-Total, All General Government:	1,161,766	1,190,271			
Total Estimated Receipts:	1,878,609	1,819,585			

Questions or Assistance Please Email The Municipal Databank at : databank@dor.state.ma.us



MA Department of Revenue
 Division of Local Services
 Preliminary Municipal Cherry Sheet Estimates
 Data current as of 2/23/2023

[Return to Previous page](#)

[Click for all Municipalities by Program](#)

Select a Fiscal Year:

Select a Municipality:

FY2024 Preliminary Cherry Sheet Estimates Lakeville

Estimated Receipts Estimated Assessments & Charges

PROGRAM	FY2023 Cherry Sheet Estimate	FY2024 Governor's Local Aid Proposal	FY2024 HWM Budget Proposal	FY2024 SWM Budget Proposal	FY2024 Conference Committee
County Assessments:					
County Tax	38,990	40,517			
Suffolk County Retirement	0	0			
Sub-Total, County Assessments:	38,990	40,517			
State Assessments and Charges:					
Retired Employees Health Insurance	0	0			
Retired Teachers Health Insurance	0	0			
Mosquito Control Projects	70,537	70,889			
Air Pollution Districts	3,896	4,106			
Metropolitan Area Planning Council	0	0			
Old Colony Planning Council	0	0			
RMV Non-Renewal Surcharge	7,240	9,400			
Sub-Total, State Assessments:	81,673	84,395			
Transportation Authorities:					
MBTA	18,841	22,683			
Boston Metro. Transit District	0	0			
Regional Transit	61,805	61,805			
Sub-Total, Transp Authorities:	80,646	84,488			
Annual Charges Against Receipts:					
Multi-Year Repayment Program	0	0			
Special Education	0	0			
Sub-Total, Annual Charges:	0	0			
Tuition Assessments:					
School Choice Sending Tuition	0	0			
Charter School Sending Tuition	0	0			
Sub-Total, Tuition Assessments:	0	0			
Total All Estimated Charges:	201,309	209,400			

Questions or Assistance Please Email The Municipal Databank at : databank@dor.state.ma.us



MA Department of Revenue

Division of Local Services

Preliminary Regional School Cherry Sheet Estimates

Data current as of 2/23/2023

[Return to Previous page](#)

[Click for all Regional Schools by Program](#)

Select a Fiscal Year: 2024 ▼

Select a Regional School: Freetown Lakeville ▼

[Submit](#)

[Export Table](#)

FY2024 Preliminary Cherry Sheet Estimates
Freetown Lakeville

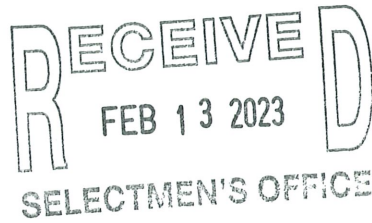
PROGRAM	FY2023 Cherry Sheet Estimate	FY2024 Governor's Local Aid Proposal	FY2024 HWM Budget Proposal	FY2024 SWM Budget Proposal	FY2024 Conference Committee
Education Receipts :					
Chapter 70	11,350,423	11,657,459			
Charter Tuition Reimbursement	56,028	28,157			
Regional School Transportation	1,533,944	1,587,278			
Offset Receipts :					
School Choice Receiving Tuition	327,469	317,356			
Total Estimated Receipts :	13,267,864	13,590,250			
Estimated Charges :					
Special Education	451	0			
School Choice Sending Tuition	461,827	443,612			
Charter School Sending Tuition	256,297	235,469			
Total Estimated Charges :	718,575	679,081			
Total Receipts Less Charges :					
Net Receipts :	12,549,289	12,911,169			

Questions About Local Aid Please Email The Municipal Databank at : databank@dor.state.ma.us

**AGENDA ITEM #12
FEBRUARY 28, 2023**

CORRESPONDENCE

1. Letter from Comcast regarding Channel Lineup Changes
2. Letter from Comcast regarding Form 500 for Year Ending 2022



February 8, 2023

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

Re: Channel Lineup Changes

Dear Chairman and Members of the Board:

We are committed to keeping you and our customers informed about changes to Xfinity TV services. As such, please be aware of the following changes to the Xfinity channel lineup serving your community:

On April 11, 2023, the following channels, where offered, will no longer be available on the Digital Preferred Tier and can be found on the following tiers listed: Aspire HD on Expanded Basic and Entertainment; GSN (Game Show Network) on Expanded Basic and Entertainment; Revolt HD on Expanded Basic and Entertainment; Tennis Channel on Expanded Basic and Sports & News; Travel Channel on Expanded Basic and Entertainment; and TV Land on Expanded Basic and Entertainment. Aspire HD and Revolt HD require X1 TV Box or compatible customer owned device. HD Technology Fee required to receive HD channels.

On April 11, 2023, the following channel changes will occur: INSP HD will no longer be available on Kids & Family, will move from channel 1655 to channel 1431 on Expanded Basic, and will be added to Entertainment channel 1431; INSP SD will no longer be available on Kids & Family and will be added to Entertainment channel 83/234; Great American Family will move from channel 1620 to channel 1461 remaining on Expanded Basic and Entertainment. Requires X1 TV Box or compatible customer owned device. HD Technology Fee required to receive HD channels.

On April 11, 2023, EWTN and EWTN HD will move from Expanded Basic, Kids & Family, Digital Economy, Digital Preferred Tier, and Ultimate TV Tier to Limited Basic. EWTN HD requires X1 TV Box or compatible customer owned device. HD Technology Fee required to receive HD channels.

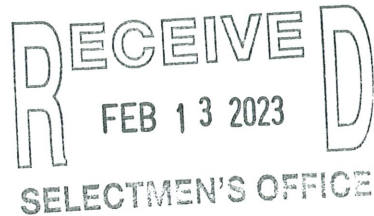
Please do not hesitate to contact me with any questions at Michael_Galla@comcast.com.

Sincerely,

Michael Galla

Michael Galla, Sr. Manager
Government & Regulatory Affairs





February 10, 2023

Via UPS

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

Dear Chairman and Members of the Board:

Pursuant to G.L. Ch. 166A, Section 10, Comcast is pleased to provide a copy of its Form 500 for YE2022. The Form 500 contains information on customer video service related issues in your community and how Comcast responded, including the time taken to resolve these complaints. For the Form 500, the Massachusetts Department of Telecommunications and Cable defines a complaint as:

Any written or verbal contact with a cable operator in connection with subscription in which a person expresses dissatisfaction with an act, omission, product or service that is (1) within the operator's control, and (2) requires a corrective measure on the part of the operator.

Comcast also has provided a copy of the enclosed Form 500 to the Department of Telecommunications and Cable.

Please do not hesitate to contact me at Michael_Galla@comcast.com should you have any questions.

Very truly yours,

Michael Galla

Michael Galla, Sr. Manager
Government Affairs

cc: Department of Telecommunications and Cable

2



Form 500 Complaint Data

Code Key: Avg. Resolution Time

<1> Less than 1 Day <2> 1-3 Days <3> 4-7 Days <4> 8-14 Days <5> 15-30 Days <6> >30 Days

Code Key: Manner of Resolution

A. Resolved to the satisfaction of both parties.
B. Resolved, customer dissatisfied. C. Not Resolved.

Town LAKEVILLE
Year 2022
Subscribers 1859

Manner of Resolution (see code key above for the manner represented by the letters below) The number below each letter indicates the number of complaints resolved in that manner.

	Total Complaints	Avg Resolution Time (see code above)	A.	B.	C.
Advertising/Marketing	0	2	0	0	0
Appointment Service Call	0	2	0	0	0
Billing	3	2	3	0	0
Customer Service	0	2	0	0	0
Equipment	0	2	0	0	0
Installation	0	2	0	0	0
Other	0	2	0	0	0
Other	0	2	0	0	0
Reception	1	2	1	0	0
Service Interruption	1	3	1	0	0

Form 500 Service Interruption Data

Code Key: Duration of Service Interruption

<1> Less than 1 Day <2> 1-3 Days <3> 4-7 Days <4> 8-14 Days <5> 15-30 Days <6> >30 Days

Town	Year	Date of Service Interruption	Subscribers	Duration of Service Interruption (see Code Key above)
Lakeville	2022	8/18/2022	1946	2
Lakeville		8/9/2022		2
Lakeville		12/1/2022		2
Lakeville		11/30/2022		2
Lakeville		8/23/2022		2
Lakeville		2/17/2022		2
Lakeville		9/6/2022		2
Lakeville		5/24/2022		2
Lakeville		7/9/2022		2
Lakeville		5/22/2022		2
Lakeville		2/18/2022		2

**AGENDA ITEM #13
FEBRUARY 28, 2023**

POSSIBLE EXECUTIVE SESSION

To enter into Executive Session pursuant to the provisions of G.L. c.30A, §21(a) (3) to discuss strategy with respect to litigation, as an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares: Federal Multidistrict Litigation vs. CVS, Walgreens, Walmart, Teva, and Allergan and pursuant to M.G.L. c.30A, §21a (3) to discuss strategy with respect to collective bargaining, specifically with PBA Local 185 and pursuant to M.G.L. c.30A, §21(a) (7) to comply with the Open Meeting Law, M.G.L. c.30A, §22(f): approval of Executive Session Minutes for February 6, 2023 and not to return to Open Session.