



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>Monday, June 26, 2023 @ 6:00 PM</u>
Location of Meeting:	<u>Lakeville Police Station 323 Bedford Street</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. Discuss and possible vote to approve Host Community Agreement Amendment for Bud's Goods & Provisions Corp.
4. Discuss and possible vote to approve draft Housing Production Plan
5. Discuss and possible vote to approve Select Board Minutes of June 12, 2023
6. Discuss and possible vote to waive insurance requirements for use of the Historic Town House by the Friends of the Lakeville Council on Aging for December 3, 2023 wreath sale
7. Select Board Policies review update:
 - a. CORI
 - b. Domestic Violence Leave
 - c. HIPAA Privacy
 - d. Information Technology Use
 - e. Social Media
 - f. Property Use
 - g. Recycled Product Procurement
 - h. Residential and Business Driveway Curb Cuts
8. Discuss Strategic Planning Process and possible meeting dates
9. Update on Town Administrator's evaluation and possible vote to appoint a designee to compile review materials
10. Building Committee Updates
 - a. Senior Center Feasibility Study
 - b. Fire Station Building Committee:
 - i. Discuss overall project and possible vote to amend the Committee's charge to include identifying a fire station location.
 - ii. Discuss and possible vote to approve the Building Committee's recommendation for selection of an Owner's Project Manager (OPM).

11. New Business
12. Old Business
13. Possible Executive Session pursuant to M.G.L c.30A Sec. 21(a)(3) to discuss strategy with respect to collective bargaining, specifically with the Laborer's International Union, if an open meeting may have a detrimental effect on the bargaining position of the public body and the Chair so declares and pursuant to M.G.L. c.30A Sec. 21(a)(7) to comply with the Open Meeting Law, M.G.L. c.30(a) Sec. 22(f): approval of Executive Session Minutes for February 10, 2023, and April 24, 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
JUNE 26, 2023**

SELECT BOARD ANNOUNCEMENTS

We would like to wish Freetown/Lakeville Regional students a very happy and safe summer vacation.

Due to a recent resignation on the F/L Regional School Committee, there is a vacancy for a Lakeville member. If you are interested in being considered to fill the vacancy until April 1, 2024, please send in a letter of interest to the Select Board's Office.

Clear Pond Park is now open for the season. The hours of operation will be 7 days a week, 10:00 AM to 6:00 PM. The park is open to Lakeville residents only. *Non-residents may come as guests of residents.* Season passes are sold online and at the park. Daily passes and non-resident guest passes may be purchased at the gate with cash or check. Please visit the Park Department's page on the Town's website to purchase your pass online.

We would like to inform Comcast subscribers that on August 17, 2023, the Government Education Channel will be changing from Channel 20 to Channel 22.

**AGENDA ITEM #2
JUNE 26, 2023**

TOWN ADMINISTRATOR ANNOUNCEMENTS

**AGENDA ITEM #3
JUNE 26, 2023**

**DISCUSS AND POSSIBLE VOTE TO APPROVE HOST COMMUNITY
AGREEMENT AMENDMENT FOR BUD'S GOODS & PROVISIONS
CORP.**

Attached is the second amendment to the Host Community Agreement.

This amendment changed the name on the agreement from Bud's Goods & Provisions Corp. to Bud's Goods & Services MA Corp.

The economic provisions of the existing HCA are unchanged.

**SECOND AMENDMENT TO
HOST COMMUNITY AGREEMENT**

This Second Amendment to Host Community Agreement (the “Amendment”) is entered into this ___ day of _____, 2023 by and between the Town of Lakeville, a Massachusetts municipal corporation located at 346 Bedford Street, Lakeville, MA 02347, acting through its Board of Selectmen (the “Town”), Bud’s Goods & Provisions Corp., Massachusetts corporation with a principal office address of 54 West Boylston Street, Worcester, MA 01606 and Bud’s Goods & Services MA Corp. (collectively, the “Parties”).

RECITALS

WHEREAS, the Town and Trichome Health Corp. entered into a Host Community Agreement (“HCA”) dated September 25, 2018; and

WHEREAS, Trichome Health Corp.’s name was changed to Bud’s Goods & Provisions Corp., through the filing of Articles of Amendment with the Massachusetts Secretary of State pursuant to M.G.L. c. 156D, §10.06 and 950 CMR 113.34; and

WHEREAS, the Town and Bud’s Goods & Provisions Corp. entered into a First Amendment to Host Community Agreement, dated October 28, 2019, to memorialize the name change from Trichome Health Corp. to Bud’s Goods & Provisions Corp.; and

WHEREAS, as a matter of corporate restructuring, the parent of Bud’s Goods & Provisions Corp. has established a subsidiary service corporation known as Bud’s Goods & Services MA Corp., a registered Corporation with the Massachusetts Secretary of State; with a copy of its Articles of Organization attached hereto; and

WHEREAS, Bud’s Goods & Provisions Corp. wishes to transfer the HCA to Bud’s Goods & Services MA Corp. (the “Change”); and

WHEREAS, Section 11 of the HCA prohibits any assignment, sublease, or other transfer of rights, or delegation of obligations under the HCA, in whole or in part, without the prior written consent of the Town;

WHEREAS, Bud’s Goods & Provisions Corp. and Bud’s Goods & Services MA Corp. represent that this Change will not materially impact operations within the Town of Lakeville; and

WHEREAS, the Town is amenable to the Change and seeks to provide its consent pursuant to the HCA;

NOW, THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties hereby agree as follows:

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment on the day and year first written above.

TOWN OF LAKEVILLE,

By and through its Select Board:

Brian Day

Lorraine Carboni

Evagelia Fabian

BUD'S GOODS & PROVISIONS
CORP.,

By:



Alexander Mazin
Duly Authorized

BUD'S GOODS & SERVICES MA
CORP.

By:



Alexander Mazin
Duly Authorized

**AGENDA ITEM #4
JUNE 26, 2023**

**DISCUSS AND POSSIBLE VOTE TO APPROVE DRAFT HOUSING
PRODUCTION PLAN**

Attached is a draft of the Housing Production Plan, which the Planning Board approved on May 25th.

Select Board approval is required for submission to the State.



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

RECEIVED
JUN 12 2023
SELECTMEN'S OFFICE

Date: June 9, 2023

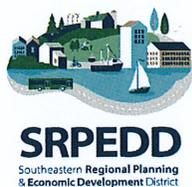
To: Ari Sky, Town Administrator

From: Marc Resnick, Town Planner

Re: Housing Production Plan

At the Planning Board meeting held on May 25, 2023, the Board reviewed a revised draft of the Housing Production Plan. After discussion of the latest draft with Taylor Perez from SRPEDD and review of the latest revisions, the Planning Board voted (4:0) to approve the plan and submit it to the Select Board. After the Select Board's review, and if there are no substantive changes to the Plan, SRPEDD will submit the plan to the Department of Housing and Community Development (DHCD) for their review. If revisions are required by DHCD the changes will have to be approved by both the Planning Board and Select Board. I have attached a copy of the plan which Planning Board approved. Let me know if you have any questions.

Town of Lakeville Housing Production Plan June 2023



Federal Disclaimer, Title VI and Nondiscrimination Notice of Rights of Beneficiaries

The Southeastern Massachusetts Metropolitan Planning Organization (SMMPO) through the Southeastern Regional Planning and Economic Development District (SRPEDD) operates its programs, services, and activities in compliance with federal nondiscrimination laws including Title VI of the Civil Rights Act of 1964 (Title VI), the Civil Rights Restoration Act of 1987, and related statutes and regulations. Title VI prohibits discrimination in federally assisted programs and requires that no person in the United States of America shall, on the grounds of race, color, or national origin (including limited English proficiency), be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity receiving federal assistance. Related federal nondiscrimination laws administered by the Federal Highway Administration, the Federal Transit Administration, or both prohibit discrimination on the basis of age, sex, and disability. These protected categories are contemplated within SRPEDD's Title VI Programs consistent with federal interpretation and administration. Additionally, SRPEDD provides meaningful access to its programs, services, and activities to individuals with limited English proficiency, in compliance with US Department of Transportation policy and guidance on federal Executive Order 13166.

Individuals seeking additional information or wishing to file a Title VI/Nondiscrimination complaint may contact the SRPEDD Title VI/Nondiscrimination Coordinator at the contact information here. All such complaints must be received, in writing, within 180 days of the alleged discriminatory occurrence. Assistance will be provided, upon request, to individuals unable to provide the complaint form in writing.

Southeastern Massachusetts Metropolitan Planning Organization (SMMPO)

Title VI Coordinator -SRPEDD

88 Broadway, Taunton, MA 02780

Phone: 508 824-1367 or dial 711 to use MassRelay

Email: lcabral@srpedd.org

Massachusetts Public Accommodation Law (M.G.L. c 272 §§92a, 98, 98a) and Executive Order 526 section 4 also prohibit discrimination in public accommodations based on religion, creed, class, race, color, denomination, sex, sexual orientation, nationality, disability, gender identity and expression, and veteran's status, and SRPEDD and the SMMPO assures compliance with these laws. Public Accommodation Law concerns can be brought to SRPEDD's Title VI /Nondiscrimination Coordinator or to file a complaint alleging a violation of the state's Public Accommodation Law, contact the Massachusetts Commission Against Discrimination within 300 days of the alleged discriminatory conduct.

The SMMPO is equally committed to implementing federal Executive Order 12898, entitled "Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations" and Executive

Order 13985 (2021) entitled “Advancing Racial Equity and Support for Underserved Communities Through the Federal Government.”

In this capacity, the SMMPO identifies and addresses disproportionately high and adverse human health or environmental effects of its programs, policies, and activities on low-income and minority, including BIPOC, Asian or Pacific Islander populations, as well as religious minorities, LGBTQ+ persons, Limited English Proficient (LEP) persons or those who have a disability. The SMMPO carries out this responsibility by the consistent, fair, just, and impartial treatment of all individuals, and by involving underserved individuals in the transportation process and considering their transportation needs in the development and review of the SMMPO's transportation plans, programs and projects.

English: If this information is needed in another language, please contact the MPO Title VI Coordinator at 508-824-1367 ext. 235 or at **lcabral@srpedd.org**.

Spanish: Si necesita esta información en otro idioma, por favor contacte al coordinador de MPO del Título VI al 508-824-1367 ext. 235 o en **lcabral@srpedd.org**.

Portuguese: Caso estas informações sejam necessárias em outro idioma, por favor, contate o Coordenador de Título VI da MPO pelo telefone 508-824-1367, Ramal 235 ou em **lcabral@srpedd.org**.

Haitian Creole: Si yon moun bezwen enfòmasyon sa a nan yon lòt lang, tanpri kontakte Koòdonatè a Title VI MPO nan 508-824-1367 ext. 235.

Simplified Chinese: 如果需要其他语言的此信息，请致电 508-824-1367 分机联系 MPO Title VI 协调员。 235 或发送电子邮件至 **lcabral@srpedd.org**。

Simplified Chinese: 如果需要其他语言的此信息，请致电 508-824-1367 分机联系 MPO Title VI 协调员。 235 或发送电子邮件至 **lcabral@srpedd.org**。

Traditional Chinese: 如果需要其他語言的此信息，請致電 508-824-1367 分機聯繫 MPO Title VI 協調員。 235 或發送電子郵件至 **lcabral@srpedd.org**。

Mon Khmer Cambodian (Khmer): ប្រសិនបើ ព័ត៌មាននេះ ត្រូវការ ជាភាសាផ្សេង ដទៃ សូមទាក់ទង អ្នកសម្របសម្រួល MPO Title VI តាមរយៈលេខ 508-824-1367 ext ។ 235 ឬ ផ្ញើ លិខិត ទៅ **lcabral@srpedd.org** ។

Acknowledgements

This report was made possible with participation and technical assistance from the following:

Town of Lakeville

Marc Resnick - Town Planner

Cathy Murray - Appeals Board Clerk

Lakeville Planning Board

Mark Knox, Chairman

Michele MacEachern, Vice-Chair

Peter Conroy, Vice-Chair (Former)

John Cabral, Member

Nora Cline, Member

John "Jack" Lynch, Member

Lakeville Select Board

Brian Day, Chairman

Lorraine Carboni, Vice-Chair

Evagelia Fabian, Member

Ari Sky - Town Administrator

Southeastern Regional Planning and Economic Development District (SRPEDD)

Taylor Perez - Senior Comprehensive Planner & Community Engagement Specialist

Robert Cabral - Director of Housing and Community Development

Grant King, AICP - Comprehensive Planning Manager

Chris Welch - Senior Comprehensive Planner

All photography featured in this report is captured and edited by SRPEDD, unless otherwise noted.

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Photo 1. The APC. Kevin Ham, SRPEDD.

Introduction

The Town of Lakeville, incorporated in 1853, is a small, rural community of just over 11,500 residents. Lakeville is located on the southwestern edge of Plymouth County, nestled between Taunton, Middleborough, Berkley, Freetown, and Rochester, and is roughly 38 miles south of Boston. The town's scenic 36.1 square miles contain many lakes (or ponds), as its namesake suggests, as well as wetlands, habitat areas, aquifers, and a mix of rural/suburban neighborhoods. The many ponds, rivers, and streams in town also serve as a source of drinking water.

Lakeville is connected to the larger southeastern Massachusetts region via a variety of state routes, including north-south Routes 18, 105, and 140, and east-west Route 79. Additionally, U.S. Route 44 passes through the northern end of town, and Interstate 495 runs along Lakeville's northern edge, with an interchange located just over the town line in Middleborough.

In 2022, Lakeville partnered with the Southeastern Regional Planning and Economic Development District (SRPEDD) to update their Housing Production Plan, last updated in 2018. A Housing Production Plan (HPP), as defined by 760 CMR 56, is a document that shall contain at a minimum the following elements, covering a period of five years:

1. Comprehensive housing needs assessment;
2. Affordable housing goals; and
3. Implementation strategies.

We'll go into more detail about the corresponding sections, but in a nutshell, it is a *community's proactive strategy for planning and developing affordable housing*. It's developed with opportunities for residents and stakeholders to learn about the planning process, become informed of the plan, and to provide input. HPPs assist communities in planning for low-, moderate-, and middle-income residents by outlining a path to producing a variety of affordable housing options, including both subsidized and market-rate housing.

About the Plan

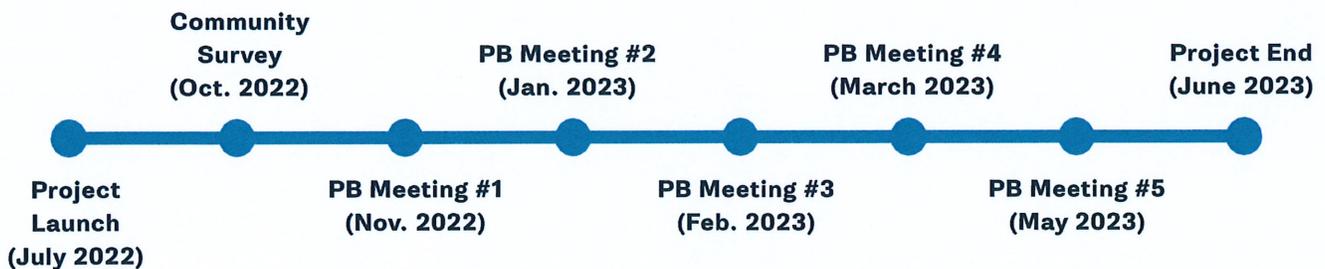
A Housing Production Plan consists of a comprehensive housing needs assessment, a set of affordable housing goals, and accompanying implementation strategies. The comprehensive housing needs assessment is an analysis of the community’s demographics and housing stock, the community’s future population and housing needs, as well as identification of development constraints (barriers) and limitations that may hinder the development of affordable housing. This analysis, in conjunction with community conversation and guidance, informs the creation of a set of affordable housing goals.

Affordable housing goals address the housing needs of the community and provide for a range of housing types, including rental and homeownership for families, individuals, persons with special needs, and seniors.

Lastly, a set of implementation strategies describe how the community will achieve its housing production goals, as well as provide a timeframe/schedule for achieving the goals identified.

Engagement and Timeline

The project team met with Town staff and the Planning and Select Boards on numerous occasions. In addition to these meetings, the project team conducted a community survey to gauge local preferences and needs. The survey was open for one month and received 150 responses. We would like to thank those who took the time to engage with the project for their invaluable input, which has helped us shape this plan into an authentic and actionable list of goals and strategies for the Town of Lakeville.



Plan Structure

This Plan is separated into four (4) main sections, titled:

- **Housing Needs Assessment**, which describes the most current market and demographic data in Lakeville;
- **Barriers to Development**, which describes what factors may be hindering development opportunities in Lakeville;
- **Affordable Housing Goals**, which describes the goals Lakeville should actively pursue over the next five years; and
- **Implementation Strategies**, which describes the pathway Lakeville should take to achieve its housing goals, including priorities and timelines.



Photo 2. The Lakeville State Hospital Site. Kevin Ham, SRPEDD.

Affordable Housing Goals and Strategies

Housing Goals

There are four (4) main housing goals for the Town of Lakeville, which are to:

- Conduct public outreach to determine local housing needs, preferences, and to educate the community on housing options;
- Create housing options and modify existing units to support older adults who wish to age in place or downsize;
- Implement key zoning amendments to create new affordable housing options; and
- Continue to produce SHI-eligible units to achieve the Commonwealth's required amount and support communities in need.

AFFORDABLE HOUSING GOALS - 760 CMR 56.03(C)

The HPP shall address the matters set out in the Department's guidelines, including:

1. a mix of types of housing, consistent with local and regional needs and feasible within the housing market in which they will be situated, including rental, homeownership, and other occupancy arrangements, if any, for families, individuals, persons with special needs, and the elderly;
2. a numerical goal for annual housing production, pursuant to which there is an increase in the municipality's number of SHI Eligible Housing units by at least 0.50% of its total units (as determined in accordance with 760 CMR 56.03(3)(a)) during every calendar year included in the HPP, until the overall percentage exceeds the Statutory Minimum set forth in 760 CMR 56.03(3)(a).

Housing Strategies

The eight (8) accompanying implementation strategies are to:

- Implement key zoning amendments to create new housing opportunities for first-time homebuyers, older adults wishing to downsize, and those with moderate or fixed incomes;
- Pursue professional support to assist in conducting community outreach to better determine local needs and housing preferences;
- Pursue partnerships and funding resources to provide direct assistance to help preserve housing for vulnerable communities, including senior residents;
- Pursue partnerships leading to development that is affordable to those with low, moderate, and fixed incomes;
- Consider hiring a consultant to assist in implementing the strategies within the Housing Production Plan;
- Investigate opportunities for adaptive reuse to redevelop underutilized municipally owned land and buildings;
- Review the availability of Town-owned and tax-title properties to work in tandem with adaptive reuse goals; and
- Negotiate perpetual deed restrictions for existing SHI units that have near-term expiration dates.

We will explain these goals and strategies in greater detail later in the report. To begin, we will give some important contextual information, explain key terms, and define any barriers Lakeville may have that could hinder thoughtful and impactful development. This information will set the stage for the goals and strategies outlined above.

IMPLEMENTATION STRATEGIES - 760 CMR 56.03(D)

The HPP shall address the matters set out in the Department's guidelines, including an explanation of the specific strategies which explain how the municipality will achieve its housing production goal, and a schedule for implementation of the goals and strategies for production of units, including all of the following strategies, to the extent applicable:

1. the identification of zoning districts or geographic areas in which the municipality proposes to modify current regulations for the purposes of creating SHI Eligible Housing developments to meet its housing production goal;
2. the identification of specific sites for which the municipality will encourage the filing of Comprehensive Permit applications;
3. characteristics of proposed residential or mixed-use developments that would be preferred by the municipality (examples might include cluster developments, adaptive re-use, transit-oriented housing, mixed-use development, inclusionary housing, etc.); and/or
4. municipally owned parcels for which the municipality commits to issue requests for proposals to develop SHI Eligible Housing; and/or
5. participation in regional collaborations addressing housing development.

Why Complete a Housing Production Plan?

There are numerous reasons to complete a Housing Production Plan; most importantly, HPPs assist in ensuring housing equity and planning for a future where all community members have safe, healthy, stable, and livable homes to return to. The Stanford Social Review elaborates on some of these reasons, saying, “High-quality, stable housing is central to the health and wellbeing of all families. It helps foster relationships and opportunities in communities, limits chronic stress, and allows families to support positive child development.” Additionally, there are other important State-level benefits, which include:

Create More Local Control over Chapter 40B Proposals

Having a certified Housing Production Plan gives a community more control over Comprehensive Permits under Chapter 40B. A plan may be certified by DHCD if, within a 12-month period, a community permits SHI-eligible affordable housing units equal to at least 0.5% to 1.0% of its year-round housing stock. Certification means that the community’s Housing Production Plan has met its regional need for affordable housing for one year (by meeting at least the 0.5% threshold) or two years (by meeting the 1% threshold). During its certification period, a community’s Zoning Board of Appeals has the right to deny a Comprehensive Permit. All requirements for HPPs are described in state regulations *760 CMR 56.00: Comprehensive permit; low- or moderate-income housing*.¹

Lakeville’s Subsidized Housing Inventory

As of September 2022, the Town of Lakeville has 250 of its 3,852 Census 2010 year-round housing units listed on their Subsidized Housing Inventory, which does not meet the affordability requirements set forth in M.G.L. Chapter 40B §§ 20 through 23 and 760 CMR 56.00. This represents 6.49% of their total 10% Subsidized Housing Inventory requirement. Under these housing unit counts, Lakeville would need to produce at least 135 more affordable units

¹ Available at <https://www.mass.gov/regulations/760-CMR-5600-comprehensive-permit-low-or-moderate-income-housing>

to meet the Housing Unit Minimum of the Statutory Minimum (as defined in 760 CMR 56.03(3)(a)). Achieving the Housing Unit Minimum threshold would mean that the Town of Lakeville Zoning Board of Appeals would have the ability to deny a Comprehensive Permit or approve it with conditions and that the aforementioned decision would be upheld if appealed by the applicant pursuant to 760 CMR 56.03, otherwise known as “Safe Harbor.”

Assuming future housing growth, Lakeville and other communities’ 10% figure is a moving target that is updated on a ten-year basis. This is because the required Housing Unit Minimum will increase over time as new “year-round” housing units are built, or as vacant “seasonal/recreational/occasional use” units are converted to year-round units. Therefore, as additional year-round housing units increase throughout a decade, the subsequent number of year-round housing units reported on the next decennial Census increases, as does the corresponding required number of affordable housing units.

A Note on Census Year-Round Housing Units

As referenced above, DHCD uses Census “year-round” housing units to determine a community’s SHI obligation under Chapter 40B. This “year-round” count excludes vacant “seasonal, occasional, or recreation use” units, as reported by the Census, from the calculation to determine a community’s required amount of SHI units. As of April 2023, the Census has not released 2020 year-round housing unit counts, only total housing unit counts (*Census table H1 | Occupancy Status*).

While we cannot say for certain what Lakeville’s SHI obligation will be until these numbers are released by the Census,² we can make an educated guess based on Lakeville’s 2010 count of seasonal vs. “year-round” units. In 2010, the town had 4,177 total housing units; 3,725 occupied and 452 vacant. According to the *Census H5 | Vacancy Status table*, 325 of the 452 vacant units (72%) in Lakeville

² Please see **this statement from the U.S. Census Bureau on the release of Demographic and Housing Characteristics File (DHC)** and **this statement from DHCD on the SHI** for more information on the timeline of release and data included.

were for “seasonal, recreational, or occasional use.” Subtracting those 325 units from Lakeville’s total 4,177 2010 housing units gives 3,852 remaining units, otherwise known as Lakeville’s “year-round” housing units.

To project Lakeville’s 2020 year-round housing units, we can assume that the town’s inventory of “seasonal, recreational, or occasional use” vacant units will be the same percentage of all vacancies in town as it was in 2010. In 2020, Lakeville has 4,624 total housing units; 4,240 occupied and 384 vacant. Assuming 72% of these vacancies are for seasonal/recreational/occasional use, this would exclude 277 units from the town’s year-round housing unit count. Removing those units from Lakeville’s total housing unit count results in approximately 4,347 remaining units that would be the “best guess” estimation of Lakeville’s 2020 year-round housing unit count that would be used to determine the Town’s SHI obligation. Under this estimation, Lakeville’s new SHI target would be 435 housing units, a projected increase of 50 units.

Under these projected estimates,³ Lakeville would need to produce:

- 185 rental units (40B or 40R at 25% affordability); or
- 740 for sale units (40B at 25% affordability); or
- 925 for sale or rental units (40R at 20% affordability).

³ Under Lakeville’s current SHI (circa September 2022 using 2010 year-round housing units), the Town would need to produce:

- 135 rental units (40B or 40R at 25% affordability); or
- 540 for sale units (40B at 25% affordability); or
- 675 for sale or rental units (40R at 20% affordability).

Support the Commonwealth's Commitment to Housing

The **Housing Choice Initiative (HCI)** provides incentives, technical assistance, and targeted legislative reform to encourage municipalities to plan and build diverse housing stock. Importantly, it supports the administration's commitment to produce 135,000 new housing units statewide by 2025. Benefits of participation in the HCI include:

1. The **Housing Choice Community Grant Program**, which funds infrastructure improvements in those communities that have shown commitment to advancing sustainable housing production.
2. Other Technical Assistance programs offered by regional and state agencies to assist with planning for housing such as the **District Local Technical Assistance (DLTA)** Program and the **Community Compact Cabinet**.

Housing Needs Assessment

The Housing Needs Assessment is an analysis of community demographics and market conditions. When conducting this analysis, we ask the questions:

1. Who lives in the community and what are their needs?
2. How diverse is the housing stock and does it match the community's needs?
3. Is it affordable to live within the community for both existing and future residents?

Data Sources and Definitions

The Needs Assessment pulls from a variety of sources to help tell Lakeville's housing story. Below we've described some of the sources you'll see referenced most often throughout the report.

American Community Survey (ACS)

The American Community Survey, or ACS, gathers data on a sample of the population through monthly surveys the US Census Bureau produces on topics including housing, jobs, education, and more. The Five-Year ACS, used in this HPP, shows data that has been collected and aggregated over a five-year period from 2017 to 2021.⁴

The Decennial Census

The Decennial Census is a count of the entire population conducted and released every 10 years. These data sources have some overlap, but also gather information on separate topics. As of February 2023, much of the 2020 Decennial Census has yet to be released. In lieu of those data points, we have opted to use the 2021 ACS Five-Year estimates where applicable.

⁴ This is the most recent complete set of ACS data available at the time of this writing.

As a result, there may be small discrepancies between numbers quoted from the 2020 Decennial Census and 2021 ACS estimates, most notably population and housing unit counts. These discrepancies are minor and are not a cause for concern.

Department of Housing and Urban Development (HUD)

The Department of Housing and Urban Development (HUD) maintains data on a variety of topics related to housing nationally. Two of the topics described in this presentation are Area Median Income (AMI or HAMFI) and Cost Burden.

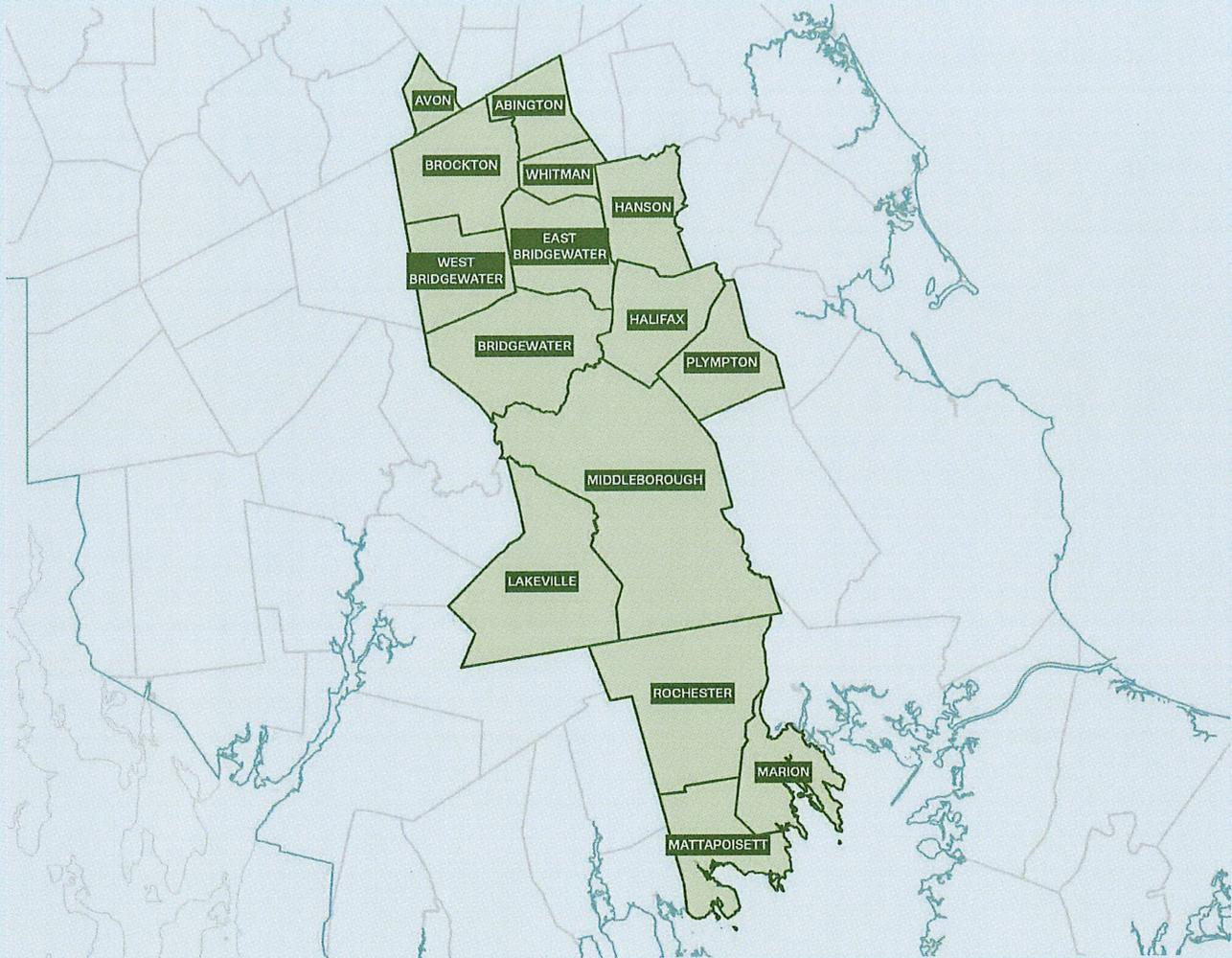
The Different Types of Median Incomes

There are two important income figures we will cite frequently throughout this plan. The first is the Area Median Income, which is also called 100% AMI. Area Median Income describes the midpoint of a specific region's set of household incomes. It is used to determine the income eligibility requirements for State and Federal housing programs. These "Income Limits," ranging from roughly 30% to roughly 80% of a town's AMI, are defined by HUD as eligible for subsidized housing. For Lakeville, these income limits (for a family of four) are:

- **100% AMI:** \$111,400;
- **80% AMI:** \$89,350. This is approximately 80% of \$111,400 and is the income limit at which a family of four becomes eligible for subsidized affordable housing.
- **50% AMI:** \$55,850; and
- **30% AMI:** \$33,500.

The town Median Household Income, which is \$112,240. This is different from AMI, and represents the median income for all households in Lakeville (as opposed to the previous HUD number, which represents the medium income for Lakeville and its surrounding region).

Map 1. Brockton, MA HUD Metro FMR Area



HUD creates its own regional groupings, with Lakeville grouped within the “Brockton, MA HUD Metro FMR Area.” The group includes the following cities and towns:

- **Norfolk County:** Avon;
- **Plymouth County:** Abington, Bridgewater, Brockton, East Bridgewater, Halifax, Hanson, Lakeville, Marion, Mattapoisett, Middleborough, Plympton, Rochester, West Bridgewater, Whitman.

For more information about how HUD groups municipalities and their area definitions, see HUD’s **Income Limits Documentation**, FAQ Question 9.

We will use these income figures depending on the context. For example, we will cite the town median income when talking about market-rate housing affordability in Lakeville. Conversely, we will use the area median income and corresponding income limits when discussing eligibility for subsidized affordable housing.

Comprehensive Housing Affordability Strategy (CHAS)

Created by the U.S. Census Bureau and released by HUD, CHAS data is a set of custom tabulations of American Community Survey data that describe the extent of housing problems and needs in a municipality. These tabulations include data on how many households fall into each AMI bracket (for example, how many families fall within 50-80% of the area median income given their household size) and how many households are cost-burdened (as well as to what extent).

Cost Burden

Cost Burden describes how much a household pays for housing relative to their income. Individuals and families can be cost-burdened regardless of their income. An individual or household is considered “cost burdened” if they are paying 30% or more of their income on housing costs.

The Warren Group

The Warren Group is a real estate entity that provides data and information on real estate trends, property transactions, and mortgages. In this HPP it is used to determine housing market trends.

ESRI Business Analyst

Geographic Information Systems (GIS) software provider ESRI offers an online mapping service called Business Analyst that allows users to run market analyses on specific geographies. Here, it is used to retrieve population and housing unit projections out to 2027.

Population and Demographics

Lakeville is a rural community, home to 11,523 residents as of 2020. For the past several decades, Lakeville and its neighbors have consistently grown at a rate faster than both the county and state levels, reflective of a regional “growth spurt.” While growth has slowed in the past ten years, Lakeville continues to outpace county and state rates with a population increase of 8.7% between 2010 to 2020. This population increase has been accompanied by an increase in housing production throughout town, including the 200+ acre Le Baron Estates, 100+ acre Woodland Ridge, and the 40R-enabled Residences at Lakeville Station and Kensington Court.

Figure 1. Population Change and Totals, Lakeville and Neighbors

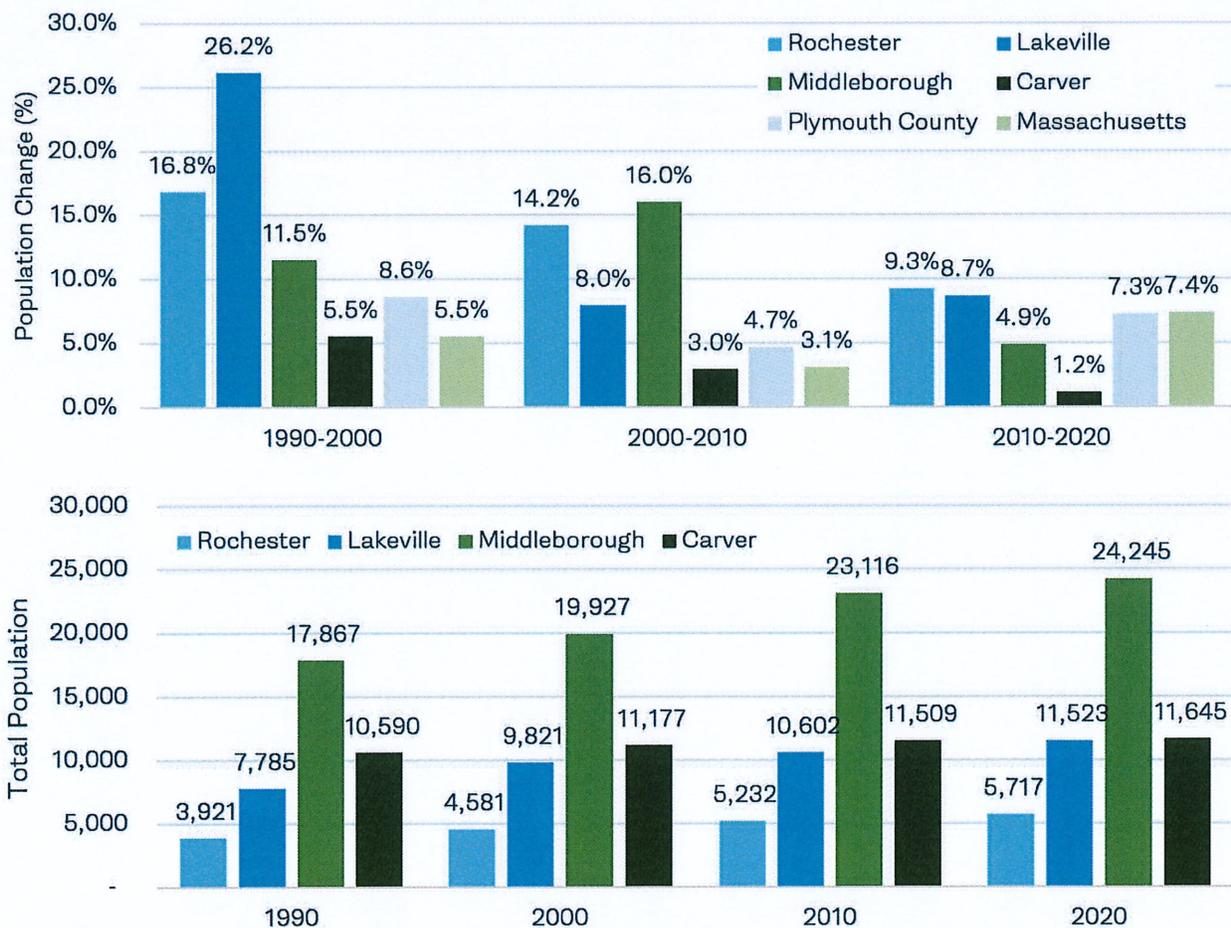
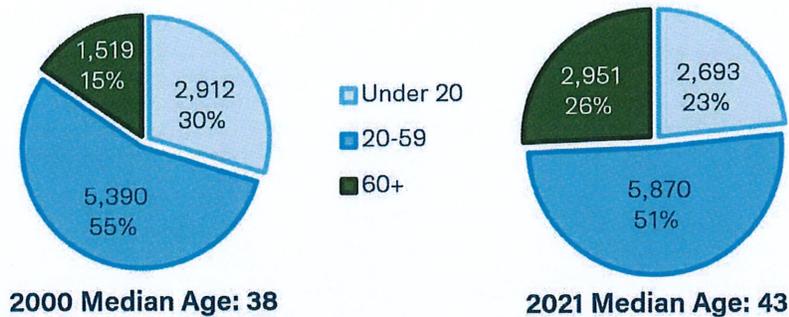


Figure 2. Age Trends, 2000 and 2021

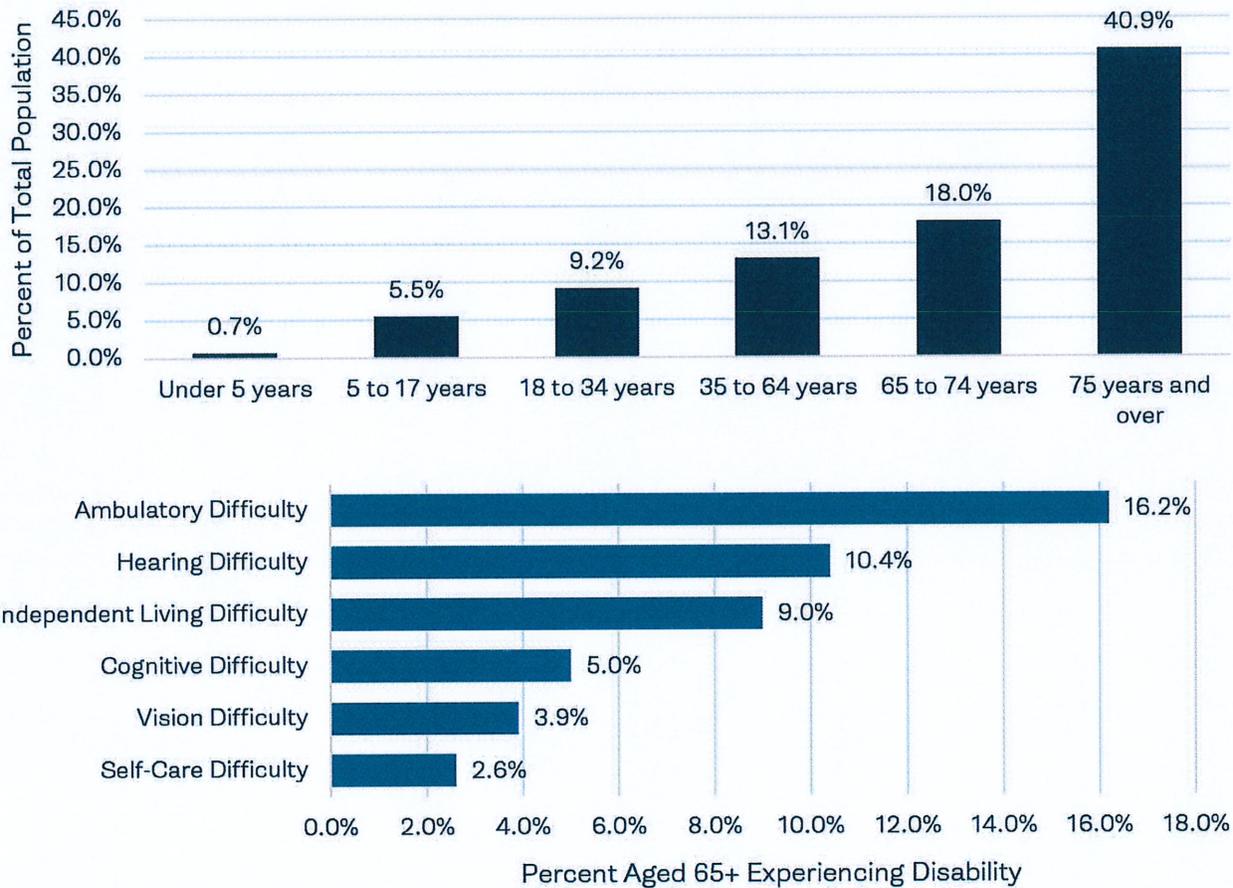


Like many communities in Southeastern Massachusetts and throughout the nation, Lakeville’s population is aging. The median age in town increased from 38 to 43 between 2000 and 2021. The town’s population of residents aged 65 and over increased by 11% in that span of time, from 15% to 26%. As of 2021, 5% of Lakeville’s population is over the age of 75.

An individual’s housing needs are likely to change as they get older, due to changes in their income, mobility, household structure, etc. Given its aging community, the Town may wish to find ways to assist residents who wish to “age in place,” either by finding avenues to provide new senior housing options or offering mechanisms and resources to support retrofitting existing homes so that they are “aging-ready.” As a note, some of the features necessary to make a home “aging-ready,” according to the U.S. Census Bureau’s report on the housing needs of older adults, are:

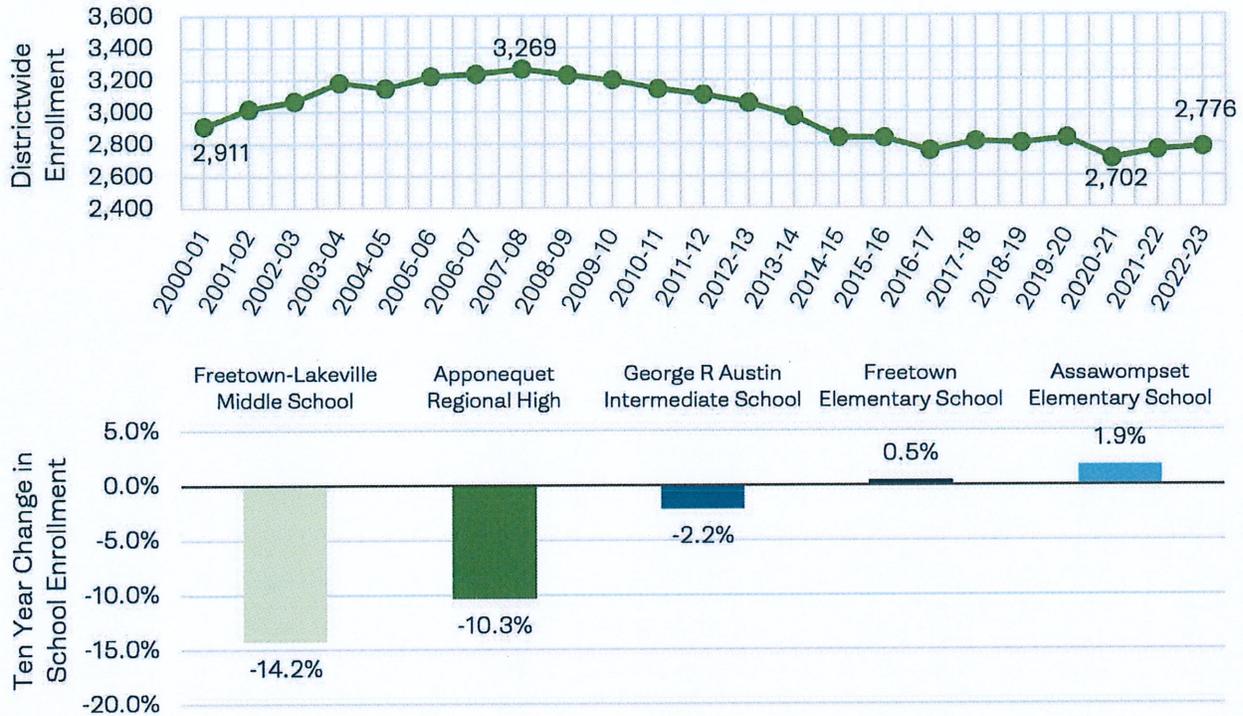
- A step-free entryway
- A bedroom and full bathroom on the first floor
- At least one bathroom accessibility feature
- Additional aging-accessible elements that may be useful include:
 - Sink handles or levers instead of knobs
 - Handrails or grab bars in the bathroom
 - Built-in shower seats
 - Housing features (such as thermostats, countertops, electrical outlets, etc.) that are at wheelchair accessible heights

Figure 3. Disability Status, Total Population and Individuals Aged 65+



As expected, older adults in Lakeville have more disabilities than their younger counterparts, with about 25% of those aged 65 or over having at least one type of disability. Ambulatory difficulties (having serious difficulty walking or climbing stairs) is the most common disability those over the age of 65 are experiencing in Lakeville (16%), followed by hearing difficulties (10%) and independent living difficulties (having difficulty doing errands alone; 9%). The Town may wish to survey its older residents to determine their current living conditions and any needs for accessibility or housing modifications.

Figure 4. School Enrollment, Districtwide and by School



Furthermore, Lakeville’s total proportion of those under 20 has declined in the past two decades, down from 30% to 23%. School enrollment⁵ has also declined over the past two decades, down from a peak of 3,269 in the 2007-2008 school year to 2,776 in the 2022-2023 school year. This change is slightly less pronounced when looking at historic enrollment, with a net decrease of 135 students from 2000 to 2023.

Freetown-Lakeville Middle School and Apponequet Regional High School saw the most notable decreases in enrollment over the past ten years, while Freetown and Assawompset Elementary Schools saw modest increases. This is notable when addressing any concerns regarding the potential impact of additional affordable housing development on the local school system. The Town may wish to explore this decrease in enrollment and its effect on the capacity for new students.

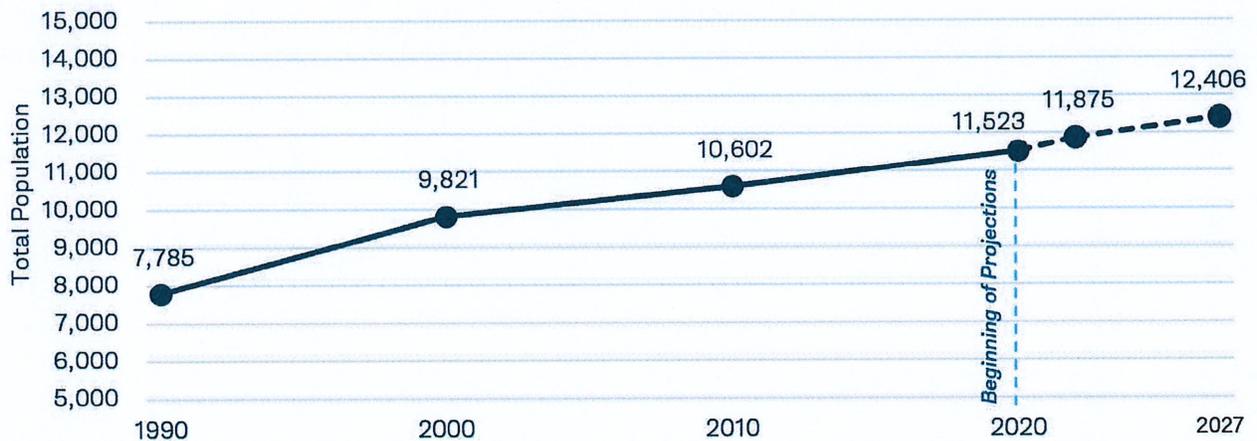
⁵ Enrollment includes totals from Apponequet Regional High School, Assawompset Elementary School, Freetown Elementary School, Freetown-Lakeville Middle School, Freetown-Lakeville Intermediate School, and George R Austin Intermediate School. Please note that this data includes enrollment that occurred prior to the regionalization of the Freetown-Lakeville School District, which occurred in 2011.

Town of Lakeville Housing Production Plan

Lakeville's population is predicted to grow over the next five years according to ESRI Business Analyst, which projects population and housing unit changes in five-year increments.⁶ By 2027, Lakeville is projected to have a total population of 12,406 residents (4,613 households), an increase of 883 individuals (373 households). This increase of 7.7% is relatively on par with the growth the town has experienced over the past two decades.

⁶ At the time of writing, 2022 ACS Estimates have not been released. ESRI forecasts for 2022 and 2027.

Figure 5. Population Projections, 2022 and 2027



Lakeville is an affluent community, with a median household income of \$112,240, higher than both the State and County. This figure is projected to increase 24% to \$138,732 by 2027. Despite these high incomes, 19% of households in Lakeville make under \$50,000 annually. Furthermore, one third (33%) of owners and two thirds (65%) of renters qualify for some form of subsidized or deed-restricted affordable housing programs. This means that, given the number of individuals in each household, their total household income falls at or below 100% of the area median income (\$111,400 for a household of 4, and so forth). Given the presence of lower-to-moderate income households in town, Lakeville should continue to examine varying state and local housing programs aimed at creating new affordable housing options and maintaining existing units.

Figure 6. Median Household Income, Ten-Year Change and Breakdown

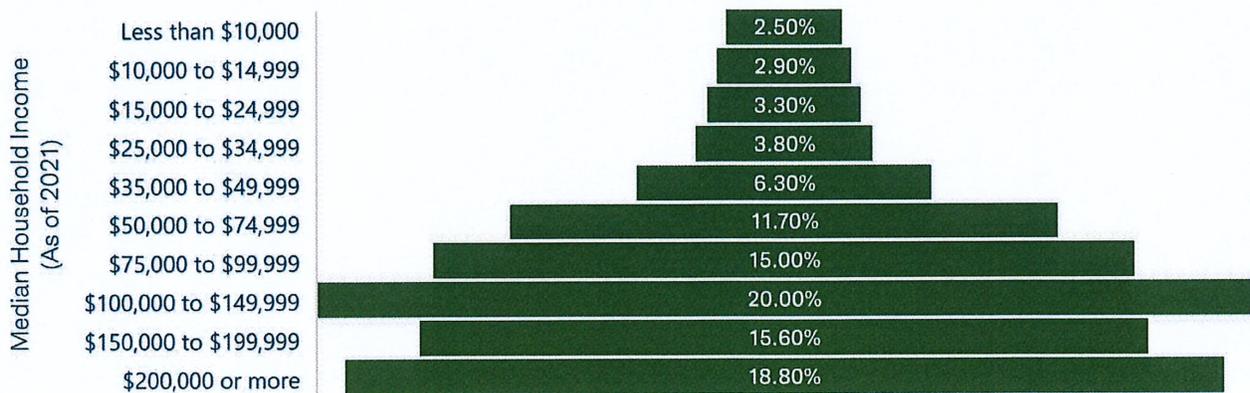
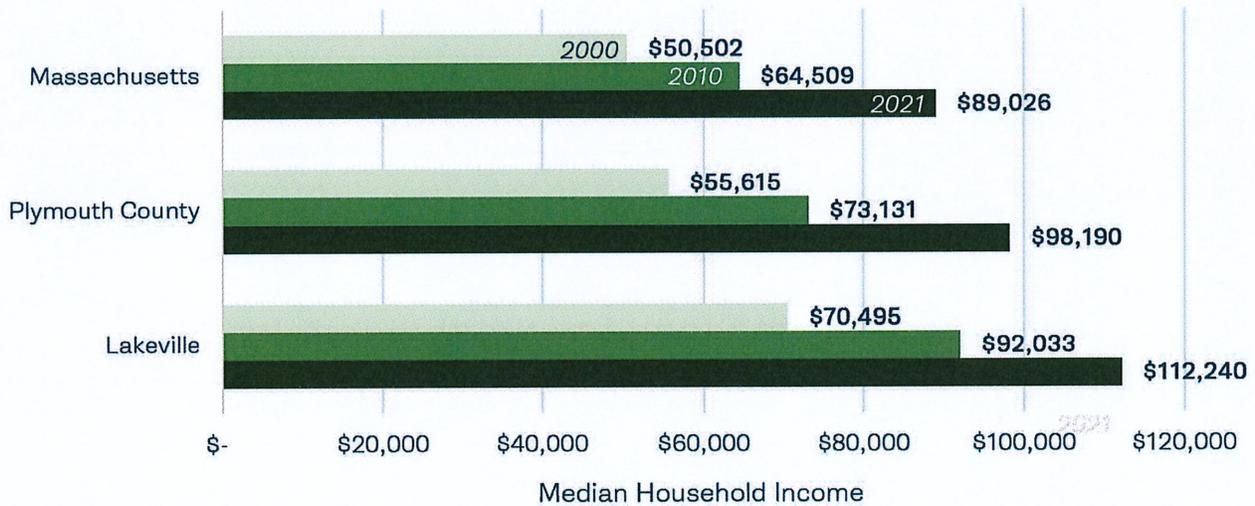
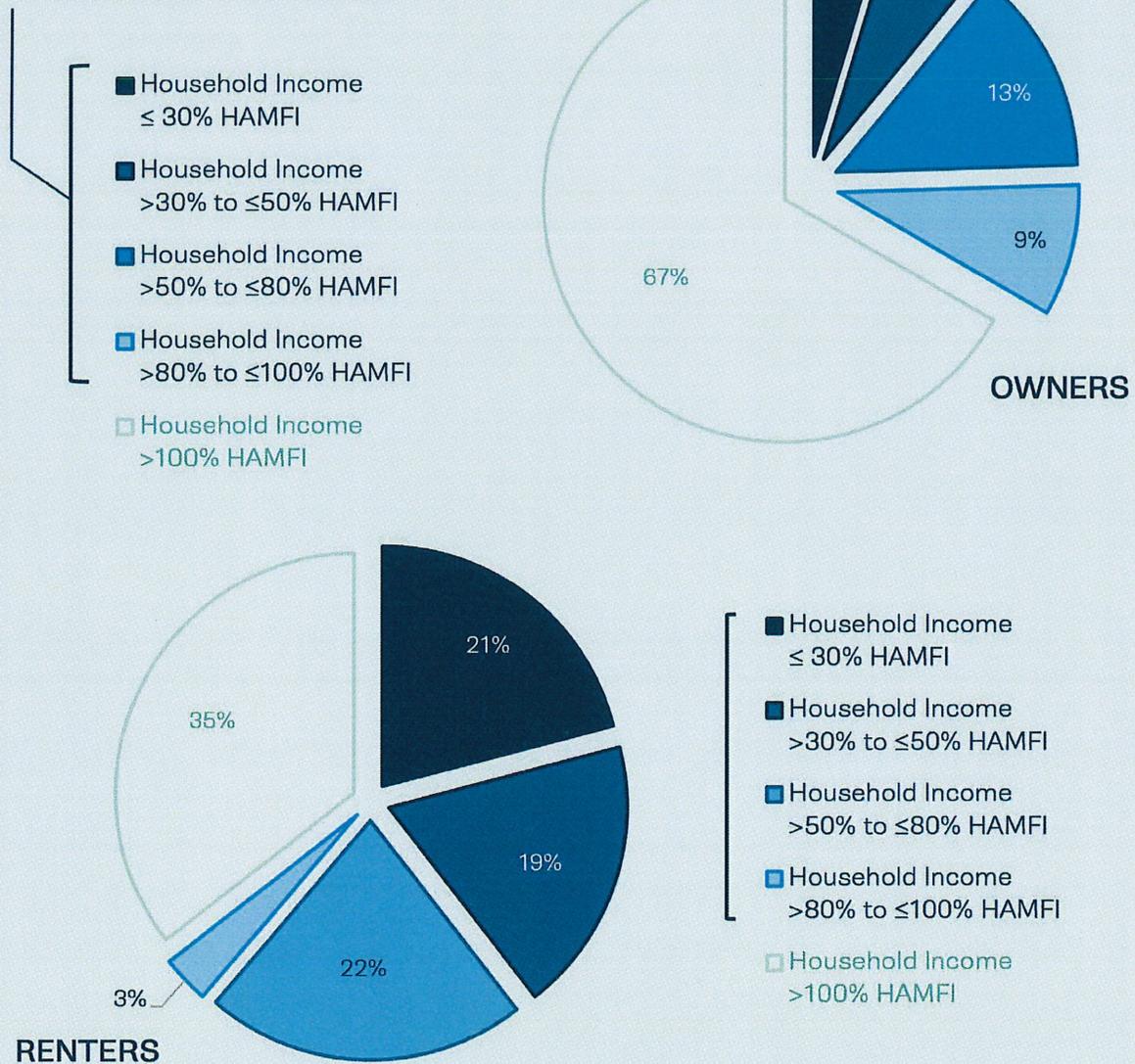


Figure 7. HUD Area Median Family Income, Renters and Homeowners

These charts show how many families in Lakeville fall into the HUD-defined income categories (described at the beginning of this section). In Lakeville, 1 in 3 homeowner households and 2 in 3 renter households qualify for varying forms of subsidized affordable housing based on their annual income.

Please note that there are housing programs that exist beyond 100% AMI, including 40Y Starter Home Districts, which are affordable up to 110% AMI.

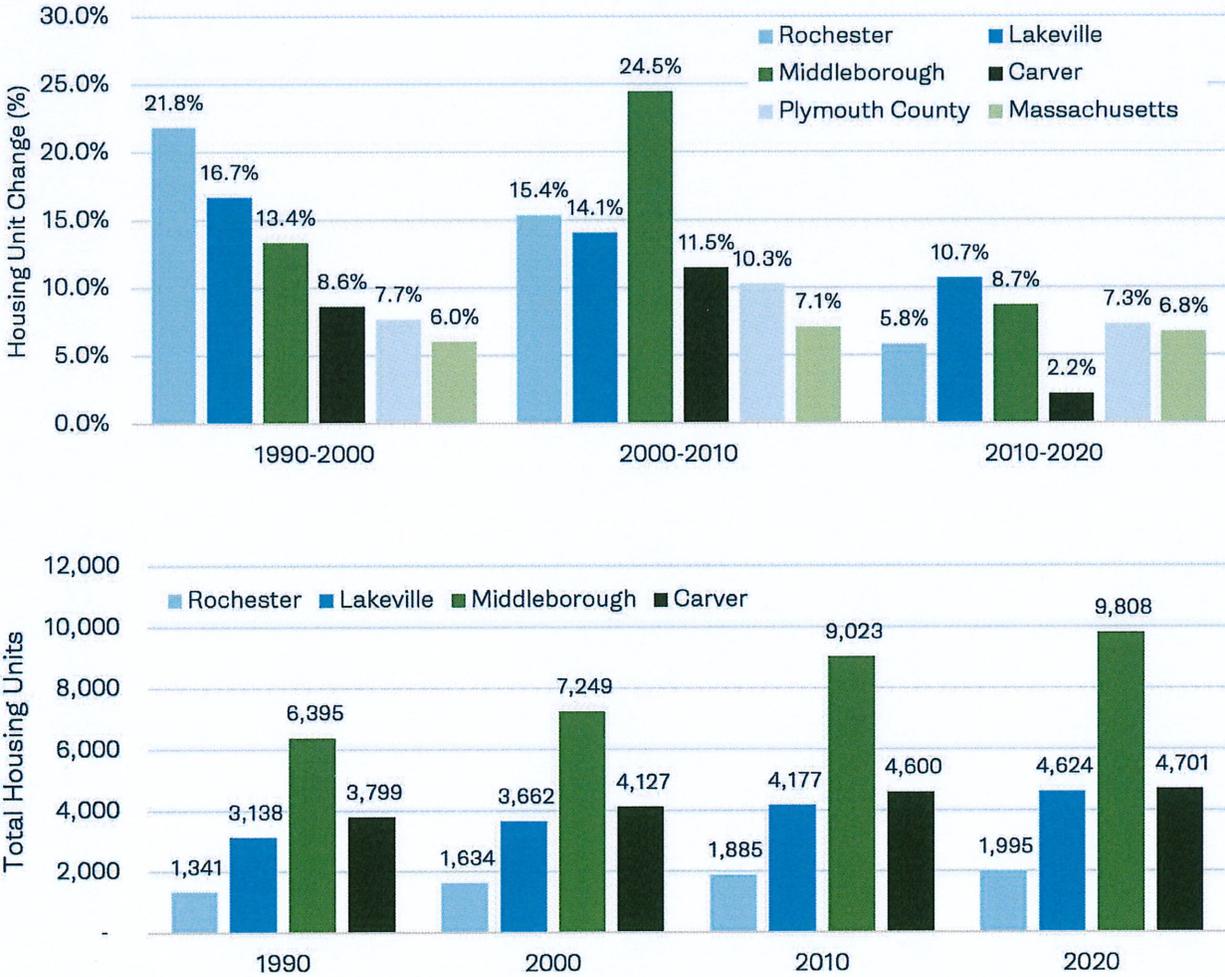
Households eligible for varying forms of subsidized affordable housing.



Housing Stock Characteristics

Lakeville is home to 4,624 housing units as of 2020, an increase of 10.7% since 2010. Although Lakeville’s rate of housing production has slowed over the past ten years, the town’s housing stock growth rate still outpaced neighboring Rochester and Middleborough, as well as county and state levels. During this time, the town added an additional 447 units to their housing stock.

Figure 8. Housing Unit Change and Totals, Lakeville and Neighbors



Lakeville’s housing stock is majority detached single-family, consisting of 87% of the town’s housing stock. However, compared to its neighbors, Lakeville’s housing stock is fairly diverse, consisting of a mix of two-families, small apartments, and larger 10+ unit developments. Most notably, the town has a large share of 20+ unit developments when compared to adjacent communities, consisting of 3% of the town’s total housing stock.

Additionally, Lakeville has a relatively older housing stock with just under 30% of the existing housing stock having been built in 1959 or earlier. Older homes can require more upkeep than newer homes, and likely require some form of accessibility modifications to allow comfortable aging in place. According to the Joint Center for Housing Studies of Harvard University, 44% of the 25 million households aged 65 and over “require some need for home accessibility features due to disability or difficulty using components of their home.”⁷

⁷ See the Joint Center for Housing Studies of Harvard University’s article **Aging Society and Inaccessible Housing Stock Suggest Growing Need for Remodeling**

Figure 9. Age of Occupied Housing Units

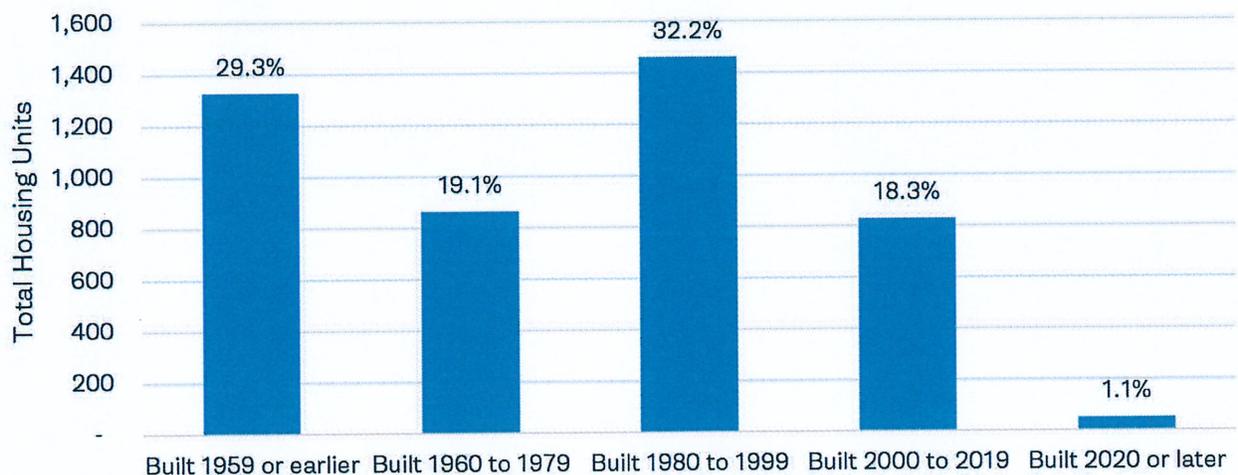


Figure 10. Housing Unit Breakdown, Lakeville and Neighbors

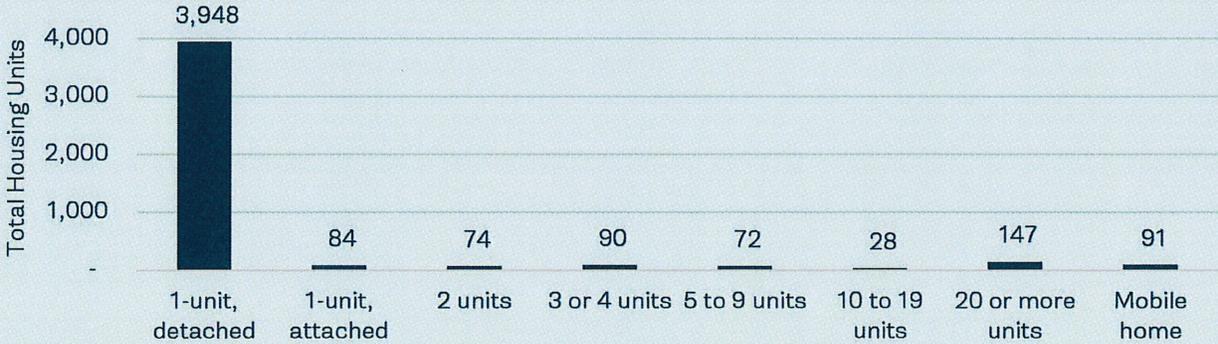
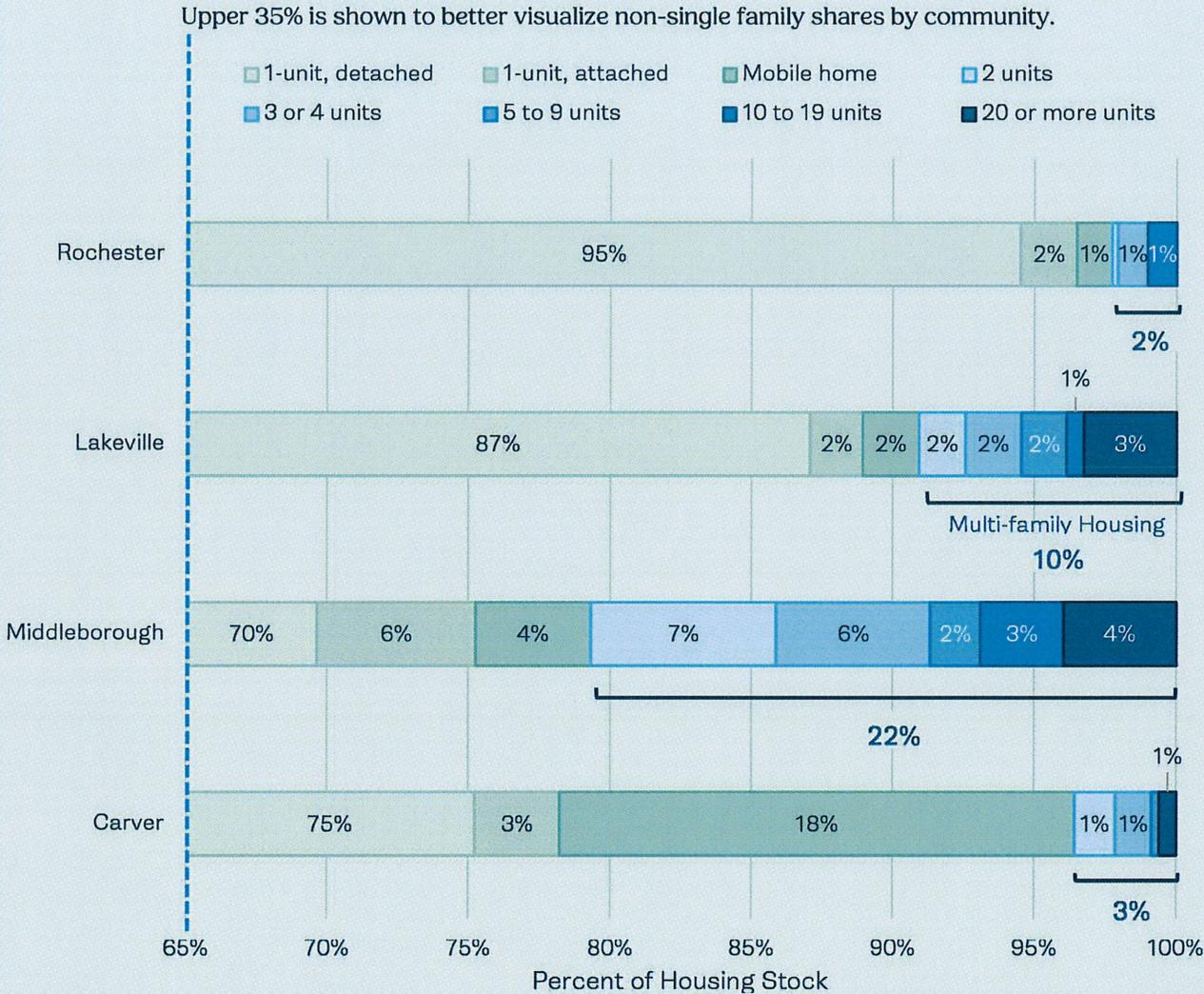
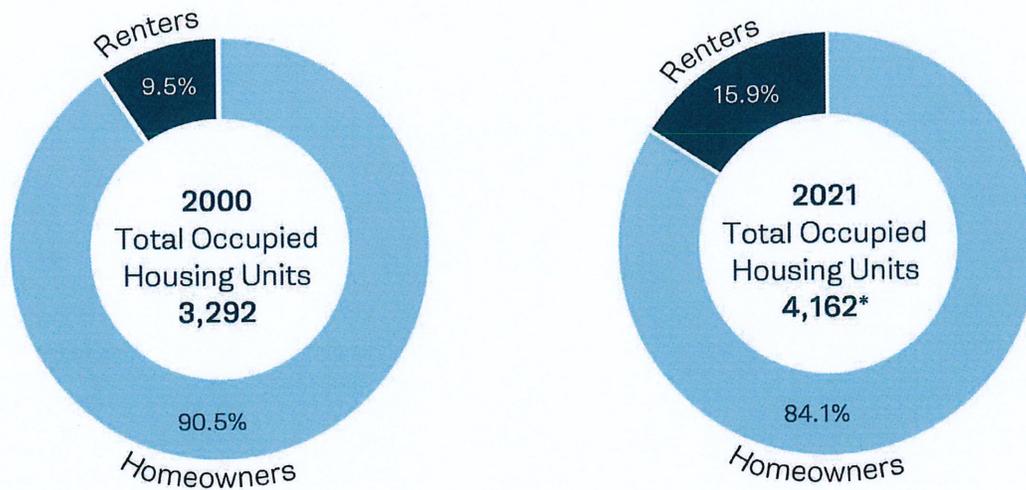
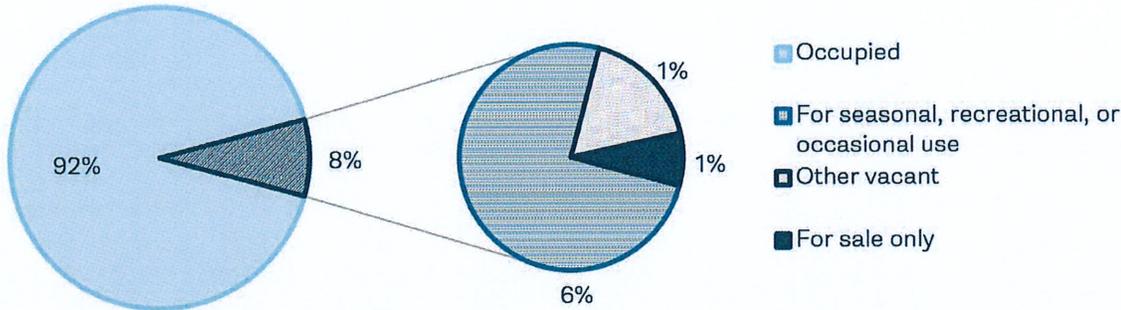


Figure 11. Occupancy Status, Homeowners and Renters



While the tactics outlined above will be straightforward for homeowners, renters in Lakeville (16% of residents) may not have as much agency over their living situations. Lakeville should examine its existing rental housing stock to identify its age, condition, and any potential accessibility concerns. Furthermore, the Town should determine who is living in rental housing (i.e., age, family status, income) to better understand the renter population's needs, particularly if they are older adults. As with homeowners, the Town can then use this information to identify the necessary actions to allow their renters to safely live and age in place in Lakeville. Should the Town deem it appropriate, they can pursue encouraging new, age-appropriate housing development, creating adult retirement community zoning, or finding mechanisms to provide low-interest loans to landlords for accessibility and safety modifications within rental units.

Figure 12. Occupancy Status, Homeowners and Renters



Eight percent of Lakeville’s existing housing stock is currently vacant. According to the ACS, 75% of these vacancies were listed as units that are used seasonally, recreationally, or on occasion. Additionally, there were no reported vacancies for rental units. The current, on-the-ground conditions in town could vary in reality, as vacancy rates can shift for many reasons between ACS data-gathering periods. The Town may wish to explore these vacancies in greater detail, particularly for rentals, to better understand the demand for different types of housing.

Table 1. Detailed Vacancies

Type of Vacancy	ACS Estimate (Number of Units)	Percent of Total Vacancies
Seasonal, recreational, or occasional use	279	75%
Other vacant	65	17%
For sale only	28	8%
For rent	0	-
Rented, not occupied	0	-
Sold, not occupied	0	-
For migrant workers	0	-

Town of Lakeville Housing Production Plan

In summary, Lakeville has an older, largely single-family housing stock consisting primarily of homeowners. Despite this, Lakeville's renter population is growing and there appears to be a demand for more rental housing. Major priorities for the Town will include determining the current living conditions of older homeowners and their capability to safely age in place, as well as determining the demographics of the renter population, the demand for rental housing, and any potential interventions Lakeville may wish to pursue to create additional rental opportunities.



Photo 3. Kensington Court and Sterling Place. Kevin Ham, SRPEDD.

Market Conditions and Affordability

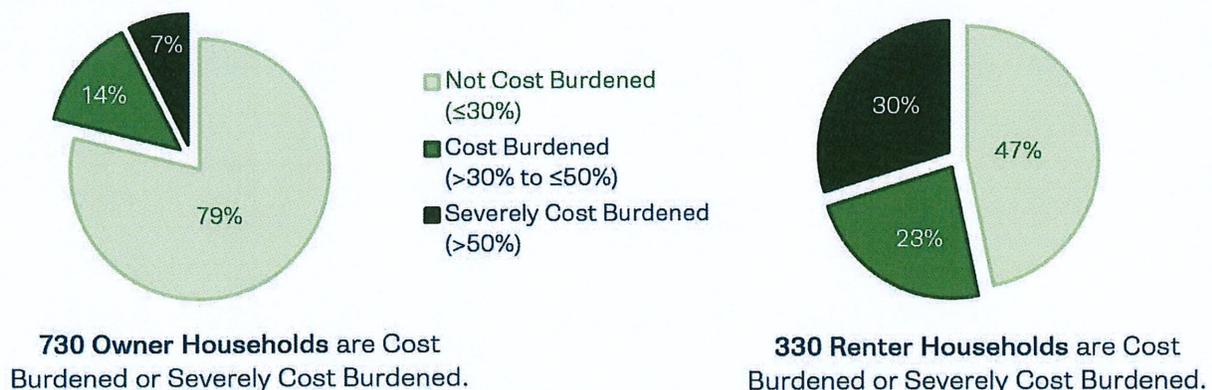
We will discuss two types of “affordable” housing through this plan. The first is “naturally occurring” affordable housing and the second is subsidized affordable housing. We’ve opted to separate these types of housing due to the nature of their creation and targeted demographics. We do so to address a variety of housing options suitable for different individuals with different income levels and family structures.

“Naturally Occurring” Affordable Housing

“Naturally occurring” affordable housing is available without subsidies and at lower price points when the right regulatory and market conditions exist for its development. In this case, the word “affordable” doesn’t mean “subsidized.” Instead, it builds on the idea of not being cost-burdened, as described in the “Data Sources and Definitions” section. When we are discussing naturally occurring affordable housing, we are talking about homes that are affordable enough that they will not cause a young family, older couple, or household with limited/fixed income to become cost burdened. These types of housing options include, but are not limited to, starter homes, homes for downsizing, and apartments for recent graduates.

In Lakeville, 620 households are cost-burdened (paying >30% but <50% of their income on housing) and 440 households are severely cost-burdened (paying more than 50% of their income on housing).

Figure 13. Cost Burden, Renters and Homeowners



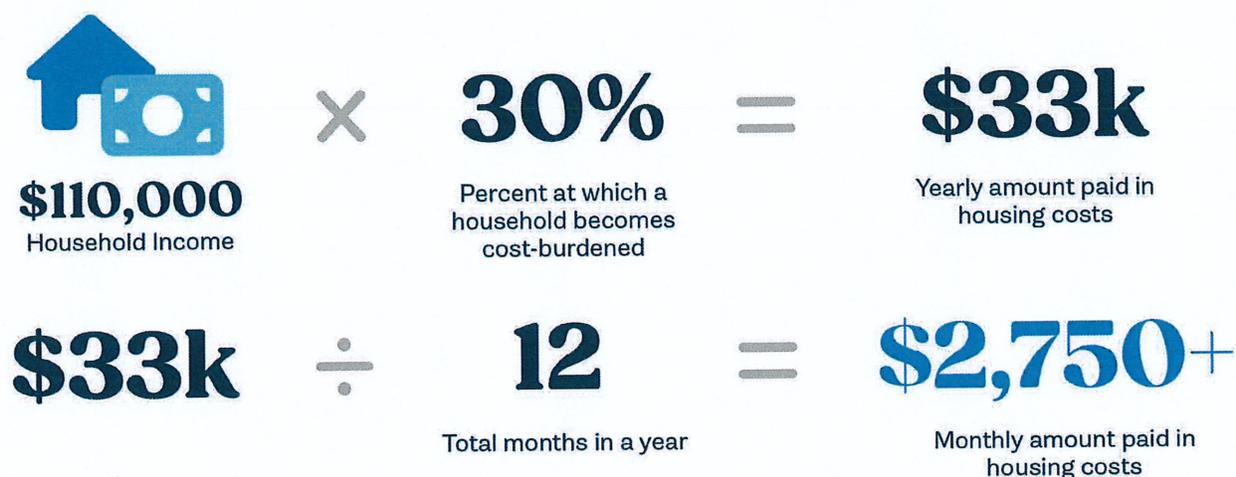
An Example of Cost Burden

Let's dive a little deeper into the concept of cost burden with a rough example. In 2020, the median household income in Lakeville was \$112,240. We will round down to \$110,00 for simplicity.

If you are a household of 4 making \$110,000, 30% of your annual income would be \$33,000. Now, imagine all that money is going towards a mortgage payment or rent. What would that payment look like? Split \$33,000 across 12 months and you get roughly \$2,750. That means any household with an annual household income of \$110,000 would be considered cost-burdened if they were paying \$2,750 or more per month in basic living costs (mortgage payments or rent plus utilities).

Want to try this exercise for yourself? Take the sum of everyone in your household's gross annual income, multiply it by 0.3 (30% minimum to be considered cost-burdened), and divide the result by 12 (12 monthly payments). What did you get? Are you paying more or less than that per month in basic living costs?

Figure 14. Cost Burden Exercise



A household making **\$110,000** annually will be considered “cost-burdened” if they are paying **\$2,750+** per month on housing costs (mortgage/rent and utilities).

Current Market Conditions in Lakeville

A total of 233 home sales occurred in Lakeville in 2022, about half of which were single-family homes (56%). The median sale price for a single-family home was \$499,900, up roughly 7% from the prior year. While prices are increasing, the overall volume of home sales has decreased in recent years from a recent peak in 2020.

Figure 15. Lakeville Home Sale Prices and Volume

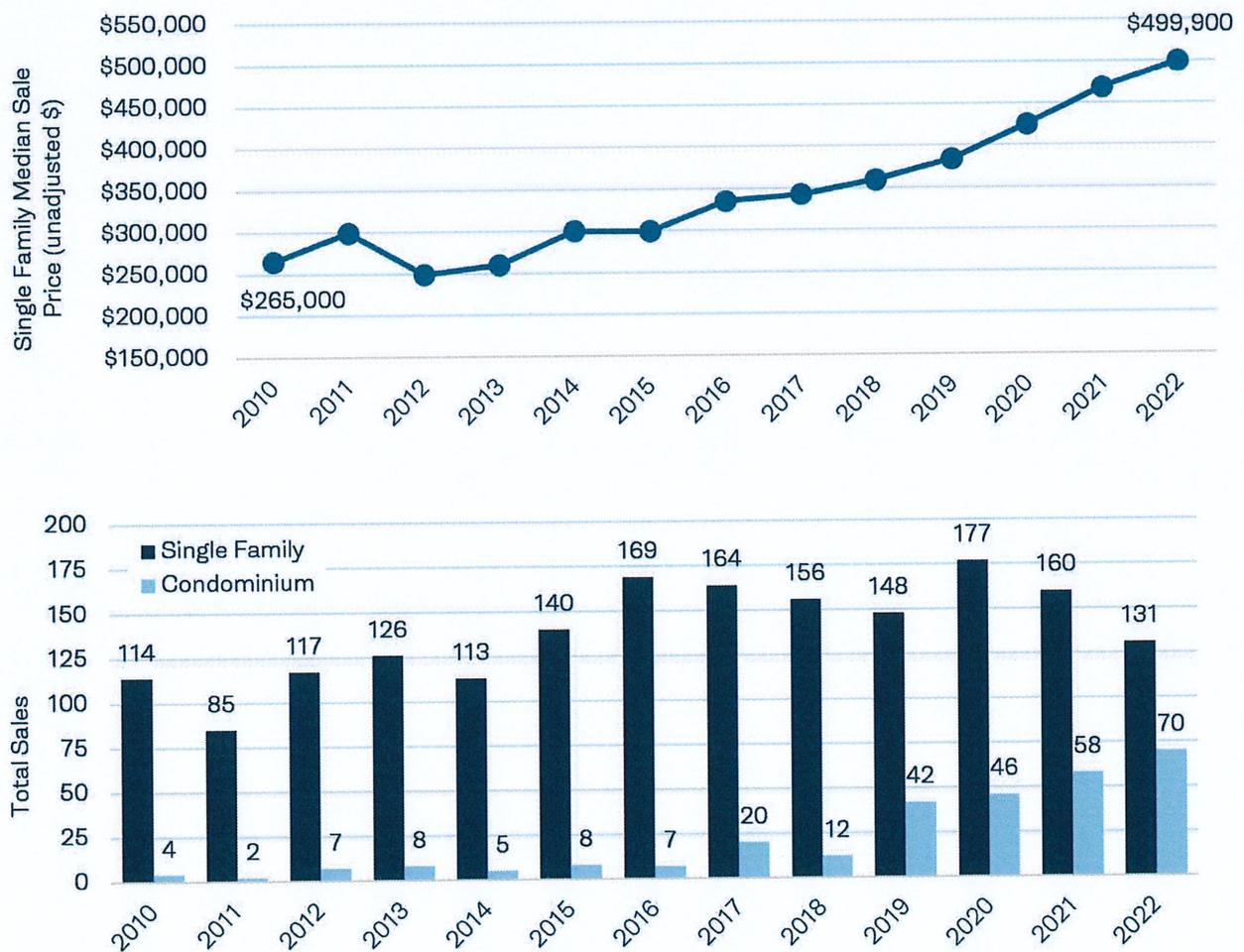
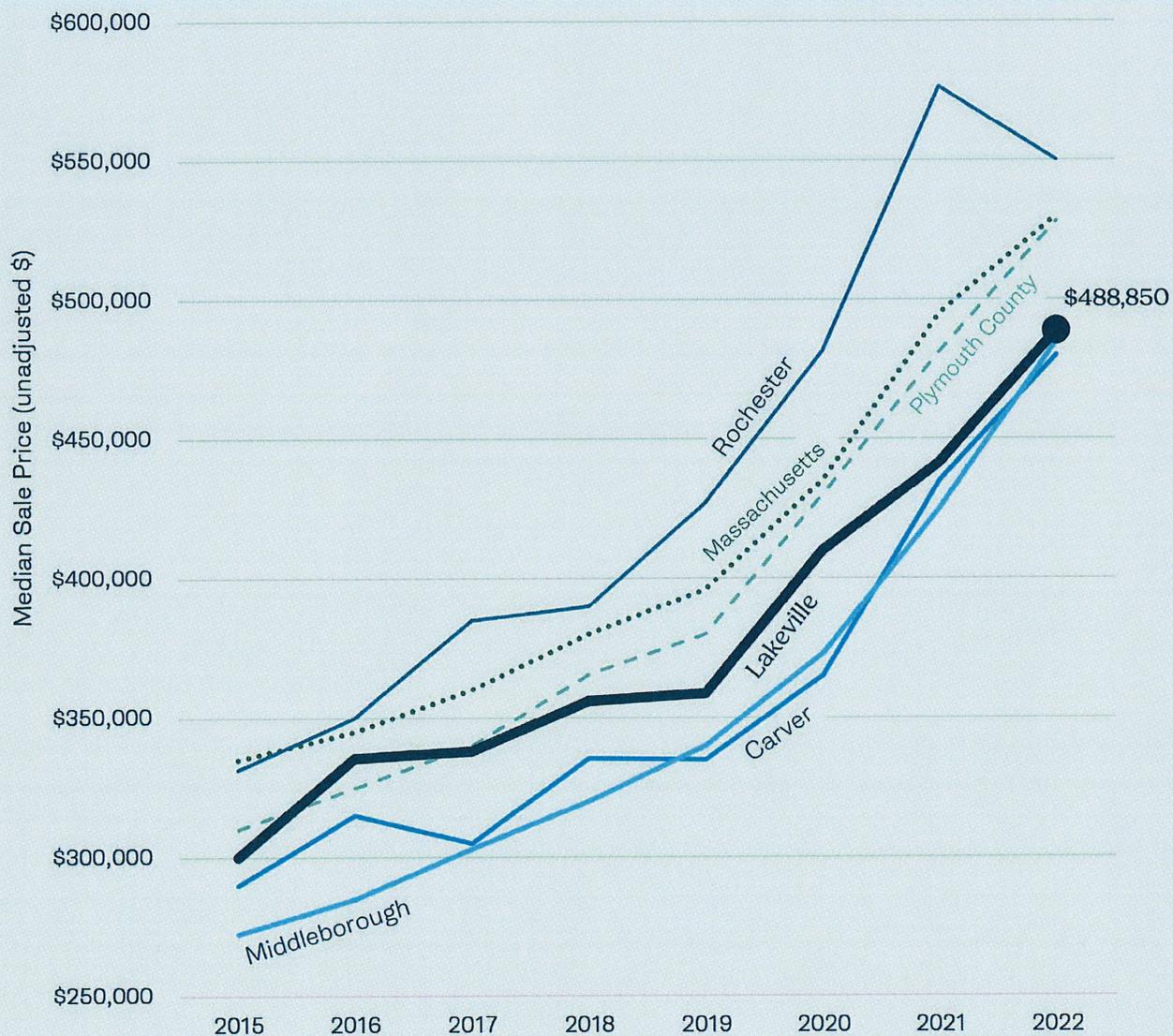


Figure 16. Home Sale Prices, Lakeville and Neighbors

Despite increasing costs, Lakeville’s housing prices remain lower than both Plymouth County and the state. Even so, the home sale prices observed in town are lower than what many survey respondents quoted as being a reasonable price for a starter home in town, which was most often cited as \$300,000 or \$350,000.



Subsidized Affordable Housing

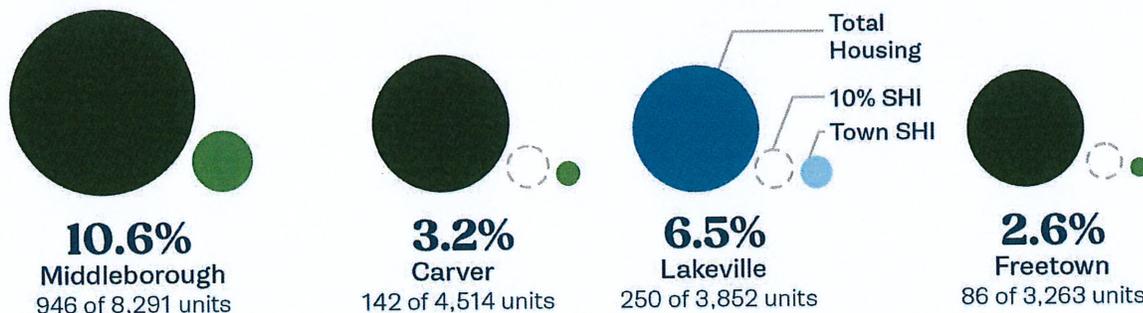
The term “subsidized affordable housing” refers to housing that is subsidized by a public agency, non-profit, or limited dividend company. Subsidized affordable housing units have deed restrictions, meaning their availability remains restricted to certain populations (e.g., 55+ housing) and/or to incomes at or below 80% of the area median income (AMI). This means that any household of four in Lakeville making \$89,350 or less is qualified to apply for subsidized affordable housing. Per M.G.L. c. 40B, the Commonwealth of Massachusetts requires at least 10% of a city or town’s housing stock to be subsidized affordable housing.

As of 2021, Lakeville’s Subsidized Housing Inventory consisted of 250 units of 3,852 total year-round housing units, or 6.49% of the housing stock. To reach 10%, Lakeville will need to produce an additional 108 housing units.

Additionally, Lakeville should plan for an increase in the total number of year-round housing units as the forthcoming 2020 Decennial Census is processed.⁸ Should this number increase from 3,852 units, as reported on the 2010 Decennial Census, so will the required number of affordable units to reach 10%.

⁸ The 2020 Census Redistricting Data (Public Law 94-171) Summary File that has been released by the U.S. Census Bureau does not include data on vacant “seasonal, occasional, or recreational use” units used by DHCD to determine Census “year-round housing units” for the SHI. The SHI will therefore continue to reflect the 2010 Census Year-Round Housing unit figures until such data is released. The Census Bureau has provided a release schedule for future data sets that will include this data in May of 2023.

Figure 17. Subsidized Housing Inventory, Lakeville and Neighbors



What qualifies on the Subsidized Housing Inventory?

For a unit to officially contribute to a community’s Subsidized Housing Inventory count, several criteria must be met:

- It must be part of a “subsidized” development subject to a regulatory agreement where a Subsidizing Agency and monitoring agent have been identified.
- For units not produced under the Local Initiative Program, at least 25% of the units in the development must be income-restricted to households with incomes at or below 80% of the area median income, corresponding to their household size, and have rents or sale prices restricted to affordable levels.
 - Restrictions must run at least 15 years for rehabilitation, 30 years for new rental construction, and in perpetuity for new homeownership construction.
- Resident selection for the Affordable Units must comply with the requirements of a lottery or other fair and equitable procedure, including an Affirmative Fair Housing Marketing and Resident Selection Plan, approved by the Subsidizing Agency and without regard to the amount of their assets.

Table 2. HUD FY22 Income Limits

Persons in Family	Extremely Low (30%) Income Limits	Very Low (50%) Income Limits	Low (80%) Income Limits
1	\$23,450	\$39,100	\$62,550
2	\$26,800	\$44,700	\$71,500
3	\$30,150	\$50,300	\$80,450
4	\$33,500	\$55,850	\$89,350
5	\$36,200	\$60,350	\$96,500
6	\$38,900	\$64,800	\$103,650
7	\$41,910	\$69,300	\$110,800
8	\$46,630	\$73,750	\$117,950



Photo 4. Kensington Court and Sterling Place. Kevin Ham, SRPEDD.

Barriers to Development

In every community, there exist challenging market conditions, laws and policies, land characteristics, historic development patterns, and other factors that can contribute to limited development opportunities or a lack of affordable housing options. It is important to inventory and consider these challenges so that planning officials and municipal staff can craft a set of goals and strategies that are tailored to the community's needs. In Lakeville, there are a few of these "barriers to development" to consider:

Environmental Constraints

Communities with important natural resources, protected conservation lands, and large recreational open spaces may be limited in terms of their ability to locate appropriate sites for affordable housing development that will have limited impact on the environment around it. Carefully planned zoning changes and redevelopment initiatives in areas deemed appropriate can help alleviate this issue and create affordable housing developments that have minimal impact on these important natural features.

Lakeville's namesake, the Assawompset Pond Complex, along with the town's many other important areas of conservation land, habitats, and recreational sites, pose notable limitations when siting new housing. As cited in the 2020 Master Plan, the creation of new housing will need to be balanced with thoughtful zoning changes to ensure harmony between land conservation efforts and smart growth initiatives.

Low-Density Zoning Regulations

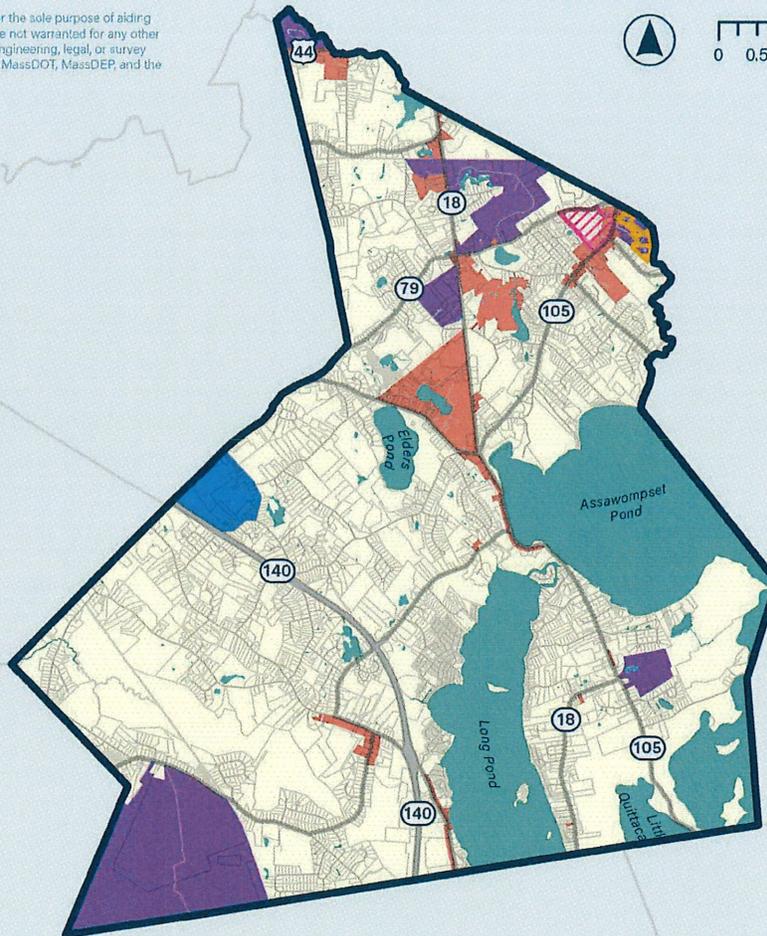
Zoning regulations, intentionally or unintentionally, are one of the most common limiting factors when it comes to the production of affordable housing. Zoning that prohibits higher density uses, favors medium (1-1.5 acre) minimum lot sizes, is unclear to developers, and maintains high parking requirements can prohibit the production of moderately priced homes. This often leads to unsustainable and unaffordable development outcomes.

Map 2. Lakeville Zoning

Maps produced by SRPEDD are for the sole purpose of aiding regional planning decisions and are not warranted for any other use. This map is not intended for engineering, legal, or survey purposes. Data sources: MassGIS, MassDOT, MassDEP, and the Town of Lakeville.



0 0.5 1 2 Miles



Legend

Base Zoning

- Business
- Industrial
- Industrial-B
- Residential

Relevant Overlays

- Mixed-Use Development District
- Smart Growth Overlay District (c. 40R)

Lakeville's zoning contains 4 distinct districts (Residential, Industrial, Industrial-B, and Business) along with 3 overlay districts (Mixed Use Development, Planned Special Purpose Overlay, and 40R Smart Growth Overlay). The following section will outline the permitted residential uses for each zone in Lakeville:

Residential

Of these districts, the Residential Zoning District comprises over 86% of Lakeville's buildable land and is the largest zoning district in town. This district requires a minimum lot size of 1.6 acres (70,000 sqft).

40R Smart Growth Overlay District

The Town's 40R Smart Growth Overlay District, located at the Lakeville/Middleborough border and near both the current and future MBTA Commuter Rail stations comprises roughly 33 acres across two sub-districts: The Residences at Lakeville Station Sub-District and The Nemasket River Sub-District, both of which allow single-family at 8 units per acre; two/three-family at 12 units per acre; and multi-family construction at 20 units (for Lakeville Station) and 25 units (for Nemasket), respectively. Minimum lot sizes in both sub-districts are substantially smaller than the requirements for the Residential district at 5,000 sqft for a single family; 7,000 sqft for a two/three-family; and 40,000 sqft for a multi-family or mixed-use multi-family building.

Mixed Use Development District

The Mixed Use Development District comprises roughly 73 acres on the site of the former Lakeville State Hospital. This district allows for the inclusion of age-qualified housing, which requires at least one occupant to be fifty-five years of age to live in an age-qualified unit. Building heights in this district can be up to 45 feet.

Business District

Lastly, the Business District allows facilities for residential care, senior homes, and nursing homes.

Lakeville's zoning presents several opportunities to expand the variety and amount of housing in town. The Residential zoning district represents the most significant opportunity, due to its size and restrictiveness, which limits the number of units that can be built on an acre of land, ultimately leading to a smaller housing inventory, less housing diversity, and higher prices. This happens, typically, by embedding more land and infrastructure costs into the price of development while allowing for fewer units per acre of land. These increased expenses lead to the construction of larger houses (that are necessary to ensure that the internal finances of the development project are profitable). These costs can severely limit the diversity of housing types and hinder the ability of the market to produce homes that cater to different family sizes, price points, ages, and lifestyles in Lakeville.

Limited Staff Capacity

Often, municipal staff have multiple day-to-day responsibilities and limited time to gain or deploy the specialized housing expertise necessary to accomplish their goals. This can hinder implementation efforts and lead to plans, such as HPPs, "sitting on the shelf." Lakeville currently does not have an existing staff member or committee whose day-to-day responsibility is focused primarily on housing. While the members of the Lakeville Planning and Select Boards, Town Planner, Town Administrator, Appeals Clerk, and other staff dedicate invaluable time to provide significant and continued effort towards advancing the Town's housing goals, much of this occurs after work hours and competes with other work and personal obligations.

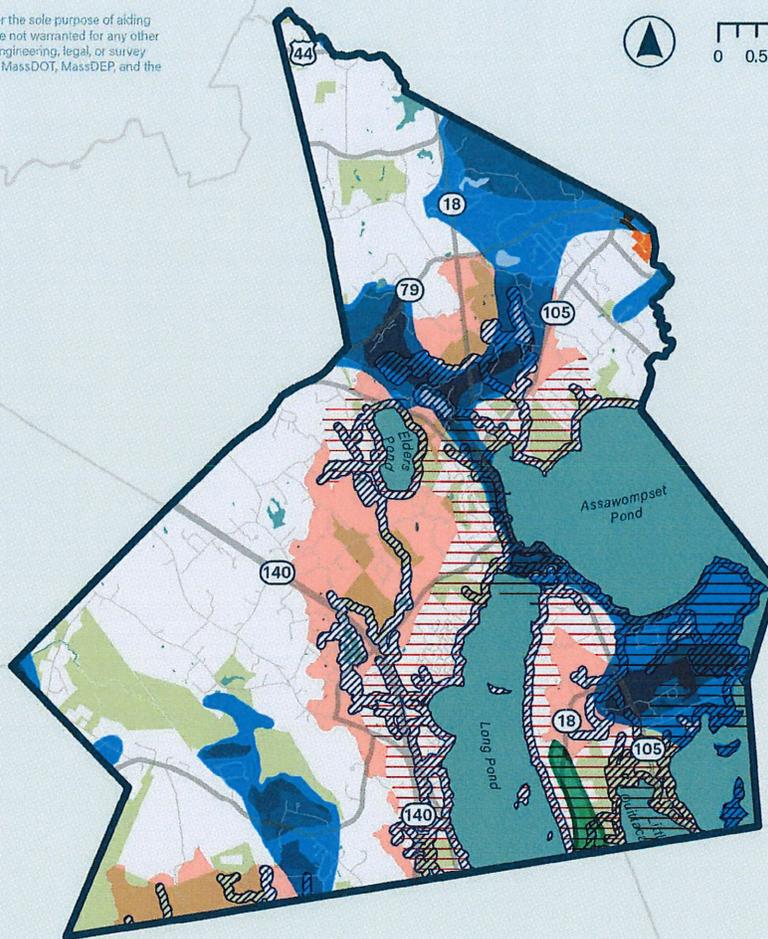
By providing additional resources, Lakeville can continue to leverage the Town's ongoing efforts towards producing affordable and subsidized housing, while continuing to develop new initiatives.

Map 3. Lakeville Water Resources

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0 0.5 1 2 Miles



Legend

Open Space

Surface Water Protection Areas

Zone A

Zone B

Zone C

MassDEP Aquifers

Pond

Low

Medium

High

No Data

Natural Resource Area Nitrogen Sensitive Areas (MassDEP Proposed Amendments to Title V)

Watershed with currently accepted MEP reports, but not final total nitrogen TMDLs, that MassDEP may designate as Natural Resource Area Nitrogen Sensitive Area in the future.

Limited Access to Public Utilities and Nitrogen Loading

The absence of public sewer and water can limit the types of development options available and add costs to development (e.g., wells and septic systems). Lakeville currently has no sewer service and minimal water service outside of major routes within town, of which are serviced by Middleborough and Taunton. This lack of infrastructure limits opportunities for compact development, as the need for septic systems increase both the cost and space required for new development, limiting options to downsize or purchase an affordable market-rate home.

Additionally, the Town should bear in mind the Massachusetts Department of Environmental Protection's (MassDEP) proposed amendments to Title V regarding Nitrogen Sensitive Areas, which have been designed to regulate the impact of nitrogen discharges on surface water quality. The proposed amendments will affect new and existing development near Long Pond and along a small portion of Route 18.

Negative Community Perceptions

Whether we are conscious of it or not, the phrase "affordable housing" summons up misguided images of potential neglect, loss of property value, and increased crime. Residents and elected/appointed officials often cite associated costs (e.g., more students in schools) as another reason more housing shouldn't come to the community. However, it is required by state and federal law that communities provide fair housing opportunities for residents, regardless of their social, economic, cultural, or family make-up. Young professionals, families, and older adults who are not in the position to afford high homeownership costs, but wish to remain in their community, as well as BIPOC and low- to moderate income households, have the right to fair housing opportunities throughout Massachusetts. Educational campaigns and maintaining an active conversation with community members may help to dispel these myths and create authentic, enthusiastic local support for new housing initiatives.

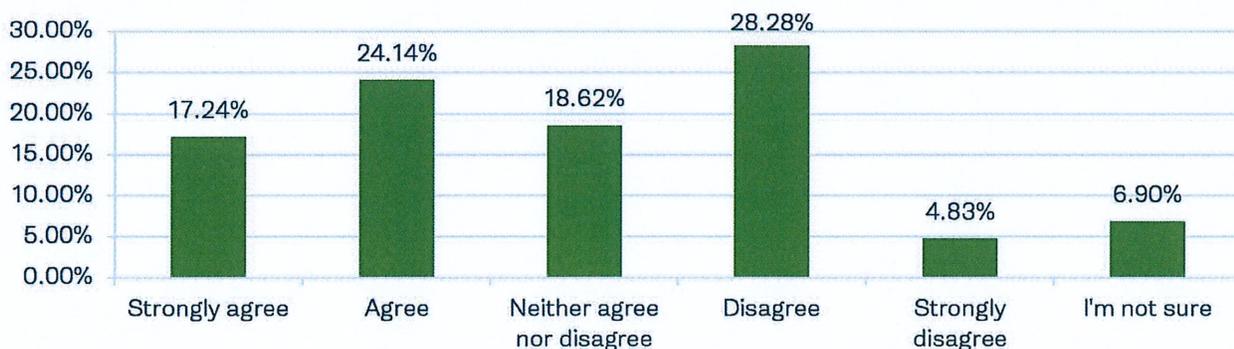
Affordable Housing Goals

There are four (4) main goals identified in this Housing Production Plan. These goals describe the vision for housing in Lakeville and build from the discussion in the Needs Assessment, as well as feedback gathered through public outreach for this HPP. The four goals are as follows:

Goal A: Conduct public outreach to determine local housing needs, preferences, and to educate the community on housing options.

Lakeville residents have mixed perceptions on housing in town, particularly regarding whether the community’s housing stock is meeting current residents’ needs. The Town should expand upon the groundwork laid within this HPP to explore current residents’ housing needs and concerns, especially those related to aging in place and affordability. Furthermore, many residents have negative preconceptions about housing development. This lack of buy-in can make it difficult to pass future zoning changes and initiate new housing efforts. Encouraging further community outreach and conversations around housing will allow the Town to better navigate the process of implementing items described within this Plan.

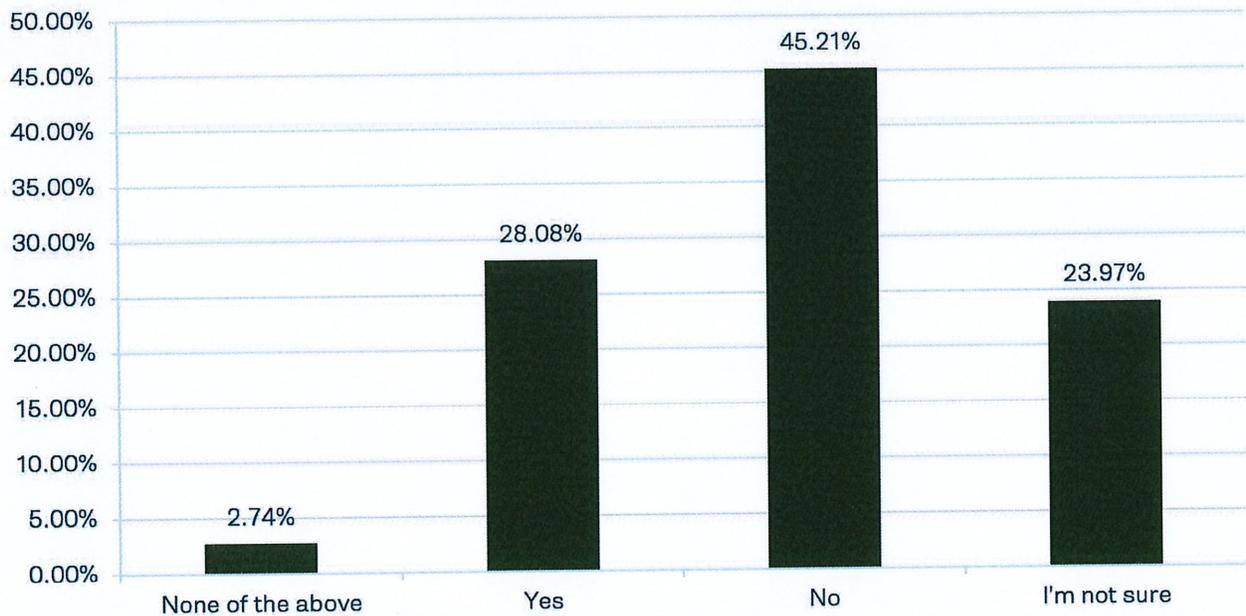
Figure 18. Survey Responses to “Do you feel Lakeville’s current housing stock is meeting the community’s needs?”



Goal B: Create housing options and modify existing units to support older adults who wish to age in place or downsize.

An individual's or family's housing and support needs will vary depending on circumstances and stage of one's life. Folks with chronic illnesses, those with disabilities, and older adults tend to have different needs than young couples or those with children. Lakeville's housing should be able to support those needs wherever possible. Producing housing options and providing for modifications to existing housing for those with differing needs can help prevent displacement due to an inability to receive the care needed or live comfortably in one's home.

Figure 19. Survey Responses to “Do you feel there are enough housing options for older adults in town?”



Goal C: Implement key zoning amendments to create new affordable housing options.

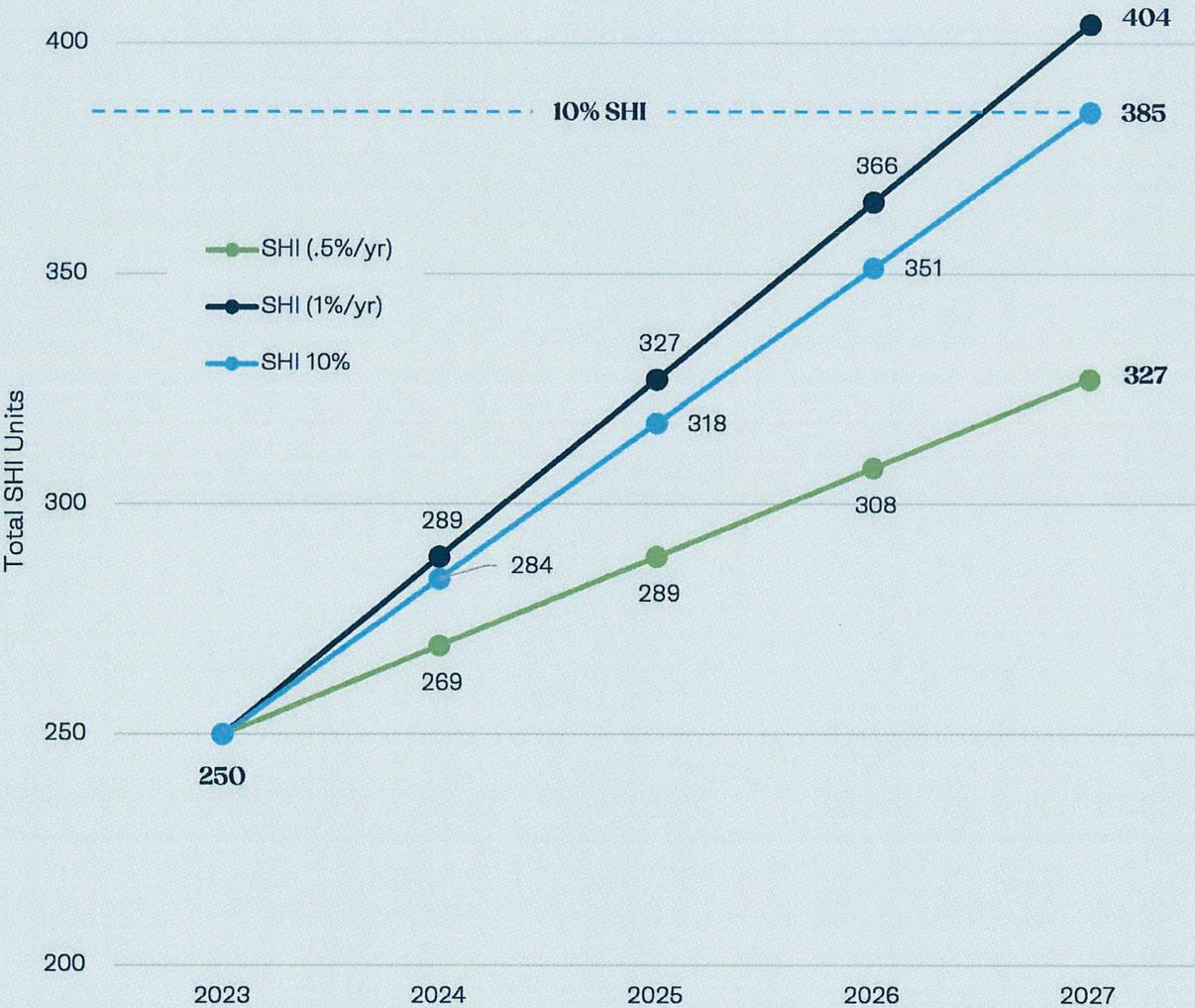
One of the main avenues Lakeville may pursue to create new housing options will be through strategic zoning amendments. The Town should continue to build off staff's ongoing efforts to draft and implement key zoning changes, such as the development of an Open Space Residential Design Bylaw, Inclusionary Zoning Bylaw, and other bylaws encouraging thoughtfully placed density.

Goal D: Continue to produce SHI-eligible units to achieve the Commonwealth's required amount and support communities in need.

As described previously, Lakeville's current SHI is 6.49%, or 250 of the Town's required 358 units (to reach 10%). There are a variety of ways Lakeville can pursue the creation of new SHI-eligible units, including guiding appropriate Comprehensive Permits and producing housing under the Local Initiative Program. For this Housing Production Plan to be certified, Lakeville will need to permit at least 0.5% of their total year-round housing units (19 units) for one year of certification, or 1% (39 units) for two years of certification within a given 12-month period.

Figure 20. Hypothetical Production Scenarios for SHI Units in Lakeville

This chart shows a series of hypothetical scenarios in which the Town permitted SHI-eligible units at varying rates, ranging from the 0.5% threshold to apply for HPP Certification to achieving 10% SHI.



Implementation Strategies

There are eight (8) housing strategies that complement Lakeville’s housing goals. These strategies provide a road map to accomplishing the Town’s housing goals and outline both how much attention they will require and the timeline within which they should be completed. It is important to note that HPPs often include numerous strategies that, when applied together, will contribute to improved housing production and outcomes. There are very rarely one or two “silver bullets” that achieve a community’s goals.

How to Read the Implementation Strategies

Each Implementation Strategy has a set of associated goals, timeframe, and level of impact. Some strategies will also list local success stories, additional reading items that may provide more information, and resources for staff to consume.

Implementation Timeframes

Each strategy has a listed timeframe within which it should be pursued and subsequently implemented. The timeframes are approximate and based on the level of effort and procedural steps required for each strategy. Those timeframes are:

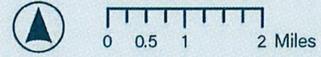
- **Short:** Less than 2 years to explore and implement;
- **Medium:** Between 2 and 5 years to explore and implement; and
- **Long:** Greater than 5 years to explore and implement.

Impact

Each strategy has a listed impact level, either “direct” or “enabling.” These impact levels describe the types of housing outcomes and pathways a given strategy creates when implemented. Direct strategies financially fund, remove restrictions, or create new housing opportunities. Enabling strategies provide training, form partnerships, or pursue other initiatives that create new or additional capacity to produce housing.

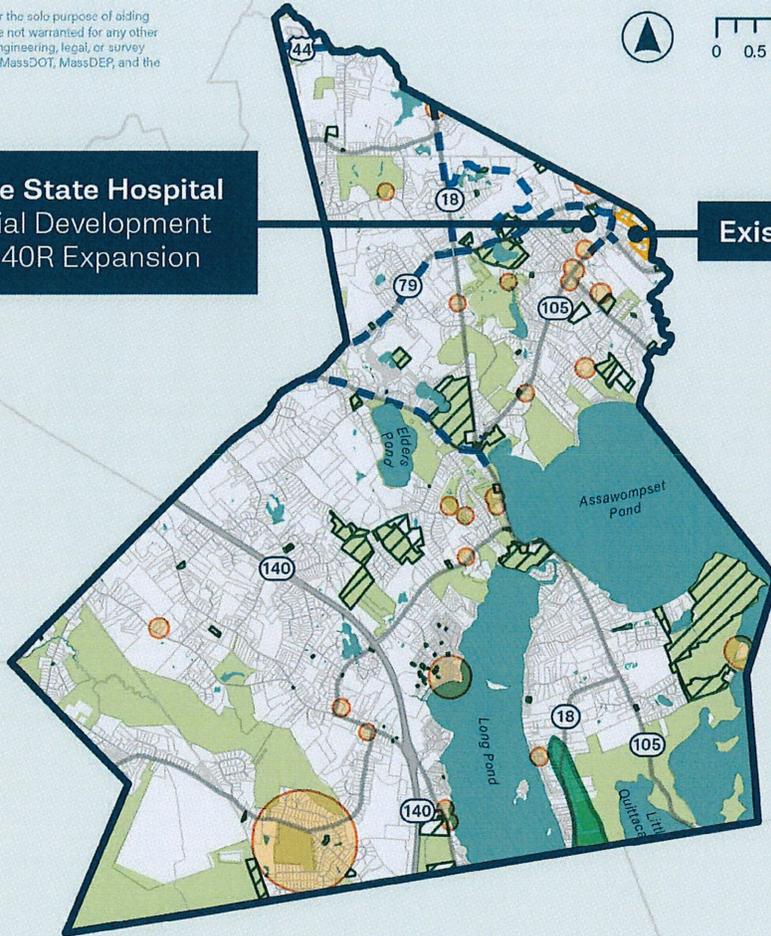
Map 4. Lakeville Action Map

Maps produced by SRPEDD are for the sole purpose of aiding regional planning decisions and are not warranted for any other use. This map is not intended for engineering, legal, or survey purposes. Data sources: MassGIS, MassDOT, MassDEP, and the Town of Lakeville.



**Lakeville State Hospital
Potential Development
Site + 40R Expansion**

Existing 40R SGOD



Legend

-  Water Line
-  Town-Owned Land
-  Open Space
-  Interim Wellhead Protection Area (IWPA)
-  Smart Growth Overlay District (c. 40R)

**Natural Resource Area Nitrogen Sensitive Areas
(MassDEP Proposed Amendments to Title V)**

 Watershed with currently accepted MEP reports, but not final total nitrogen TMDLs, that MassDEP may designate as Natural Resource Area Nitrogen Sensitive Area in the future.

Strategy 1

Implement key zoning amendments to create new housing opportunities for first-time homebuyers, older adults wishing to downsize, and those with moderate or fixed incomes.

Associated Goals

Goal B: Create housing options and modify existing units to support older adults who wish to age in place or downsize.

Goal C: Implement key zoning amendments to create new affordable housing options.

Priority

High

Implementation Timeline

Medium (2-5yrs) & Ongoing

Impact

Direct

Potential Funding Sources

- HUD HOME Program
- CDBG
- MassHousing

Zoning changes are one of the main tools available for increasing affordable housing production. Lakeville can implement a variety of zoning changes designed to suit its residents' needs, such as reducing lot size requirements, expanding allowed residential uses, and incorporating mechanisms to produce affordable units under the Local Initiative Program.⁹ This encourages smart growth, reduces barriers for accessory or multi-family units, and actively pursues development for populations whose housing options may be limited (e.g., retirement-age residents, first-time homebuyers, low-income residents).

⁹ LIP is a state housing program established in 1989 to give cities and towns more flexibility. The subsidy for this program is technical assistance and services provided to municipalities and developers for the creation, maintenance, and preservation of Low- or Moderate-Income Housing.

There are two means of creating affordable housing under LIP:

- Local Initiative Projects “Friendly 40B”: go through the Comprehensive Permit process
- Local Action Units: developed through local zoning, such as Inclusionary Zoning bylaws, or permit issue process.

Units developed through LIP are eligible for inclusion on the SHI. DHCD reviews for:

- Consistency with State Sustainable Development Principles
- Consistency with Local Housing Needs
 - LIP approval for age-restricted housing needs to show actual need and marketability within the municipality.
 - Are other age-restricted units, created with a Comp Permit, unbuilt or unsold? Are the proposed age-restricted units, in context with other housing efforts, unresponsive to needs for family housing?

Survey respondents were receptive to small-scale housing development (1-4) units, though support remained under 50%. With enough outreach and subsequent buy-in, the Town could implement new zoning that allows for smaller-scale housing development. Lakeville can create a new residential zone, via modifications to the town's base zoning, with reduced lot sizes (between 30,000¹⁰-40,000sqft, as deemed appropriate by the Town), or allow for a broader mix of uses, including two- and three-family homes.

10 According to the recently amended (12/07/22) Lakeville Board of Health Regulations Pertaining to Subsurface Disposal Systems and Water:

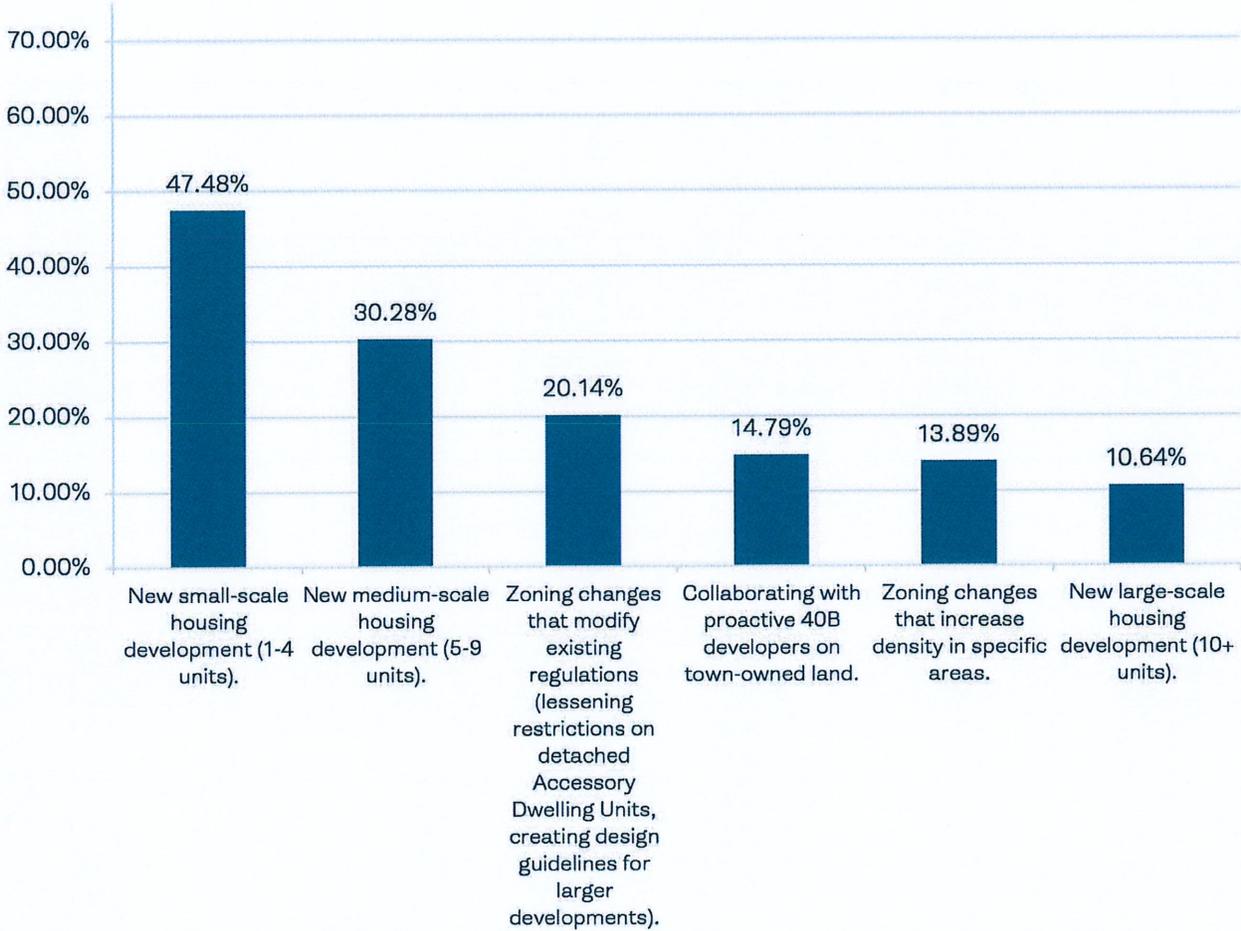
1. No dwelling, building or structure to be served by an on-site source of potable water and individual subsurface sewage disposal system shall hereafter be erected, placed or converted on any lot having an area of less than thirty-thousand square feet* unless a variance has been granted by the Board of Health.
2. No building, dwelling or structure to be connected to a Public water supply system shall hereafter be erected, placed, or converted on any lot having an area of less than twenty-thousand square feet* unless a variance has been granted by the Board of Health.

*consisting of 20,000 square feet of upland.

If necessary and deemed appropriate, the Board of Health could explore modifications to these regulations to issue permits on a case-by-case basis rather than through town-wide standards. Density is only regulated under Title V within nitrogen sensitive areas, where septic flows are capped at 440 GPD/acre (4 bedrooms/acre), unless the system has additional nitrogen treatment, which allows for an increase of up to 550 GPD/acre. Outside of these areas, Title V regulates total flows for soil absorption systems at 110/gallons per day (GPD) per bedroom (where systems serving single family homes must be designed to serve a minimum of 3 bedrooms, unless a deed restriction limiting use to two bedrooms is granted to the local Approving Authority), at a maximum of 10,000 GPD, after which a private wastewater treatment facility is required. Additionally, leaching field size and siting under Title V is determined via a percolation test, where systems cannot be sited in areas with rates slower than 60 minutes per inch.

For more information on Title V, please see 310 CMR 15.0 and MHP's webinar on **Waste and Wastewater Basics for MBTA Communities** (which describes the basics of the Massachusetts Sanitary Code and Title V beginning at 24:24).

Figure 21. Survey Responses to “What housing-related interventions would you support?”



Previous planning documents (including the prior Housing Production Plan and 2020 Master Plan) also suggest the development of an Open Space Residential Design (OSRD) bylaw. An OSRD would allow for more compact, “clustered” development within a subdivision rather than the typical grid pattern (which tends to promote deforestation and suburban sprawl). These clustered developments lower the cost of roads, municipal services, and infrastructure, while also preserving open space and natural resources. These bylaws can be written to include an affordability/inclusionary component as to produce new SHI-eligible housing. Currently, the Town is exploring the creation of OSRD and Inclusionary Zoning Bylaws.

Lakeville could also examine the feasibility of creating a Chapter 40Y Starter Home Zoning District (SHZD), which promotes the development of small single-family homes or accessory dwelling units (not exceeding 600sqft) on the same lot. SHZDs may not exceed 15% of a city or town's total land area, unless otherwise approved by the Department of Housing and Community Development. These districts allow single-family home development by-right at a density of no fewer than 4 units per acre (approximately 10,000sqft in size).¹¹ These districts have an inclusionary component, where, in developments of more than 12 starter homes, not less than 10% of the homes shall be affordable to and occupied by individuals and families whose annual income is less than 110% of the Area Median Income (\$122,540 for a family of 4). This feature is highly suitable for Lakeville when considering the prevalence of moderate- and high-income households in town. The SHZD must also incorporate sustainable development standards. The siting of the district would likely have to be paired with an assessment of infrastructure capacity, including the need for septic versus sewer (which is not currently serviced in town).

The Town could also explore expanding their existing 40R Overlay District, which currently contains two sub-districts. This expansion could encompass nearby properties, including the underutilized Lakeville State Hospital Site off Route 105.

¹¹ Under **M.G.L. c. 40Y s. 3** "A proposed starter home zoning district shall not be subject to limitation of the issuance of building permits for residential uses or a local moratorium on the issuance of such permits. In addition, a proposed starter home zoning district shall not be subject to any municipal environmental or health ordinances, by-laws or regulations that exceed applicable requirements of state law or regulation and would render the development contemplated under the application for such district infeasible, as determined by the department."

It is worth noting that, thanks to recent amendments to the M.G.L. c. 40A (commonly known as the Zoning Act), the process for amending or adopting certain kinds of zoning that produces more housing has been simplified – primarily by reducing the required Town Meeting vote from a two-thirds supermajority to a simple majority.¹² These important changes can contribute to the Town’s implementation of many of the above zoning-related strategies.

¹² For more information on Chapter 358 of the Acts of 2020, please see <https://www.mass.gov/info-details/housing-choice-legislation>

SUCCESS STORY

The Town of Middleborough recently adopted a new 40R zoning overlay district consisting of two sub-districts within their downtown. Through thoughtful planning and the creation of design guidelines, the new zoning will directly contribute to Middleborough’s SHI while producing housing and commercial development that is consistent with its traditional Downtown.

ADDITIONAL READING

- **M.G.L c. 40Y s. 3**
- **Mass.gov’s Chapter 40R Resource Page**
- **Mass.gov’s Smart Growth/Smart Energy Toolkit Module on Transfer of Development Rights (TDR)**
- **Mass.gov’s Smart Growth/Smart Energy Toolkit Module on Open Space Design (OSD)/Natural Resource Protection Zoning (NRPZ)**

Strategy 2

Pursue professional support to assist in conducting community outreach to better determine local needs and housing preferences

Associated Goals

Goal A: Conduct public outreach to determine local housing needs, preferences, and to educate the community on housing options.

Priority

High

Implementation Timeline

Short (<2yrs)

Impact

Enabling

Potential Funding Sources

- DLTA
- One Stop
- CHAPA
- MHP

Community buy-in is an essential part of passing meaningful housing reform that is tailored to Lakeville's needs while meeting state requirements. The Town can work with local organizations and community outreach groups such as the Citizens' Housing and Planning Association (CHAPA) to host educational conversations with residents while gathering information on their needs and preferences.

Assistance with an educational campaign will help to dispel myths associated with affordable housing and those who live there, its impact on local real estate values, and its impact on a community's character. A successful education campaign will also help build the local support that is necessary to implement the goals and strategies associated with a Housing Production Plan. Local champions for affordable housing are critical to long-term, sustained implementation.

The Town should consider engaging residents in a straightforward and transparent manner as it pursues local zoning changes and future development initiatives, such as the amendment of existing zoning districts or the creation of an Open Space Residential Design Bylaw or Chapter 40Y Starter Home Zoning District.

ADDITIONAL READING

CHAPA's **Municipal Engagement Initiative (MEI)** is a program that helps communities gain support for local housing initiatives, such as proposed developments, zoning changes, and tax levies such as CPA. Applications open annually.

Strategy 3

Pursue partnerships and funding resources to provide direct assistance to help preserve housing for vulnerable communities, including senior residents.

Associated Goals

Goal B: Create housing options and modify existing units to support older adults who wish to age in place or downsize.

Goal C: Implement key zoning amendments to create new affordable housing options.

Priority

High

Implementation Timeline

Long (>5yrs)

Impact

Direct

Potential Funding Sources

- CDBG Funds via the Greater Attleboro/Taunton HOME Consortium
- CDBG Funds via the Commonwealth
- MassHousing
- MHP

In addition to the creation of new housing options, direct assistance and preservation tactics help to keep affordable units available and allow residents to remain in their homes. These strategies are important when considering displacement concerns and aging populations like Lakeville's. They are also critical for maintaining safe and livable homes for all residents. Lakeville may consider pursuing federal funding, through the formation of a regional consortium, as towns such as Malden have done, or through programs like the **Commonwealth's Community Development Block Grant (CDBG) Program**, which allocates federal CDBG funding to cities and towns for a variety of CDBG eligible activities such as home rehab, home development, and accessibility modifications. Lakeville could pursue CDBG funding either on its own or through the Greater Attleboro/Taunton Home Consortium (of which Lakeville is a member community), depending on the scale and nature of the projects the Town wishes to explore. CPA funds may be used as a match for these applications.

Additionally, many towns have used CPA funds to support the creation of new housing options and rehabilitation of existing units for low- and moderate-income residents. As Lakeville continues to establish its Community Preservation Committee and their associated tasks, the Town may wish to explore the use of CPA funds to support small-scale affordable housing development and rehabilitation. Town staff can find example projects through the **Community Preservation Coalition's CPA Project Database**, which can be filtered by category (open spaces, housing, historic, and recreation).

SUCCESS STORY

The City of New Bedford operates **several home rehabilitation and accessibility assistance programs** that aim to improve low- and moderate-income residents' housing. These programs offer direct funding and/or low-to-no-interest loans to make necessary accessibility, safety, or home rehabilitation repairs in owner-occupied or investor-owned homes. The programs are funded through HUD's HOME Investment Partnership Program and Community Development Block Grant. The City also administers state programs on behalf of Massachusetts Housing Partnership (MHP), DHCD, and MassHousing.

ADDITIONAL READING

- **City of Taunton's Resource Page on the Greater Attleboro/Taunton Home Consortium**
- **Housing Toolbox for Massachusetts Communities Affordable Housing Trust + CPA Conference 2022 resources**
- **MHP's Municipal Affordable Housing Trust Guidebook**

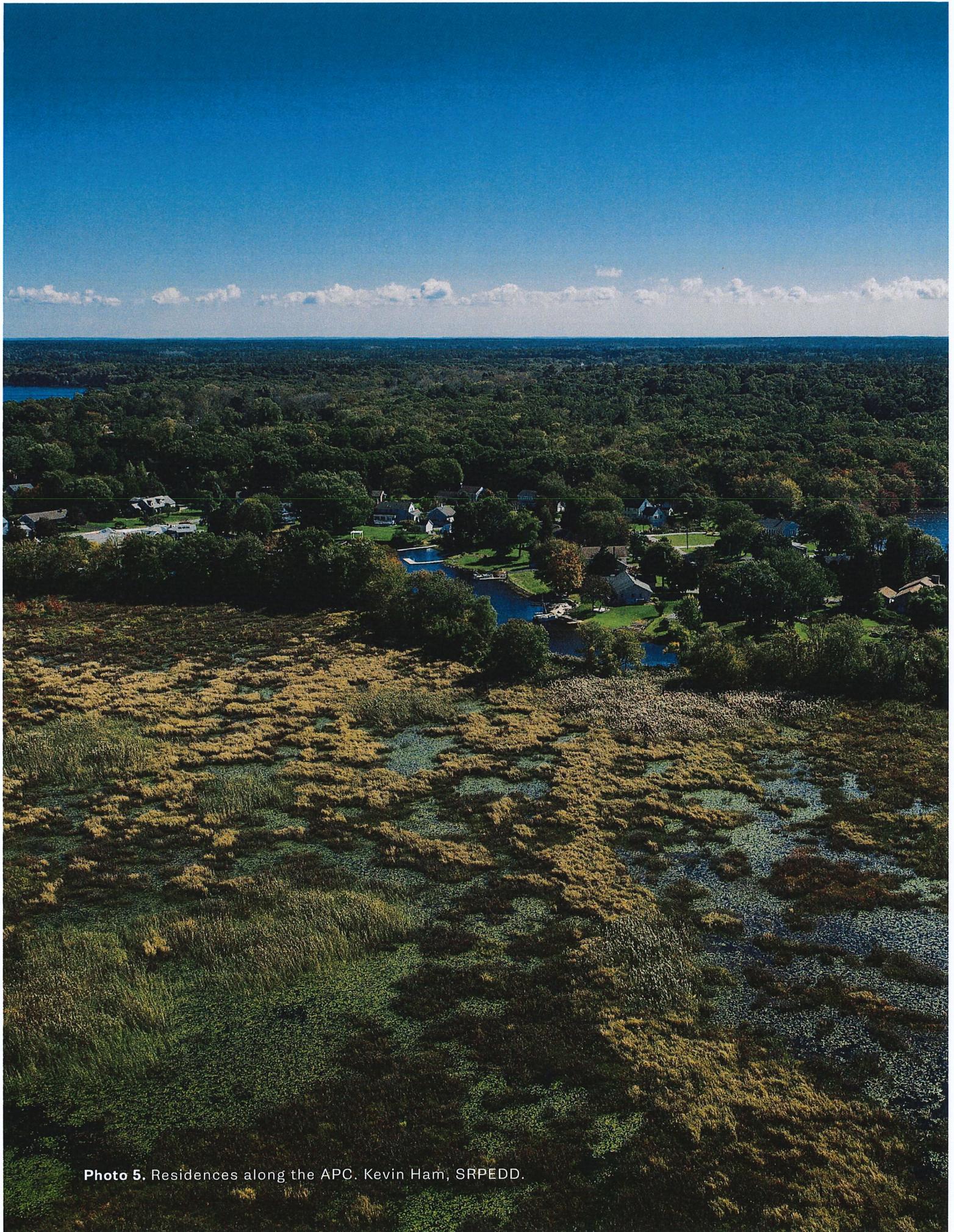


Photo 5. Residences along the APC. Kevin Ham, SRPEDD.

Strategy 4

Negotiate perpetual deed restrictions for existing SHI units that have near-term expiration dates.

Associated Goals

Goal B: Create housing options and modify existing units to support older adults who wish to age in place or downsize.

Goal D: Continue to produce SHI-eligible units to achieve the Commonwealth's required amount and support communities in need.

Priority

High

Implementation Timeline

Medium (2-5yrs)

Impact

Direct

“Expiring use properties” are units that were built with federal and/or state subsidies (such as low-cost mortgages, rent subsidies, and loan guarantees) to serve low- and moderate-income households that are now at risk of being removed from the Subsidized Housing Inventory. These properties are preserved via a deed-restriction, which typically lasts for at least 30 years, but can be written to never expire (also known as “in perpetuity” restrictions). The loss of current affordable properties through expiration of their deed restrictions will reduce Lakeville’s total number of affordable units and require the Town to produce additional units to account for their removal from the SHI. Their expiration could also put existing residents at risk of eviction, as property owners may choose to convert the units to market-rate. It is worth noting that, under M.G.L. c. 40T, the property owner must send public notices 24 months and again 12 months prior to a “termination,” as well as required notices prior to a sale of the property. Under these circumstances, the property owner is limited in their ability to raise rents for low-income tenants. Additionally, a right of first offer and a right of first refusal are triggered if the property owner intends to sell a covered¹³ affordable housing project without ensuring continued affordability.

The affordability restrictions on The Residences at Lakeville Station/Kensington Ct (DHCD ID #7631) are set to expire in 2039. The expiration of this deed restriction would result in a loss of 100 affordable units on the Town’s SHI, which would reduce the Town’s current inventory of 250 units to 150 units (a reduction from 6.5% to 3.9% using 2010 year-round housing units). Additionally, The ARC of Greater Fall River (DHCD ID #1507) and Long Point Road (DHCD ID #1508) together have 8 rental housing units with affordability restrictions, which are set to expire in 2026 and 2027, respectively.

The conversion of these two properties to market-rate units, coupled with typical housing growth and slow growth in the production of affordable housing units, would be detrimental to Lakeville meeting the required 10% affordable housing threshold. As such, the Town should work to negotiate these deed

¹³ Please see **M.G.L. c. 40T s. 1**, “Publicly-assisted housing” definition to review the covered programs.

restrictions into perpetuity to avoid a substantial loss in SHI-eligible units and a subsequent increase in the Town's need to produce additional affordable units.

The Community Economic Development Assistance Corporation (CEDAC), MassHousing, DHCD, Greater Boston Legal Services, Local Initiative Support Corporation (LISC), and other agencies are available to help communities leverage the resources they need to prevent affordable units from being lost. Some of the services that these groups can provide include:

1. Negotiating extensions of current affordability restrictions or sales to nonprofit owners;
2. Securing new capital investment to meet deferred maintenance or systems replacement needs; and
3. Advocacy.

The Town may also pursue a municipal right to purchase so that the local government may purchase units approaching expiration, regardless of whether it is on the market.

ADDITIONAL READING

- **CEDAC's Report "Chapter 40T at 10: Massachusetts' Housing Preservation Statute's Successful First Decade"**
- **760 CMR 64.00: Publicly-Assisted Affordable Housing Preservation**
- **M.G.L. c. 40T "Publicly-Assisted Affordable Housing"**
- **DHCD's Guidelines for Selection of Designees Pursuant to M.G.L. Chapter 40T "Publicly-Assisted Affordable Housing"**
- **The Division of Local Services' "What is Home Rule?"**
- **M.G.L. c. 43B "Home Rule Procedures"**



Photo 6. Lakeville Town Offices. Kevin Ham, SRPEDD.

Strategy 5

Pursue partnerships leading to development that is affordable to those with low, moderate, and fixed incomes.

Associated Goals

Goal B: Create housing options and modify existing units to support older adults who wish to age in place or downsize.

Goal D: Continue to produce SHI-eligible units to achieve the Commonwealth's required amount and support communities in need.

Priority

Medium

Implementation Timeline

Medium (2-5yrs)

Impact

Direct

Developing a clearly outlined process to review comprehensive permits will help Lakeville foster successful working relationships with 40B/40R developers. Lakeville should pursue relationships with developers to encourage projects that create new subsidized affordable housing and allow room to negotiate development outcomes that positively impact the built environment and align with the desires (ex. visual preferences, low-impact development design, or parking requirements) of the Town.

Lakeville could guide this relationship by working with its Zoning Board of Appeals to review and update the *Rules and Regulations for Comprehensive Permits*. These guidance documents establish procedures for an application to the ZBA for permits granted Chapter 40B. Moreover, they are required by Chapter 40B and by 760 CMR 56.00 to facilitate the development of affordable housing.¹⁴ These Rules and Regulations can also serve as a starting point for fostering collaborative municipal/developer relations.

¹⁴ The purpose of these documents is also to protect the health, safety, and welfare of the present and future inhabitants of the proposed 40B development and the Town, including but not limited to, the following purposes and local concerns: to protect drinking water; to maintain open spaces by recognizing the concern for irretrievable loss of farmlands, wetlands, and woodlands while respecting the rights of property owners; to encourage the most appropriate uses of land through a proper balance of development and preservation given the Town's limited natural resources and infrastructure constraints; to preserve the historic and cultural characteristics of Lakeville; to provide a mix of housing types and a range of housing costs; and to enable long-term residents of Lakeville to remain in the Town, providing a sense of history and continuity. Using these Rules, Lakeville can also explore potential affordable housing reuse opportunities for municipally owned land that does not have high conservation value.

SUCCESS STORY

The Town of Plainville's SHI is currently 16.7%, totaling 577 of the town's 3,459 housing units. By fostering strong working relationships with developers, the Town has successfully negotiated site design and engineering modifications, including landscaping and sidewalk additions for several developments in the past few years.

Strategy 6

Consider hiring a consultant to assist in implementing the strategies within the Housing Production Plan.

Associated Goals

Goal A: Conduct public outreach to determine local housing needs, preferences, and to educate the community on housing options.

Goal B: Create housing options and modify existing units to support older adults who wish to age in place or downsize.

Goal C: Implement key zoning amendments to create new affordable housing options.

Goal D: Continue to produce SHI-eligible units to achieve the Commonwealth's required amount and support communities in need.

Priority

Low

Implementation Timeline

Medium (2-5yrs)

Impact

Enabling

Potential Funding Sources

- DLTA
- CCC
- CPA
- One Stop

Lakeville would benefit from acquiring additional assistance to implement the Town's housing goals and strategies given current staff's existing time commitments and responsibilities. This can include contracting with a local housing consultant. Through CPA allocations, Community Compact Cabinet funds, District Local Technical Assistance (DLTA) funds, and other opportunities, the Town could take action to obtain external assistance to aid in implementation of the Plan.

SUCCESS STORY

Through CPA funding, the Town of Wellfleet allocated \$4,626,611 to community housing efforts from 2006-2021, totaling 47% of their CPA spending over the 15-year timeframe. In 2016, the town used \$50,000 of their housing-designated CPA funding to hire a part-time consultant to assist with various housing projects and the development of a new Housing Production Plan.

Strategy 7

Investigate opportunities for adaptive reuse to redevelop underutilized municipally owned land and buildings.

Associated Goals

Goal B: Create housing options and modify existing units to support older adults who wish to age in place or downsize.

Goal D: Continue to produce SHI-eligible units to achieve the Commonwealth's required amount and support communities in need.

Priority

Low

Implementation Timeline

Short (<2yrs)

Impact

Enabling

This strategy entails identifying municipal structures that have become abandoned, underutilized, or functionally obsolete and determining if they have potential to be reused for affordable housing. Reusing these properties as housing enables a community to accommodate growth in established locations instead of on green space and at the same time preserve or restore the architectural fabric of the community.

SUCCESS STORY

The City of Springfield redeveloped its former Fire Station at 145 Pine Street. The site was sold to the Mental Health Association, which converted the property into 15 studio and one-bedroom apartments. The project contributes to the town's goals of providing affordable housing while also bringing an underutilized municipal building back into an active use.

Strategy 8

Review the availability of town-owned and tax-title properties to work in tandem with adaptive reuse goals.

Associated Goals

Goal B: Create housing options and modify existing units to support older adults who wish to age in place or downsize.

Goal D: Continue to produce SHI-eligible units to achieve the Commonwealth's required amount and support communities in need.

Priority

Low

Implementation Timeline

Short (<2yrs)

Impact

Enabling

A municipality can inventory and examine parcels they own, as well as tax-title properties, in order to determine if they are suitable for affordable housing development. These parcels are more readily available for affordable housing development than their privately-owned counterparts. Communities can declare these properties “excess property” (typically at Town Meeting); then, through an RFP process, can partner with affordable housing developers or agencies, such as Habitat for Humanity, to produce housing.

The Town of Lakeville owns 104 parcels. Some of these parcels are protected open space, however, there are several parcels that may be eligible for smaller housing development, such as starter homes on lots that may be non-conforming due to their size or on currently underutilized parcels.

SUCCESS STORY

The Town of Wellfleet put out an RFP for a municipally-owned property at **95 Lawrence Road** and received three bids, one of which was recently selected and unanimously approved by the Select Board to proceed. The project, which would produce 46 apartments, is currently undergoing review to determine if it is eligible to apply for a Comprehensive Permit. These apartments will be designed considering net zero energy goals, and will feature rooftop solar, all electric building systems, and low flow plumbing fixtures.

Conclusion

Housing is one of the most important aspects of an individual's life and livelihood. And just as a residence is more than a physical shelter – it's a home – neighborhoods are one of the main building blocks of a healthy, balanced community. This Housing Production Plan seeks to provide the Town of Lakeville with a clear picture of the trends and pressures that can make it difficult to build more homes and create neighborhoods that serve all types of households. We've shown how a combination of efforts, if pursued proactively and in a coordinated way, can address these barriers, contribute to Lakeville's housing stock, improve the lives of existing and future residents, and complement the town's built and natural landscapes.

For those readers looking for more information, please explore the HPP's footnotes, links, and Appendices.



Photo 7. Route 18 and Assawompsett Pond. Kevin Ham, SRPEDD.

**AGENDA ITEM #5
JUNE 26, 2023**

**DISCUSS AND POSSIBLE VOTE TO APPROVE SELECT BOARD
MINUTES OF JUNE 12, 2023**

Attached are the June 12, 2023 minutes for the Board's review.

TOWN OF LAKEVILLE
Select Board Meeting Minutes
June 12, 2023 – 6:00 PM

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

On June 12, 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 Chairman Day. Members present were Chairman Day, Member Fabian and Member Carboni. Also present were Ari Sky, Town Administrator, and Tracie Craig-McGee, Executive Assistant to the Select Board and Town Administrator. LakeCAM was recording the meeting for broadcast.

Select Board Announcements

Chairman Day read the Select Board announcements.

Town Administrator Announcements

Mr. Sky read the Town Administrator Announcements. Member Fabian asked about the pavilion structure for the stage. Mr. Sky said we had as built plans that indicated Taunton Water lines were in the area. Paul Nee is working with Joanne Upham on the concerts.

Discuss and possible vote to approve Select Board Minutes of May 22, 2023 and May 31, 2023

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

VOTED: To approve the May 22, 2023 and May 31, 2023 Select Board Minutes as presented.
Unanimous in favor.

Meet with the Finance Committee to discuss end of the year transfer requests

Present for the discussion were members of the Finance Committee: Christopher Plonka, Chairman; Katherine Desrosiers; Larry Kostant; Maureen Candito and Darren Beals. Also present for the discussion was Todd Hassett, Town Accountant. The Finance Committee meeting was called to order at 6:20 PM.

Reserve Fund transfers (MGL Ch. 40, Sec. 6)

Mr. Nee was present for the discussion. Mr. Hassett said there is a transfer for the Facilities Department due to work done at the Animal Shelter. Mr. Nee's budget is depleted, but he still has a few small jobs he would like to do. We would like to transfer \$15,000 from Facilities Salaries in Custodial to Building Maintenance in the expense budget. Mr. Nee said we have two (2) air conditioning units from the Accounting Office renovation that we would like to use for the Old Library. Chairman Day asked if this is savings from unfilled positions. Mr. Sky said yes. Mr. Kostant asked \$15,000 just for air conditioners? Mr. Nee said there are multiple air conditioning projects going on. Member Fabian said some of the Animal Shelter repairs were unexpected due to a surprise inspection by the State.

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

VOTED: To approve the FY23 Reserve Fund Transfer for \$15,000 from Facilities Wages to Expenses as presented.

Roll call: Member Fabian – aye; Member Carboni – aye; Chairman Day and Finance Committee Members: Ms. Desrosiers – aye; Mr. Beals – aye; Ms. Candito – aye; Mr. Kostant – aye and Chairman Plonka – aye.

Departmental transfers (MGL Ch. 44, Sec. 33B)

Mr. Hassett said there is \$139,055 in the Reserve Fund and we are asking for three (3) transfers totaling \$87,500. The transfer for Legal Services is for \$45,000. We have had some on-going litigation and this will help us get through June. Ms. Candito asked is this just for KP Law? Mr. Sky said yes.

Upon a motion made by Finance Committee Chairman Plonka and seconded by Ms. Desrosiers, it was:

VOTED: To transfer \$45,000 from the Reserve Fund to Legal Services .

Roll call vote: Ms. Desrosiers – aye; Mr. Beals – aye; Ms. Candito – aye; Mr. Kostant – aye and Chairman Plonka – aye.

Mr. Hassett said the next transfer is for Animal Control salaries of \$22,500 primarily relating to covering the absence of the Animal Control Officer due to illness.

Upon a motion made by Finance Committee Chairman Plonka and seconded by Ms. Desrosiers, it was:

VOTED: To transfer \$22,500 from the Reserve Fund to Animal Control Officer Salaries. Unanimous in favor.

Franklin Moniz, Department of Public Works Director, was present for the discussion. Mr. Hassett said the next transfer is for the Transfer Station. We experienced some excess costs due to bulky waste and recycling. The FY24 budget was adjusted accordingly, but we believe we will be short this year. The transfer request is for \$20,000. Mr. Hassett noted that the Select Board has approved rate increases for FY24. Ms. Candito asked if the rate increase is just to keep up? Mr. Moniz said right now just to keep up to be fair to the public. We raised the bags and sticker prices in regards to the increase in cost to get rid of the municipal solid waste. We increased the construction bulky waste and that keeps going up. We have seen a large spike in commercial waste. There was also a large increase in disposal of mattresses. Finance Committee Chairman Plonka asked about the recycling costs? Mr. Moniz said we just started making money on cardboard this past month.

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

VOTED: To transfer \$20,000 from the Reserve Fund to cover the expenses at the Transfer Station.
Unanimous in favor.

Member Carboni asked what the balance of the Reserve Fund was. Mr. Hassett said \$51,000.

Mr. Hassett said there are five (5) Department transfers. The first one is under Select Board to transfer \$610 from Select Board Expenses to Salaries for a contractual step increase that was not included in the budget. We would like to transfer \$14,500 from Town Offices Expenses to the Assessors Expenses to cover revaluation services of \$12,500 and technology/GIS services for \$2,000. They just budgeted for a normal update year for revaluation services, but this needed to be done for Department of Revenue approval. Chairman Day asked how often they had to do the revaluation? Mr. Hassett said it used to be every three (3) years, but now it is five (5) years. Under Fire Overtime the transfer is due to service calls. We adjusted the budget going forward, but this is a proposal to transfer \$25,000 from Police Salaries to Fire Department overtime to cover some of the callback overtime. He was just notified that we have additional firefighters out, so we may be back for a modest adjustment in July. There is a transfer to Norfolk Agricultural High School of \$54,584 for tuition and transportation. We had savings in both the other Regional School Districts so will use \$45,000 from Freetown/Lakeville and \$9,584 from Old Colony. Mr. Hassett noted we are not reducing the budgets; we paid the full assessment for both Schools We set the budget at a higher level and it was amended by their School Committees. We are requesting \$2,500 to be transferred from the Employee Benefits area to Property Liability Insurance. Mr. Sky said the litigation is handled by the insurance carrier, but we have a deductible.

Mr. Hassett said the transfer for Norfolk Agricultural is for a student that couldn't be serviced at Bristol Agricultural. Most of the expense is from transportation. The cost is higher than that. Member Fabian asked if the student drives themselves, do we have to reimburse them. Mr. Hassett said we would negotiate something, but it would be less than the transportation, which is \$260 per day plus tuition. Member Fabian asked if the Board has been informed about the litigation deductible. Mr. Sky said yes.

Upon a motion made by Finance Committee Chairman Plonka and seconded by Ms. Desrosiers, it was:

VOTED: To approve the transfers between the accounts as presented.
Roll call: Member Fabian – aye; Member Carboni – aye; Chairman Day and Finance Committee Members: Ms. Desrosiers – aye; Mr. Beals – aye; Ms. Candito – aye; Mr. Kostant – aye and Chairman Plonka – aye.

Finance Committee Chairman Plonka said the Finance Committee had other business to conduct.

Discuss and possible appointment of a Finance Committee member to serve on the Capital Expenditure Committee and appointment of a Finance Committee member to serve on the Regional School Committee Finance Committee

Finance Committee Chairman Plonka noted the Finance Committee needed to appoint a member to the Capital Expenditures Committee and the F/L Regional School Finance Committee. He said that Mr. Kostant serves on the Fire Station Building Committee; Ms. Desrosiers serve on the Council on Aging Building Addition Committee and he serves on the Old Colony Building Committee.

Upon a motion made by Finance Committee Chairman Plonka and seconded by Ms. Desrosiers, it was:

VOTED: To appoint Maureen Candito as a member of the Capital Expenditures Committee. Unanimous in favor.

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

VOTED: To appoint Darren Beals as a member of the Regional School Finance Committee. Unanimous in favor.

Discuss and possible vote to approve the Finance Committee Meeting Minutes of May 31, 2023

Ms. Candito noted that there was no need to have language about the Chairman stepping down to make motions. Finance Committee Chairman requested that the language be removed.

Upon a motion made by Finance Committee Chairman Plonka and seconded by Ms. Desrosiers, it was:

VOTED: To accept the May 31, 2023 Finance Committee Meeting Minutes as amended.
Roll call vote: Ms. Desrosiers – aye; Mr. Kostant – aye; Chairman Plonka – aye; Mr. Beals – abstain and Ms. Candito – abstain.

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

VOTED: To adjourn the Finance Committee Meeting at 6:49 PM. Unanimous in favor.

Revisit and possible vote on application for Outside Entertainment from Alexander Koroskenyi – 1 Cedar Pond Road – July 22, 2023

Mr. Sky said we have an opinion from Town Counsel that there is no statute that grants the Board authority to issue licenses for entertainment on private property, unless admission is charged for a public event. If there are complaints, the Police Department and Board of Health would address that. Chairman Day said as far as we know, there is no charge for either event. Member

Carboni said this is basically an honor system. Mr. Sky said we found that the Selectmen started issuing these licenses in 1995 and it could be connected to the split of the Board of Health off of the Board of Selectmen. A government entity does not have regularity authority on what people do on their property.

Member Fabian said by continuing to issue these permits we are taking away the tools that the Police have in place by law to handle noise or other problems. This happened in the past because the property owner had a permit. Member Carboni said if someone charges admission and they don't apply for a permit, how do you police that. Mr. Sky said the Police Department. Chairman Day said only if we set a fee for this license can we get involved. Member Fabian said if someone's party goes out of control at 8:00 PM, the Police can handle it, but if there is a permit allowing it, they can't do anything. She would be interested in what other communities do.

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

VOTED: To take no action on this application.
Unanimous in favor.

Discuss and possible vote on application for Outside Entertainment from Joanna Rodrigues – 26 Dunbar Road – August 19, 2023

Chairman Day said the Board had received another application for outside entertainment.

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

VOTED: To take no action on this application.
Unanimous in favor.

Discuss and possible vote on request from Plymouth County Retirement Association Board to accept Chapter 269 of the Acts of 2022

Mr. Sky said an act (Chapter 269) was passed in November to allow a one-time COLA of 5% instead of 3%. We estimated that the cost would be \$24,000 to \$40,000 based on information received today. Plymouth County had said the cost basis is at \$18,000, but we factored at \$16,000. This has to be adopted by June 30th. In order for this to pass, 2/3's of the Plymouth County governing bodies and the Plymouth County Retirement Board (PCRB) need to approve it. Local government employees don't receive social security, so the only COLA they get would be from their pension. Member Carboni said PCRB voted on this April 13th and we received it May 31st. They want a vote by June 30th. Member Fabian said she didn't understand why it was sent out so late. She noted that Social Security went up more than 5%. Mr. Sky said the increase is only on the first \$16,000.

Chairman Day asked the Board if they would you like to table this until June 26th to make sure we have all the information. Member Carboni said she is not opposed to supporting this, but she is okay with waiting to the 26th. Member Fabian said she is in support of deciding on this tonight. Susan McCusker of 107 Nelsons Grove Road said it would be \$320 per retiree for one time. We already receive the 3% increase, so it is just 2% more. If this is not passed by 2/3's of the communities, it goes nowhere. PERAC notified everyone of this in November of last year. We

are hoping for your support on this. Charles Armanetti, Chairman of The Middleborough Retirees Insurance Group, said that as retirees pass away, that goes away. New retirees do not get this. There are 23 towns in Plymouth County and we need 16 in the affirmative to pass this. The teachers already received this and the State worker retirees also. This group of Town retirees will not receive this if it does not pass. Also, retirees of less than a year do not receive this. Mr. Sky said we are using the numbers PERAC provided. The actuarial report said it was based on \$16,000. Mr. Armanetti said as of July 1, 2023, they voted it on \$18,000.

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

VOTED: To approve the request from Plymouth County Retirement Association Board to accept Chapter 269 of the Acts of 2022.
Unanimous in favor.

Discuss and possible vote to approve the policy for consideration process of Chapter Land

Marc Resnick, Town Planner was present for the discussion. Mr. Sky said the revised sections of the policy are in yellow. We incorporated comments from the last meeting. Mr. Resnick said we added a sentence to clarify that the Board may enter into Executive Session for the purpose of negotiating. Member Carboni asked who monitors the checklist. Mr. Sky said our office will take care of it. Member Fabian asked if Town Counsel reviewed the revisions. Mr. Sky said they reviewed the original one. Member Fabian asked if the Assessors reviewed this as they have their own Chapter 61 policies. Mr. Sky said it was shared with them and they are okay with it.

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

VOTED: To adopt the Town of Lakeville Select Board Chapter 61 Right of First Refusal Policy and Procedures.
Unanimous in favor.

Discuss and possible vote on request from Town Clerk to send State Political Committees a letter regarding appointment of election workers

Chairman Day said the Town Clerk has requested that the Board send the annual letters to the State Political Committees.

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

VOTED: To send a letter to the State Political Committees regarding the appointment of election workers.
Unanimous in favor.

Discuss and possible vote to approve request to connect to Taunton Water – 310 Kenneth Welch Drive

Mr. Sky said this has been going on since last August. The facility was given a temporary connection to a hydrant by City of Taunton. We have been working with the ownership to tackle water issues and recycling. They are now requesting 15,000 gallons per day. We have over

204,672 gallons left of allocation per day from Taunton. There are still a couple of major issues with this facility. Northeast Alternatives has obtained offsite parking. The parking is not perfect on Kenneth Welch Drive, but it is better. The guard rail should deal with that. There is an issue with the wastewater and the engineering with the new septic field. They need to speak to Conservation. The Fire Department issues are mostly resolved. Member Carboni asked if this application is from the owner of the building? Mr. Sky said yes as the water flow is billed to the building. They already have an allocation of 5,000 gallons, so they are requesting an additional 10,000 gallons. Chairman Day asked if this is for all tenants of the building. Mr. Sky said the current 5,000 gallons is being replaced by 15,000 gallons.

A motion was made by Member Carboni and seconded by Member Fabian to approve the application to connect to Taunton Water for the property located at 310 Kenneth Welch Drive for a daily allocation of 15,000 gallons per day.

Discussion: Member Fabian said we have 204,672 gallons of allocation from Taunton, so this will be taken from the allocation. Mr. Sky said giving them an additional 10,000 gallons is reasonable for the size of this building. Chairman Day asked if Taunton is okay with the peak demand. Mr. Sky said they require a flow analysis as part of the application. Member Fabian said she is concerned about the increase in requests for connections. Mr. Sky said this began in 2007 and we have used a third of our allocation. This does not include the connections approved prior to 2007. Member Fabian asked if the small 40B development on Bedford Street is included. Mr. Sky replied yes. LeBaron was approved for 70,000 gallons per day, but are only using 40,000 to 50,000 gallons per day. We spoke to Taunton about looking at expanding our allocation. At first they were interested, but after a recent conversation, they became less willing to expand our allocation. Member Fabian said a conversation about water needs to take place in the upcoming years.

The vote on the previous motion was unanimous in favor.

Discuss and possible vote to approve request to connect to Taunton Water – 235 Main Street

Mr. Sky said this house was connected to Taunton Water at one time.

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

VOTED: To approve the application to connect to Taunton Water for the property located at 235 Main Street for a daily allocation of 260 gallons per day.
Unanimous in favor.

Discuss and possible vote to approve renewal of Junk Dealer and Junk Collector – 330 Bedford Street – Steve Davoli – The Antique Mall

Chairman Day said the applicant has provided the Town Clerk with evidence of activity. Discussion occurred regarding the expiration date of the license.

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

VOTED: To approve the renewal of the Junk Dealer and Junk Collector application for 330 Bedford Street with an expiration date of May 1, 2024.
Unanimous in favor.

Discuss and possible vote on employment agreement for Erika Correia, Treasurer/Collector

Mr. Sky said the Special Act establishing the appointed Treasurer/Collector allows for a contract. Ms. Correia's contract expires June 30, 2023. This is basically the same agreement with updates on the probation language and corrects the salary. Member Carboni said on Page 2, Compensation under #1 it shows \$85,000 and then says \$90,177 in parentheses. Are we approving the salary of \$90,177? On Page 3 under Severance Pay #7, it needs to say Select Board. Chairman Day said "after successful completion of probation" needs to be removed. Member Carboni said on Page 4, #8 – under voluntary termination, Board of Selectmen needs to be changed to Select Board. On Page 2, Fringe Benefits at the bottom, "vacation approved, but not used is forfeited". Why is this in the document. Mr. Sky said we need to fix that language to add the carryover of five (5) days. Member Fabian asked that a revised copy be emailed to the Board.

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

VOTED: To approve the Employment Agreement for Erika Correia as Treasurer/Collector with the proposed amendments.
Unanimous in favor.

Update on Historic Library ramp procurement

Mr. Sky said we estimated \$50,000 for the installation of the handicap ramp. We experienced some things that we did not anticipate with the IT improvements and additional work stations and storage cabinets needed. There is approximately \$30,000 left in the budget. We also need masonry work for the ramp. We can go to Fall Town Meeting for additional funding, fund with ARPA money or we can submit the project through the State's ADA Grant. That grant process opens for applications in August. From an aesthetic option, a lift is an option. That would require alteration to the building that the Historical Commission would not want to do. We can do powdered coats on the metal to help it blend in with the building. Chairman Day asked if we have done any ADA projects. Mr. Sky said we applied to replace the sidewalks at the elementary school, but were denied. Member Carboni asked what is the turnaround time for the ADA Grant. Mr. Sky said the end of the fall. Member Carboni said she doesn't want to tie up Free Cash if we can fund it somewhere else. Discussion occurred regarding a possible lift. Member Carboni said she doesn't want to go back to the drawing board. She would suggest going through the ADA Grant and then we could look at the other two (2) options if we did not receive the grant. Mr. Sky said if we do not get the ramp through the ADA Grant, he would recommend using the ARPA funding. Mr. Sky said he would apply for a grant for the entire project.

Select Board Policy Review discussion

Chairman Day said the Board wanted to look at a list of policies already in effect to see if updates were needed. Mr. Sky said they have all been updated from Board of Selectmen to Select

Board. The Town Property Use policy should be updated. He recommends taking the oldest and moving them up. Member Carboni said we should have a standard format for our policies and have them available electronically. Chairman Day said he would like a change log on the policies noting the date of update and why. Mr. Sky said perhaps we can have a meeting on just policies. Member Fabian said some of them would take up a lot of time to do doing a regular Board meeting. Discussion occurred regarding how to handle the review of policies.

Member Carboni said if there is a legislative change, policies can be updated. Policies are often brought up due to an issue. We could review them as we go along. Mr. Sky said some of the policies could be part of the personnel policy. Member Fabian asked if Human Resources covers some of these? Chairman Day said to ask the Human Resources Director to take a look at the CORI, HIPAA, Social Media and Domestic Violence Leave policies. He would like to start with Curb Cuts, Property Use and Recycled Product Procurement. Member Carboni asked to have the policies scanned and send them to the Board. Mr. Sky said we are working on the Social Media Policy for the next meeting and we can come back with the other three (3).

Fire Station Building Committee update

Member Carboni said she would like to see the Fire Station Building Committee (FSBC) updates always on the agenda. The Building Committee has received the Owner's Project Manager (OPM) submittals. We ranked them individually on a scale of 1-5 and the rankings were combined to come out with the top three (3) candidates on Wednesday, June 21st and the committee will vote to endorse the OPM. She was not sure if it would be at the same meeting. She had asked that the charge for the FSBC be included. Because we haven't had a solidified location for the proposed Fire Station, it would be prudent to establish a procedure on how to establish that. We can adjust the FSBC Charge to have the Committee identify with the OPM a recommended location to vote on. Discussion occurred regarding the next FSBC agenda.

Member Carboni said she wants the information to be out there for the public. Member Fabian asked why is the location coming up for review? By looking at locations again and not going with the site identified in the Feasibility Study, we are delaying the project. She doesn't want to come up against other projects that need to be funded. Member Carboni said once SOCOTEC's Feasibility Study was accepted we were all on the same page. Member Fabian said you are interviewing OPMs with no location. There is no way we are going to get a design project for Town Meeting in the Fall. We are taking a chance asking taxpayers to approve the Old Colony project and a Fire Station at the same time. Member Carboni said the FSBC is moving forward, and she does not want to rush the project. Chairman Day said we will have a bigger discussion at an upcoming meeting. Member Fabian said as the Chair of the Committee you should want to speed up the process. Its more expensive to put the station somewhere else. We already have the feasibility study. Member Carboni asked for Chairman Day to put a discussion on for the June 26th agenda. We are targeting June 21st for interviews. Hopefully we will have an answer by June 26th.

New Business

There was no New Business discussed.

Old Business

Member Fabian said Item #15 on the agenda was a bit vague. She was unsure of what we were going to be discussing. When she received the packet, there was a list included, but she didn't know what we were supposed to do. The same thing on Item #16; she wasn't expecting the charge to be in the packet. If this was to request to change the charge, it should have said that. Member Carboni said she wanted to put the Select Board on notice that she was going to be looking to amend the FSBC charge. Member Fabian said if it was known that there was going to be a request for the charge to be amended, we could have done that tonight.

Mr. Sky said one (1) proposal was received for the Classification and Compensation Study from Government HR USA. We should put together a small steering group including a Select Board Member. He would like to include Member Fabian since she is the union negotiation liaison. The project will take about four (4) months. Member Fabian said she would let Mr. Sky know.

Adjournment

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

VOTED: To adjourn the Select Board Meeting at 8:14 PM.
Unanimous in favor.

List of documents provided at the Select Board Meeting of June 12, 2023

1. Agenda page
2. Agenda page
3. Agenda page; Select Board Meeting Minutes of May 22, 2023 and May 31, 2023
4. Agenda page; FY2023 Operating Budget Transfers; FY2023 Transfer of Appropriations
5. Agenda page; application form; email from applicant; email from Police Department; email from Town Counsel
6. Agenda page; application form; email from applicant; email from Town Counsel
7. Agenda page; letter from Plymouth County Retirement Association Board; copy of Chapter 269 of Acts of 2022; letter from PERAC; Actuarial Valuation from Plymouth County Contributory Retirement System as of January 1, 2022 and email from Town Accountant
8. Agenda page; draft Policy for Consideration Process of Chapter Land
9. Agenda page; email from Town Clerk; draft letters to State Political Committees
10. Agenda page; application for Taunton Water connection
11. Agenda page; application for Taunton Water connection
12. Agenda page; Daily Sales report for March 2023
13. Agenda page; draft Employment Agreement for Treasurer/Collector and previous Employment Agreement for Treasurer/Collector

14. Agenda page; memo from Town Administrator
15. Agenda page; list of Select Board policies
16. Agenda page; Fire Station Building Committee Charge
17. Agenda item
18. Agenda item