

**AGENDA ITEM #15  
APRIL 22, 2024**

**REVIEW COMMUNITY PROFILE FOR THE TOWN  
ADMINISTRATOR SEARCH**

Attached is the community profile developed by MRI for the previous Town Administrator Search for your review.

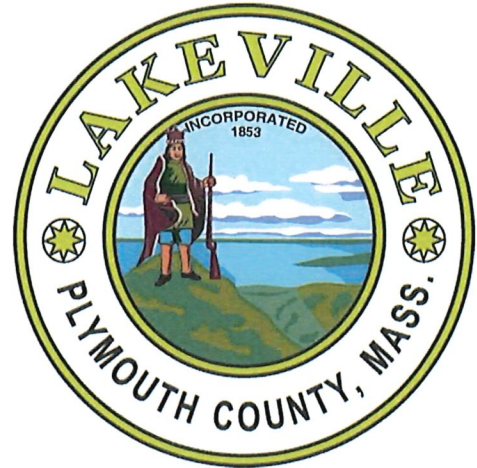
# TOWN OF LAKEVILLE, MA

## TOWN ADMINISTRATOR RECRUITMENT

### *Invitation to Qualified Candidates*

#### INTRODUCTION

Lakeville, MA (11,000 pop.), seeks a creative, proactive, community leader, committed to excellence in public service, to serve as its next Town Administrator. This fiscally stable community, with a rich history and hometown feel, is located approximately 40 miles from Boston and is home to a commuter rail service to the city, and just 27 miles from beautiful Cape Cod. Lakeville is recognized for its excellent schools, quality of life, and for providing exemplary services to its residents and business community.



Led by a three-member Board of Selectmen, and Open Town Meeting form of government, the Administrator is the chief administrative and operating officer of the Town and oversees a municipal operating budget of approx. \$30 million (including \$ 17 million for educational expenses) and 85 FTEs. The ideal candidate will have a Bachelor's degree and/or a Master's degree in municipal management or related field and a minimum of 1 to 3 years of experience as a municipal administrator or assistant administrator. Salary range of \$145,000 to \$155,000 will be commensurate with qualifications and professional experience. Lakeville is an equal opportunity employer. For additional information related to the search, or Town and candidate profiles, contact Alan Gould, President, Municipal Resources, Inc. at 603-279-0352, x320.

**DEADLINE: 4 PM EST; Monday, January 11, 2021**

**Resume and cover letter, in confidence as PDF attachment to: [recruitment@mrigov.com](mailto:recruitment@mrigov.com)**

This document is intended for use as a resource in the search for the next Town Administrator. The candidates are encouraged to do their own research and consider their "fit" for the position. Information about this position and the Town can be found by visiting the Town's website [www.lakevillema.org](http://www.lakevillema.org) and the MRI website [www.mrigov.com/career](http://www.mrigov.com/career).



# LAKEVILLE, MA – TOWN ADMINISTRATOR

## THE IDEAL CANDIDATE PROFILE

The *Ideal* Candidate for the position of the Lakeville Town Administrator must have the following demonstrated professional strengths and personal characteristics:

Strong preference will be given to candidates with an appropriate graduate degree or an undergraduate degree that combines work experience and education. The candidate should have a minimum of 1-3 years of direct work as a senior level public sector manager in a position such as a Town Manager or Town Administrator, Assistant TA/TM, Public Finance Director or other relevant, transferable experience within the public domain.

A record of thoughtful financial management and strategic capital planning, including a proven ability to accurately prepare and project sustainable municipal budgets and Capitol Improvement Plans over a 3-5 year horizon.

Be an engaged Town Administrator who leads the community by example and promotes coordination and cooperation across the organization. Must possess the highest ethical standards both personally and professionally. Must be able to articulate a vision for the community.

Possess a good understanding of Mass General Laws, regulations and local Boards statutory authority.

The ability to be creative and identify innovative solutions to complex municipal issues by utilizing the talent and experience of local elected and appointed Lakeville residents.

Strong public speaking and presentation skills. Proficiency in the use of all current platforms in social media to promote the messaging of the Executive Board within the community.

Extensive knowledge of and experience with negotiating collective bargaining matters.

The ability to “listen” and to provide advice and counsel in a measured, non-biased manner to elected and appointed officials. Provide prompt, accurate and unfiltered information to policy makers in the community.

A proven record of nurturing a positive culture by supporting and empowering employees to perform their jobs in an exemplary manner. Help facilitate and support creative individual Dept. initiatives. Strongly promote a “team” concept involving all staff members.

Willingness to manage Town affairs in an open and transparent manner. Be accessible to all residents and show a willingness to reach out and solicit input from the community.

The ability to lead, organize, inspire and manage people while avoiding micro-managing Departments. Acknowledge and support employees for a “job well done”. Facilitate joint Department and Board meetings to share appropriate information with all parties.

# LAKEVILLE, MA – TOWN ADMINISTRATOR

## THE TOWN OF LAKEVILLE

Lakeville was settled in 1717 as part of Middleborough, and in 1853, it was incorporated as the Town of Lakeville by the General Court. It is located in Plymouth County almost half way between Boston and Cape Cod. Interstate 495 and the MBTA commuter rail provide easy access south to the Cape or north to Boston. Lakeville has a three member Board of Selectmen, Town Administrator and Open Town Meeting form of government. The Town Administrator Act was created in 1998 and defines the role and responsibility of the Board of Selectmen as the policy makers for the Town and the Town Administrator as the chief administrative officer. There have only been two Town Administrators since the position was established over twenty years ago.



Lakeville is known as an ideal place to live and raise a family. It is made up of nine lakes or great ponds, hence the name Lakeville. In fact, approximately 18% of the Town's total land area is made up of these waterbodies. The climate, soils, ponds and swamps make it the perfect location for agriculture and in particular, growing cranberries. Ocean Spray, the international cranberry cooperative, has its corporate headquarters in the Town. The public education is provided by the first-rate Freetown-Lakeville Regional School District. The school system is relatively small with a stable population of approximately 1,700 students in grades K-12.

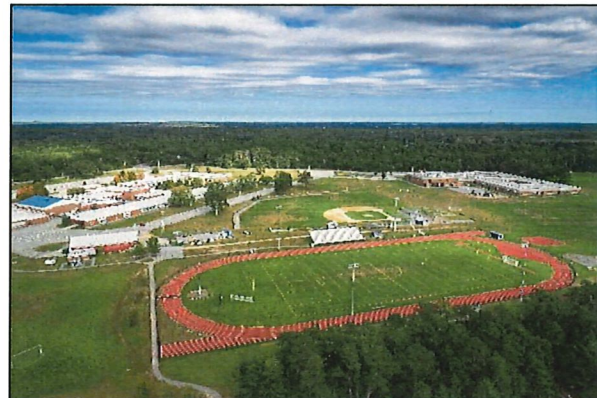
Today, Lakeville's population is approximately 11,000 residents and growing. Residents value the small town character and culture of the community as well as its natural assets. The Town is home to the 900 acre Assonet Cedar Swamp Wildlife Management Area. In total, the public can enjoy the use of over 4,300 acres of protected open space in Lakeville. This adds to the community's outstanding quality of life, and it is what keeps families in Town and draws new families into the Town. It is no wonder the community is commonly referred to as "The Promised Land".

## LAKEVILLE, MA – TOWN ADMINISTRATOR

The next Town Administrator will be facing a number of challenges over the next few years. The current national challenge is dealing with COVID and managing the community through this pandemic. The new Administrator must exhibit leadership and have the ability and skills to work with the elected and appointed leaders to navigate Lakeville through this health crisis.

### FINANCE/BUDGET

Lakeville's finances are strong as the result of a tradition of solid financial planning and fiscally conservative budgeting of both revenues and expenditures. The FY '21 budget is \$30.7M, of which \$17.6M is for education, public safety is \$4.2M, debt service is \$1.2M and pension costs are over \$1.1M. In addition, there are two self-sufficient enterprise funds: one for the parks and the other for the landfill/transfer station. Approximately 87% of the tax base comes from the residential sector and 13% from commercial, industrial and personal property. Maintaining or improving Lakeville's financial strengths and bond rating while keeping property tax increases to a minimum will be a priority in the years ahead. Seeking and securing public and private grants, especially Green Community Grants to fund energy conservation projects, is an important part of the job for the Town Administrator.



Moody's Global Ratings assigned Lakeville with its AA+ bond rating and stable outlook. This is a noteworthy achievement for a municipality of 11,000 residents with a limited commercial/industrial tax base, and therefore reliant on the homeowners for 87% of the property taxes. However, Moody's recognizes that the Town has a history of healthy financial positions, conservative management, low debt burden and manageable pension and OPEB obligations.

# LAKEVILLE, MA – TOWN ADMINISTRATOR

## CAPITAL IMPROVEMENT PROGRAM

The Town has a 5 year Capital Improvement Program and has successfully improved or replaced a number of public facilities in a planned and systematic way. Most recently the new \$8.8M, 12,000 sq. ft. Police Station was opened on time and within budget. In addition, the Town Hall Redesign Project was completed in '20 providing renovated space for more convenient public services. The Town has addressed most of the Town facilities over the years. The Fire Department which is located next to the Town Hall is the last of the major facilities to be addressed. The 6,500 sq. ft. Fire Station and its facility/equipment needs will be the CIP challenge for the new Administrator.



## LAKEVILLE MASTER PLAN

The Town recently finished the Lakeville Master Plan, titled "[Lakeville 2030](#)". The plan is the result of a two year process of public meetings, community outreach and resident input. A Master Plan Implementation Committee was formed to guide the process. They reviewed the Master Plan from '05, the Open Space and Recreation Plan from '13 and the Housing Production Plan from '17. Numerous workshops were held on topics including; land use, housing, transportation, recreation, economic development, etc. These workshops gave the residents the opportunity to tell



the committee what they wanted their Town to "look like" over the next ten years. This valuable information formed the basis for the eight main themes that came out of this community-wide planning process. The Master Plan includes a ten year implementation plan which sets forth yearly goals and strategies for the community to follow. The new Town Administrator is fortunate to have "Lakeville 2030" as a blueprint to guide him or her in the years ahead.

## LABOR RELATIONS

The Town Administrator plays a significant role in negotiating and administering the Town's three collective bargaining agreements. Negotiations on all three collective bargaining agreements has been completed. She or he must be experienced in labor relations, grievance administration, arbitration and, ultimately, balancing the needs of the employees with the community's ability to

## LAKEVILLE, MA – TOWN ADMINISTRATOR

fund contracts. In addition, he or she is fortunate to have a management team of well-respected department heads to rely upon.

### ECONOMIC DEVELOPMENT



Lakeville has great access to I-495 and three State roads which makes it ideal for the commercial and industrial development that would be appropriate for the semi-rural and small town character of the community. Currently 13% of the tax base comes from commercial, industrial or personal property. The owners of the former Lakeville State Hospital site, which has been vacant for many years, are proposing to build a warehouse/distribution facility on that 49 acre site. The owners

are going through the permitting process. The Town is also host to a number of marijuana cultivation facilities and derive a community impact fee from each facility. The challenge for the new Town Administrator will be to determine the “correct” balance of economic development and the additional tax dollars it brings with preserving the unique character and charm of Lakeville.

Finally, Lakeville is a wonderful community that exhibits all the characteristics of a traditional New England town. The next Administrator must bring passion, energy, and commitment, as well as excellence, integrity and the confidence to guide the community in the years ahead. The ideal candidate must possess outstanding verbal and written communication skills. It is imperative that she or he is able to communicate effectively with town leaders, staff, and the public. In order to do this, the Administrator will need to have a high level of community engagement. It is the Administrator’s responsibility to keep the public informed, so he or she must be committed to operational transparency and possess the ability to synthesize and communicate clear program/project level progress on initiatives and activities. The Administrator must leverage emerging technologies and other creative ways to promote community involvement. “Customer service” is a high priority for this community, which means the successful candidate must place great value on listening and providing accurate information to all members of the community.



**AGENDA ITEM #16**  
**APRIL 9, 2024**

**DISCUSS AND POSSIBLE VOTE TO AMEND WAGE &  
PERSONNEL PLAN REGARDING LUNCH BREAKS**

The Human Resources Director will be in attendance to speak to this.

She is requesting that the Board consider implementing a policy regarding Meal Breaks.





## MEMO

To: Lakeville Select Board  
From: Lacey Marshall  
Date: April 18, 2024  
CC: Robert Nunes, Town Administrator  
Subject: MGL ch149Sec100 Meal Breaks

The purpose of this memo is to discuss the implementation of a written policy regarding Meal Breaks

1. In accordance with MGL Ch149 Sec 100, workers have a right to at least a 30-minute meal break if they work more than six hours during a calendar day. During their meal break, workers must be free of all duties and free to leave the workplace. This break may be unpaid. Employers may require workers to take their meal breaks. Currently the Town does not have a written policy regarding this law.
  - a. Mandated 30 min meal break. Requires the town hall to close for 30 minutes. Can be paid or unpaid.
  - b. Unmandated, unpaid meal break. Employees choosing to leave for 30 minutes will not be paid for that time. Employees choosing to work or stay at the workplace during the meal break must be paid for that time.
  - c. Unmandated, paid meal break. Employees choose to stay or leave the workplace, but will be paid regardless.

**AGENDA ITEM #17**  
**APRIL 22, 2024**

**DISCUSS AND POSSIBLE VOTE TO APPROVE SICK LEAVE  
BUYBACK EXCEPTION FOR NORMAN TAYLOR**

The Human Resources Director will be in attendance to speak to this. Her memo is attached.

**PROPOSED MOTION:** To allow an exception to policy regarding the Sick Leave Buy-Back and grant the amount of \$4,499.10 be paid to Norman Taylor.



## MEMO

To: Lakeville Select Board  
From: Lacey Marshall

Date: April 18, 2024  
CC: Robert Nunes, Town Administrator

Subject: Sick leave buy-back

The purpose of this memo is to discuss an exception to policy for Norman Taylor regarding Sick Leave Buy-Back

On March 29, 2024, Norman Taylor retired after serving the town for over 25 years.

1. According to the Massachusetts Laborer's District Council of Laborer' International Union of North America AFL/CIO, Effective July 1, 2023-June30, 2026, Article 17, Section 17.7
  - a. Effective July 1, 2005, employees with fifty (50) or more accrued sick days, and who have completed a minimum often (10) years of service to the Town of Lakeville, and who notify the Select Board in writing on or before May 1 of their intent to retire during the next fiscal year beginning July 1st shall receive a salary adjustment in their last week's paycheck a sum equal to \$30.00 for every unused sick day up to a maximum of one-hundred and fifty (150) days.
2. Notification of retirement was not provided to the Select Board in accordance with the policy.
3. The cost of this is exception is \$4,499.10. I have reviewed the Assessor's budget and there is enough money in the salary account to fund this request.
4. Request the Select Board possibly vote to allow an exception to policy regarding the Sick Leave Buy-Back and grant the amount of \$4,499.10 to Norman Taylor.

**AGENDA ITEM #18  
APRIL 22, 2024**

**DISCUSS AND POSSIBLE VOTE SET MILEAGE  
REIMBURSEMENT RATE**

Attached is the memo that was sent last year regarding the mileage reimbursement rate. Traditionally the Board has voted on this annually.

The IRS mileage rate has been increased of January 1, 2024 to 67 center per mile.

I was watching the Middleboro Select Board meeting and instead of doing this annually, they voted to set the mileage reimbursement rate at whatever the IRS Mileage Rate so that is another option for the Board.

**PROPOSED MOTION:** To set the mileage reimbursement rate in line with the Internal Revenue Service rate of 67 cents per mile through December 30, 2024.

Or

**PROPOSED MOTION:** To set the mileage reimbursement rate at the Internal Revenue Service Rate as of January 1<sup>st</sup> of each year.

TO: All Department Heads  
FROM: Ari J. Sky, Town Administrator  
RE: Mileage reimbursement  
DATE: January 31, 2023

At their meeting on June 4, 2013, the Board of Selectmen voted to set the mileage reimbursement rate for use of personal vehicles on Town Business at the IRS rate, effective July 1, 2013.

Please be aware, as of January 1, 2023, the IRS mileage reimbursement rate increased from 62.5 cents per mile to 65.5 cents per mile. Please use the reimbursement rate of 65.5 cents per mile for future mileage reimbursement requests.

**AGENDA ITEM #19**  
**APRIL 22, 2024**

**DISCUSS AND POSSIBLE VOTE REGARDING REVISION OF  
CAPITAL EXPENDITURES COMMITTEE GENERAL BY-LAW**

Member Day had found an issue in the General By-Law regarding the Capital Expenditures Committee, which is attached in regards to the members all being required to be Lakeville registered voters. He will speak to this at the meeting.

## Chapter 15. Boards, Commissions and Committees

### Article IV. Capital Expenditures Committee

[Adopted 6-14-2004, AG approved 9-16-2004 (Ch. III, Sec. 25, of the 1994 Bylaw Revision)<sup>(1)</sup>]

[1] *Editor's Note: The General Bylaws of the Town were readopted in their entirety 5-8-2023 ATM by Art. 12, AG approved 11-13-2023. See Ch. 1, Art. III.*

#### § 15-10. Establishment; duties.

[Amended 11-8-2021 STM by Art. 9, AG approved 12-15-2021]

There shall be a Capital Expenditures Committee which shall perform the duties set forth in this section and be governed by the provisions thereof and shall advise and make recommendations to the Finance Committee on all matters relating to expenditures for capital improvements in the Town. Said Committee shall consist of five voting members: the Town Administrator, two at-large representatives appointed by the Town Moderator, one member appointed by the Finance Committee and one member appointed by the Select Board. All members are to be legal voters of the Town. The members of the Committee shall serve without compensation and may employ clerical or other assistance subject to available appropriation. The Committee shall choose its own officers.

#### § 15-11. Community representation.

[Amended 11-8-2021 STM by Art. 9, AG approved 12-15-2021]

The Moderator shall appoint two at-large representatives from the community to said Committee, who shall serve terms of one year to expire on July 31 annually. The Moderator shall make such appointments at a Select Board meeting held in July. The Town Moderator shall either appoint new members or reappoint current members to said committee.

#### § 15-12. Finance Committee representation.

[Amended 11-8-2021 STM by Art. 9, AG approved 12-15-2021]

One member of said Committee shall be appointed annually by the Finance Committee, and such member may, but need not be, a member of the Finance Committee; and one member shall be appointed annually by the Select Board, and such member may, but need not be, a member of the Select Board. Members so appointed shall serve terms of one year to expire on July 31 annually.

#### § 15-13. Vacancies.

Whenever any vacancy shall occur in the office of the Committee, whether by reason of death, resignation, removal from the Town, or other cause, such vacancy shall be filled by the appointing authority which appointed the member whose position shall have become vacant. A copy of such appointment shall be sent by the appointing authority to the Town Clerk and to the Secretary of the Committee. Any person so appointed to fill that vacancy shall hold office for the unexpired term of the person whom he succeeds.

#### § 15-14. Powers and duties.

[Amended 11-8-2021 STM by Art. 9, AG approved 12-15-2021; 11-14-2022 STM by Art. 6, AG approved 2-24-2023]

- A. For the purposes of this section, a "capital improvement" is defined as a physical betterment, including but not limited to the construction of new buildings or facilities and the alteration of buildings or facilities now or hereafter existing, the purchase of land, or items of equipment, provided that any such physical betterment having a cost of less than \$10,000 and which, in the judgment of the Committee, is not of an unusual or nonrecurring nature shall not be considered a capital improvement.
- B. It shall be the duty of the Committee to ascertain annually what expenditures for capital improvements, as herein defined, will be required by the Town during the ensuing five years, and in making its determination shall confer with the Finance Committee and the Town Accountant, any Town boards, commissions, committees, officers, employees, and other agencies and departments of the Town involved in making expenditures for capital improvements in the Town, all of which shall cooperate with the Committee. All such agencies and departments or other authorities of the Town authorized by law to make such expenditures shall furnish detailed estimates of the expenditures necessary for capital improvements under their jurisdiction for the ensuing five years in conjunction with their annual budget requests presented to the Town Administrator.
- C. Upon receipt of the capital expenditures submissions from the various departments, the Town Administrator shall assemble, prepare and present to the Committee, by a date established by the Select Board, a proposed capital budget for each department for the ensuing five years. The Committee shall use the Town Administrator's report to prepare annually a program of expenditures for capital improvements, including recommendations for the scheduling of such expenditures and the financing thereof and the probably impact of such improvements on the tax rate of the Town and shall furnish such report and recommendations to the Town Administrator on or before a date established by the Select Board for use in preparing annual budget recommendations for the ensuing fiscal year. Copies of such report and recommendation shall be deposited with the Town Accountant and with the Town Clerk, and copies shall be made available by the Town Clerk upon request. The capital program for the following five years shall be pushed with the Capital Expenditures Committee report and included in the Annual Town Report. Such capital program shall be presented to the Annual Town Meeting for acceptance in principle, subject to final action at subsequent Town Meeting(s).

#### § 15-15. Officers and operation.

At its first meeting, the Committee will elect a Chairman and a Secretary and adopt a budget. At subsequent meetings, it will establish ground rules, schedule meetings, determine a division of responsibilities and adopt forms.

**AGENDA ITEM #20  
APRIL 22, 2024**

**DISCUSS AND VOTE NOTICE OF INTENT TO LAYOUT  
GILLIAN DRIVE AS A PUBLIC ROADWAY**

The Board has received a request from Donald Bissonnette requesting the acceptance of Gillian Drive as a public roadway and to be placed on Town Meeting.

The DPW Director has met with the engineer on site to inspect the roadway. A report will be prepared for the Board prior to the final step of voting to approve and adopt the layout.

I have attached a copy of the Notice of Intent to Layout and request. Also attached is a set of plans for your review.

Once the Select Board votes to layout the road, the plan is officially forwarded to the Planning Board for their approval. They have 45 days to report back to the Select Board.

Once we have the Planning Board's approval, the Board will vote to approve and adopt the layout. If the Planning Board does not approve the request, usually the Select Board will not proceed. I have attached the complete procedure for road acceptances for your review.

**PROPOSED MOTION:** To layout Gillian Drive.



RECEIVED  
APR - 5 2024  
SELECTMEN'S OFFICE

Donald Bissonnette  
1 Holly Hill Lane  
Lakeville, MA 02347

Select Board, Town of Lakeville  
346 Bedford St.  
Lakeville, Ma 02347

April 1, 2024

RE: Road acceptance request for town meeting

Dear Select Board,

Please find attached and submitted with this letter, a signed plan for the roadway at Gillian Drive, off of Jamie's Way. This letter is a request to have this roadway placed on the Town Meeting Warrant for acceptance by the town.

All improvements requested by the Highway Surveyor, Planning Board and Conservation Commission have been completed at this time. Please contact me if you have any questions.

Respectfully submitted,



Donald Bissonnette  
508-269-0976







## PROCEDURE FOR LAYOUT AND ACCEPTANCE OF PUBLIC WAYS (2 STEPS)

The procedure requires two (2) steps. Town Meeting must still vote to accept a road as a public way, but first the Board of Selectmen has to vote to layout the road at one of your regular meetings, then vote to approve the road layout at another regular meeting or hearing prior to the road acceptance article being placed on the Town Meeting warrant.

### LAYOUT PROCEDURE

- Step 1. Petition is made to Selectmen to lay out road as a town way. Selectmen may initiate the petition.
- Step 2. Selectmen vote their intention to lay out the way (I have attached a copy of your vote for each road)
- Step 3. Refer petition to the Planning Board (they have 45 days to report back to the Selectmen. If they don't report back to you, the procedure still continues.
- Step 4. Board of Selectmen will post the notice of public meeting, hearing or viewing. Town Counsel said we do not have to hold a hearing, a public meeting is satisfactory.
- Step 5. Board of Selectmen will hold a public hearing or public meeting. The Selectmen vote to approve and adopt the layout as shown on the metes and bound plan. The Board of Selectmen sends the Town Clerk a copy of the Layout Order.

### The Plan

The developer has a plan prepared specifying the metes and bounds of the layout. The Planning Board is going to adopt a regulation so that all future subdivision plan approvals will require developers to have a road layout with metes and bounds submitted to them prior to any new roads being accepted by the Town, and the developer will be responsible for the legal fees.

### ACCEPTANCE PROCEDURE

- Step 1. Selectmen file the plan and the vote to adopt the plan with the Town Clerk. Within 10 days the Town Clerk must record the description in a book for that purpose. This must be done at least seven days in advance of the Town Meeting.
- Step 2. The Selectmen place an article on the Town Meeting Warrant regarding the acceptance of the way. A majority vote of Town Meeting is required to accept a road which has been approved as part of subdivision.

Step. 3.

After Town Meeting, the Selectmen proceed to acquire the layout either by deed, easement or taking. The Town of Lakeville will acquire by easement (including drainage easements). The easement must be recorded at Registry within 120 days after Town Meeting. It is very important the Town gets the drainage easements before we record the easement for the public way. The Town should require the developer to get title certification of the drainage easements prior to Town Meeting vote, because some towns have run into trouble because the Developer never obtained drainage easements from the abutters.

**TOWN OF LAKEVILLE  
NOTICE OF INTENT TO LAYOUT  
GILLIAN DRIVE**

The Select Board of the Town of Lakeville, acting pursuant to G. L. C. 82 Sections 21-24, deeming that common convenience and necessity require the layout as a town way of Gillian Drive, and intending to acquire easements necessary for such layout, hereby gives notice of their intention to layout the hereafter-described Gillian Drive as a public town way. The boundaries of said way hereby laid out are as follows:

“Gillian Drive” as shown on plan drawn by Zenith Consulting Engineers, LLC entitled “Roadway As-Built Plan – Gillian Drive” in Lakeville, Massachusetts, dated March 4, 2023 on file with the Select Board’s Office.

Adopted \_\_\_\_\_  
(date)

Town of Lakeville  
Select Board

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**AGENDA ITEM #21  
APRIL 22, 2024**

**DISCUSS PRIORITY PROTECTION AND PRIORITY  
DEVELOPMENT AREAS FOR LAKEVILLE**

Attached is an email from the Chair of the Planning Board regarding the updated Priority Protection and Priority Development Areas provided by SRPEDD (draft attached).

The Planning Board is requesting that the Board review the draft and forward any feedback back to the Planning Board.



## Tracie Craig-McGee

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**From:** Michele MacEachern <shell42880@gmail.com>  
**Sent:** Friday, April 12, 2024 6:20 AM  
**To:** Lorraine Carboni; Amy Knox; Robert Bouchard  
**Cc:** Robert Nunes; Tracie Craig-McGee; Lori Canedy; John Cabral; Cathy Murray, Planning Department Clerk  
**Subject:** Fwd: Priority Area (PDA/PPA) Draft Review for Lakeville and Next Steps  
**Attachments:** 20240411\_Lakeville-2023 Priority Area Draft.pdf; 20240411\_Lakeville-2023 Priority Area Draft.docx

Good morning,

Attached is the draft of updated Priority Protection and Priority Development Areas from SRPEDD.

The Planning Board agreed that these should be circulated to your respective Board/Committee/Commission for review and feedback. Please forward on to all of your member.

We have already requested the below mentioned edits from SRPEDD which have been incorporated into this draft.

After you have a chance to review, please forward feedback.

Thank you,  
Michele

**From:** Phillip Hu <phu@srpedd.org>  
**Date:** April 11, 2024 at 2:24:10 PM EDT  
**To:** Michele MacEachern <shell42880@gmail.com>  
**Cc:** Laura Tsang <ltsang@srpedd.org>, mjkn05@gmail.com, rnunes@lakevillema.org, Taylor Perez <tperez@srpedd.org>, Maria Jones <mjones@srpedd.org>, Grant King <gking@srpedd.org>, Robert Cabral <rcabral@srpedd.org>  
**Subject:** Re: Priority Area (PDA/PPA) Draft Review for Lakeville and Next Steps

Hi Michele,

Yes, I just double checked with my staff, and we made the changes as you requested. Attached is the report.

Thank you for the reminder!  
Phillip

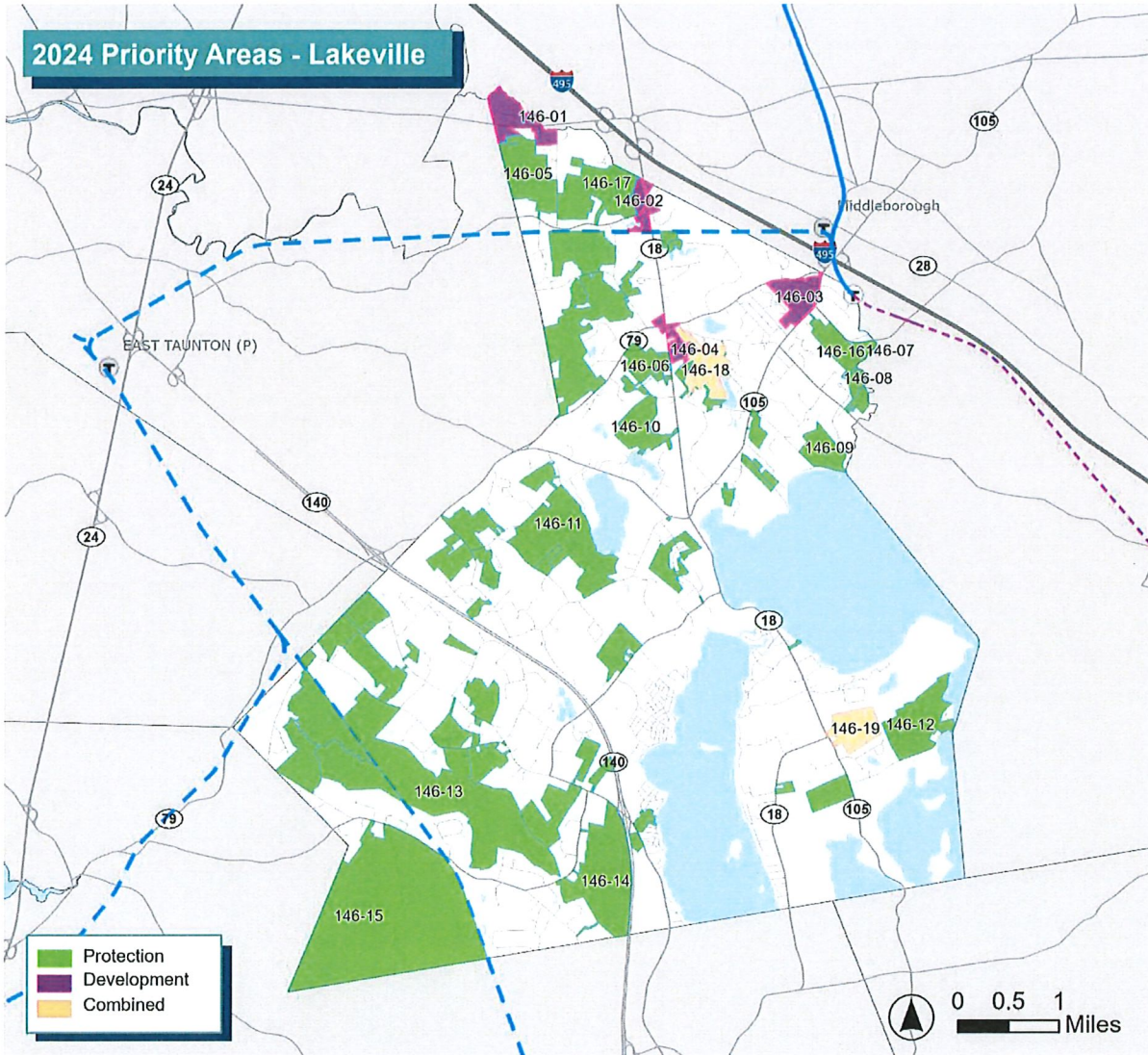
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**From:** Michele MacEachern <shell42880@gmail.com>  
**Sent:** Thursday, April 11, 2024 1:09 PM  
**To:** Phillip Hu <phu@srpedd.org>  
**Cc:** Laura Tsang <ltsang@srpedd.org>; mjkn05@gmail.com <mjkn05@gmail.com>; rnunes@lakevillema.org <rnunes@lakevillema.org>; Taylor Perez <tperez@srpedd.org>;

## 2024 Lakeville Priority Areas Draft

Please see a digital version of your community's priority areas at this link:

<https://arcg.is/1myS4y>



**Priority Development Areas**

<b>Priority Area ID</b>	<b>Priority Area Name</b>	<b>Acres</b>
146-01	Harding Street Development Area	111.7
146-02	Ocean Spray and Great Pond Expansion	49.9
146-03	State Hospital Redevelopment	97.0
146-04	Route 18 and Route 79 Business Node	44.0

**Priority Protection Areas**

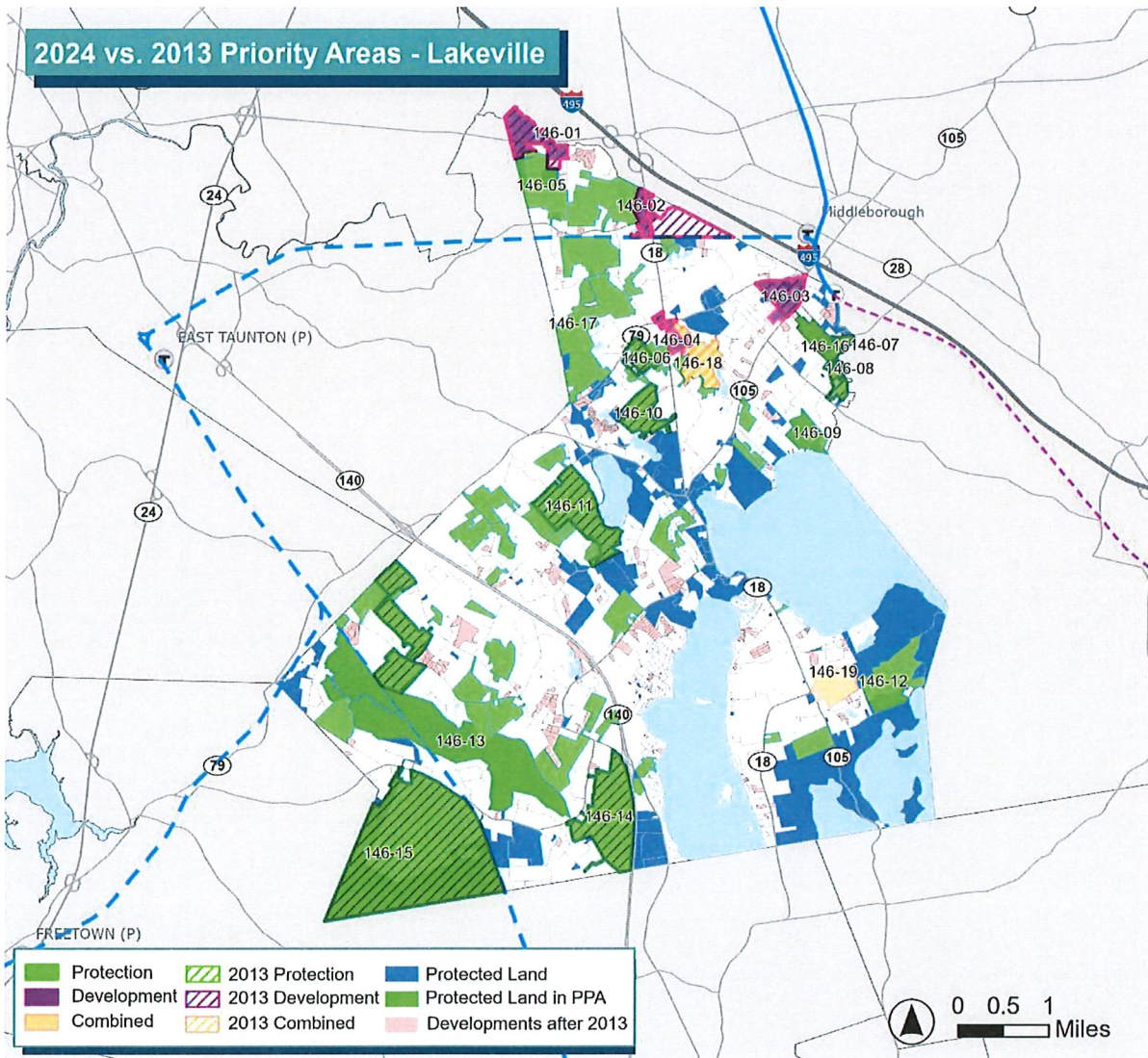
<b>Priority Area ID</b>	<b>Priority Area Name</b>	<b>Acres</b>
146-05	Leonard Washburn Brook	170.4
146-06	Crooked Lane Farm	61.5
146-07	Bridge Street Farm	15.1
146-08	Vaughn Street Farms	24.6
146-09	Staples Shore Conservation Area	94.9
146-10	Loon Pond Farm	99.7
146-11	Elders' Pond Farmland	322.2
146-12	Spring Brook APC	244.5
146-13	Cedar Swamp Headlands	1275.3
146-14	Rocky Woods	322.4
146-15	Howland Road Conservation Area	1209.0
146-16	State Hospital Farm	71.5
146-17	Chapter 61 Lands	1555.3

**Priority Combined Areas**

<b>Priority Area ID</b>	<b>Priority Area Name</b>	<b>Acres</b>
146-18	Lakeville Country Club	123.3
146-19	TL Edwards Gravel Pit	97.9

### Priority Areas: 2013 and 2024 Comparison

In addition to depicting Swansea's past and current PDAs and PPAs, this map also shows areas of recent development (red) and land that is already protected through public ownership or conservation restrictions (blue and darker green). In some cases, community representatives referenced these considerations when making their 2024 Priority Area designations.



## PRIORITY DEVELOPMENT AREAS

### **Harding Street Redevelopment [146-01]**

*Purpose:* Low-impact business and office park redevelopment that respects adjacent natural resources and existing conservation easements.

*Implementation:* No further action is needed at this moment.

*Boundaries:* Boundaries correspond to selected parcels within the Industrial and Business Zoning Districts.

*Changes from 2013:*

- Boundaries changed to remove parcel containing new subdivision in the southerly portion of eastern district.
- A new Marijuana Overlay District was approved in this location.

### **Ocean Spray and Great Ponds Expansion [146-02]**

*Purpose:* Continued economic development within these business parks.

*Implementation:* No further action is needed at this moment.

*Boundaries:* Boundaries correspond to selected parcels containing and abutting these facilities. Parcels are within Business and Residential Zoning Districts, with a portion of the designation within the Planned Special Purpose Overlay District.

*Changes from 2013:*

- Boundaries changed to remove parcels north of the railroad tracks and Tyler's Way piece due to deed restriction.

### **State Hospital Redevelopment [146-03]**

*Purpose:* Potential mixed-use or business redevelopment of this former hospital site and its abutting areas adjacent to the existing MBTA Commuter Rail station and the Chapter 40R district.

*Implementation:* This priority area is near the future Middleborough rail station.

*Boundaries:* Boundaries correspond to selected parcels within the Mixed-Use Development and the Business Zoning Districts. The site contains a Chapter 43D Priority Development Site (PDS).

*Changes from 2013:*

- Boundaries updated to include parcels containing the bank and bowling alley.

**Route 18 and Route 79 Business Node [146-04]**

*Purpose:* Continue business activities at the intersection of Route 18 and Route 79.

*Implementation:* Potential rezoning of this area from Residential to correspond to the surrounding Business and Industrial Zoning.

*Boundaries:* Boundaries correspond to selected parcels surrounding the intersection and abutting Industrial and Business Zoning Districts.

*Changes from 2013:*

- Boundaries updated to include properties that were in review, including parcels near the Country Club and a 25-acre property.

PRIORITY PROTECTION AREAS

**Leonard Washburn Brook [146-05]**

*Purpose:* To protect undeveloped parcels associated with the watershed around this waterway.

*Implementation:* Evaluate whether the Town should acquire additional parcels for permanent protection.

*Boundaries:* Boundaries correspond to undeveloped parcels in the Northwest corner of the Town. The Priority Area contains BioMap3 Habitats and wetlands.

*Changes from 2013:* New PPA in 2024.

**Crooked Lane Farm [146-06]**

*Purpose:* To preserve active agriculture and open space.

*Implementation:* No further action required.

*Boundaries:* Boundaries correspond to parcels along Crooked Lane containing active agriculture.

*Changes from 2013:*

- Boundaries updated to reflect recent developments. Removed lots to the southwest with single-family homes and solar farms and the corner where Tyler's property is at the northwest corner. Added property to the northeast in tax title, could be acquired by the town. Added parcel to the East to create additional continuity.

**Bridge Street Farm [146-07]**

*Purpose:* To preserve active agriculture and open space adjacent to the Nemasket River.

*Implementation:* No further action required.

*Boundaries:* Boundaries correspond to parcels along Bridge Street containing active agricultural uses adjacent to the Nemasket River.

*Changes from 2013:*

- No changes to boundaries or purpose.

### **Vaughn Street Farm [146-08]**

*Purpose:* To preserve active agriculture and open space adjacent to the Nemasket River.

*Implementation:* No further action required.

*Boundaries:* Boundaries correspond to parcels along Vaughn Street containing active agricultural uses adjacent to the Nemasket River.

*Changes from 2013:*

- No changes to boundaries or purpose.

### **Staples Shore Conservation Area [146-09]**

*Purpose:* Town-owned properties that the Town would like to see receive a permanent protection status.

*Implementation:* No further action required.

*Boundaries:* Six town-owned parcels on Staple Shore Rd and one town-owned parcel on Vaughn St in the northeast of town.

*Changes from 2013:* New PPA in 2024.

### **Loon Pond Farm [146-10]**

*Purpose:* To preserve active agriculture and open space.

*Implementation:* No further action required.

*Boundaries:* Boundaries correspond to parcels along Loon Pond Road containing active agriculture.

*Changes from 2013:*

- No changes to boundary or purpose.

### **Elders' Pond Farmland [146-11]**

*Purpose:* To preserve active agriculture and open space.

*Implementation:* Explore potential water quality improvements.

*Boundaries:* Boundaries correspond to parcels along Elders' Pond Road containing active agriculture.

*Changes from 2013:*



- Boundaries changed to include pond area to the northeast containing Taunton’s drinking water and expanded towards Hill Street to the southwest, excluding homes. Included Hazel Duley property.

**Spring Book APC [146-12]**

*Purpose:* These areas are for water preservation for New Bedford’s water supply. Protect adjacent properties to improve water quality.

*Implementation:* No further action required.

*Boundaries:* Boundaries correspond to selected parcels, including three large parcels on Long Point Road in the southeast of town, the Long Point Road Property, and another parcel to the north that is currently a cranberry bog (Fruit D’or). These additions will help complete current gaps in the conservation and trail areas that make up Betty’s Neck.

*Changes from 2013:* New PPA in 2024.

**Cedar Swamp Headlands [146-13]**

*Purpose:* To preserve open space near the Cedar Swamp, which contains BioMap 3 Critical Natural Landscapes, BioMap 3 Core Habitats, and DEP Outstanding Resource Water areas.

*Implementation:* No further action required.

*Boundaries:* Boundaries correspond to selected undeveloped parcels west of Route 140.

*Changes from 2013:*

- Boundaries updated to include properties owned by Mass Audubon in the middle and northwest sections of the Swamp area.

**Rocky Woods [146-14]**

*Purpose:* To preserve open space near the Assawompsett Ponds Complex containing NHESP Vernal Pools and DEP Outstanding Resource Water areas.

*Implementation:* No further action required.

*Boundaries:* Boundaries correspond to selected undeveloped parcels directly west of Route 140.

*Changes from 2013:*

- No changes or updates to the boundaries.

### **Howland Road Conservation Area [146-15]**

*Purpose:* To preserve open space near the Assawompsett Ponds Complex containing BioMap 3 Core Habitats and DEP Outstanding Resource Water areas.

*Implementation:* No further action required.

*Boundaries:* Boundaries correspond to 1,200 acres of selected undeveloped and underdeveloped parcels west of Route 140.

*Changes from 2013:*

- No changes to boundaries or purpose.

### **State Hospital Farm [146-16]**

*Purpose:* Potential future mixed-use development that acknowledges and incorporates existing open space and agricultural activities adjacent to the Nemasket River.

*Implementation:* No further action required.

*Boundaries:* Boundaries correspond to parcels along Bridge Street containing active agricultural uses adjacent to the Nemasket River.

*Changes from 2013:*

- No changes to boundaries or purpose.

### **Chapter 61 Lands [146-17]**

*Purpose:* To preserve Chapter 61 lands.

*Implementation:* No further action required.

*Boundaries:* Boundaries correspond to parcels designated as Forest, Agricultural/Horticultural and Recreational lands valued according to M.G.L. Chapters 61, 61A, 61B and the Lebaron Hills Country Club, as shown in the 2030 Master Plan.

*Changes from 2013:*

- New PPA in 2024.

COMBINED PRIORITY AREAS

**Lakeville Country Club [146-16]**

*Purpose:* Potential further development or recreational opportunities at the Country Club site.

*Implementation:* No further action required.

*Boundaries:* Boundaries correspond to selected parcels primarily within and directly adjacent to the Business Zoning District.

*Changes from 2013:*

- Boundaries updated to exclude parcels in the eastern portion that are under review by the Planning Board for development; these portions were added to the Route 18 and Route 79 Business node [146-04]

**TL Edwards Gravel Pit [146-18]**

*Purpose:* Development of industrial site.

*Implementation:* Consider potential zoning change to allow appropriate development

*Boundaries:* Boundaries correspond to the parcel containing the TL Edwards Gravel Pit, an active gravel pit east of Lakeside and Bedford.

*Changes from 2013:* New Combined Priority Area in 2024.

DELETED PRIORITY AREAS

No priority areas from 2013 were deleted.

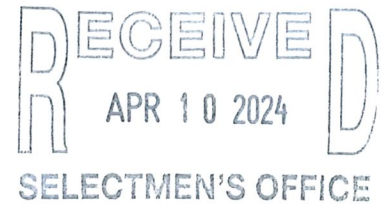
**AGENDA ITEM #22**  
**APRIL 22, 2024**

**DISCUSS AND POSSIBLE VOTE TO APPOINT LORI FAHEY  
AS LAKEVILLE'S REPRESENTATIVE TO OLD COLONY  
ELDER SERVICES BOARD**

Attached is the annual letter from Old Colony Elder Services Board asked for the Board to appoint a representative to their board.

Lori Fahey is the current representative and she would like to continue.

**PROPOSED MOTION:** To appoint Lori Fahey to the Old Colony Elder Services Board to serve as Lakeville's representative for a term to expire June 30, 2025.



April 1, 2024

Brian Day  
Select Board  
346 Bedford Street  
Lakeville, MA 02347

Dear Brian Day,

On June 25, 2024, Old Colony Elder Services (OCES) will hold its annual election of Board Directors for the next fiscal year (July 1, 2024 – June 30, 2025). Please select your nomination no later than your May Select Board meeting. Lori Fahey is the current OCES Board Director from Lakeville. Please note that if your nominee is approved, they will start attending FY25 meetings in September.

Per OCES' By-Laws, the Select Board is invited to nominate **one** representative to OCES' Board considering recommendations from the Council on Aging. OCES provides comprehensive services to a diverse consumer base within Greater Plymouth County and beyond. It is important for OCES' Board to reflect the consumers and communities we serve. Please keep this in mind when selecting your nominee. In addition, OCES' Board can benefit by having directors with the following skill sets or professional experiences: veterans services, healthcare, government, accounting, contract management, grant writing, fundraising, LGBTQ awareness, older adults, or individuals living with disabilities.

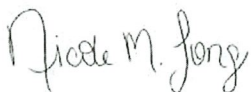
When selecting your nominee please consider carefully the responsibilities of an OCES Board Director as outlined below.

- All Directors have the duty to act in the best interest of the organization and in accordance with the organization's mission; take reasonable care when making decisions; and, stand aside when there is a conflict of interest.
- All Board Directors must participate in the annual orientation session.
- Attend full board and committee meetings and follow the Board attendance policies. If absent from three consecutive board meetings, directorship on the Board will be forfeited.
- Per our By-Laws, Directors cannot be a former OCES Employee.

**Please notify us on official town letterhead by May 31 or earlier. You can email your signed letter to Kerry Zingaro at [kzingaro@ocesma.org](mailto:kzingaro@ocesma.org).**

If you have any questions, please call Kerry at 508-584-1561 x437 (or email her at [kzingaro@ocesma.org](mailto:kzingaro@ocesma.org)).

Thank you,



Nicole Long, MSW, LICSW  
Chief Executive Officer

CC: Lori Fahey, Tracie Craig-McGee

**AGENDA ITEM #23  
APRIL 22, 2024**

**DISCUSS AND POSSIBLE VOTE TO ACCEPT  
RESIGNATION OF NANCY RICHMOND FROM THE  
COUNCIL ON AGING BOARD**

The Board has received an email from Nancy Richmond resigning from the Council on Aging Board.

The Council on Aging Board will be meeting to discuss a new member to recommend to the Board for appointment.

**PROPOSED MOTION:** To accept the resignation of Nancy Richmond from the Council on Aging Board.

**From:** nanmrichmond <[nanmrichmond@gmail.com](mailto:nanmrichmond@gmail.com)>

**Sent:** Monday, April 1, 2024 3:39:19 PM

**To:** Brian Day <[bday@lakevillema.org](mailto:bday@lakevillema.org)>; Lorraine Carboni <[lcarboni2@lakevillema.org](mailto:lcarboni2@lakevillema.org)>; Lia Fabian <[lfabian@lakevillema.org](mailto:lfabian@lakevillema.org)>

**Subject:** Member of COA Resignation

Select Board,

This email is to inform you of my resignation from my position as a member of the COA (COA Board), effective immediately.

Sincerely,  
Nancy Richmond



**AGENDA ITEM #24  
APRIL 22, 2024**

**DISCUSS NOTIFICATION FROM TOWN CLERK  
REGARDING VACANCIES ON THE CEMETERY  
COMMISSION AND PARK COMMISSION**

Attached are 2 memos from the Town Clerk notifying the Board of vacancies on the Cemetery Commission and Park Commission, which are elected positions.




FROM THE OFFICE OF  
LILLIAN M. DRANE  
MMC/CMMC

**TOWN OF LAKEVILLE**  
**OFFICE OF THE TOWN CLERK**  
346 Bedford Street  
Lakeville, Massachusetts 02347  
508-946-8814  
ldrane@lakevillema.org

RECEIVED  
APR - 4 2024  
SELECTMEN'S OFFICE

TO: Select Board

FROM: Lillian M. Drane, Town Clerk 

DATE: April 4, 2024

RE: Results of Annual Town Election of April 1, 2024: *Write-In Position*

---

The following are the results of the Write-In position from the Annual Town Election that was held on April 1, 2024:

**CEMETERY COMMISSION (2yrs Unexpired Term- vote for 1)**

- Joan Morton, 72 Highland Road (8 votes) - *DECLINED the position*

This would constitute a vacancy (*MGL c 41, §§ 10&11*). Therefore, there will be an open position on the Cemetery Commission for the Select Board to appoint a resident until the next year's Annual Town Election of April 7, 2025.

Should you have any questions regarding the above position, please feel free to contact me.



FROM THE OFFICE OF  
LILLIAN M. DRANE  
MMC/CMMC

**TOWN OF LAKEVILLE**  
**OFFICE OF THE TOWN CLERK**  
346 Bedford Street  
Lakeville, Massachusetts 02347  
508-946-8814  
ldrane@lakevillema.org

RECEIVED  
APR 18 2024  
SELECTMEN'S OFFICE

TO: Select Board

FROM: Lillian M. Drane, Town Clerk

DATE: April 18, 2024 

RE: Vacancy- Park Commission- remainder of 2yr unexpired term

---

Please be advised, that I have received Brynna Donahue's resignation on April 17th from serving on the Park Commission. Her term would have expired on April 7, 2025.

This would constitute a vacancy (*MGL c 41, §11*). Therefore, there will be an open position on the Park Commission for the Select Board to appoint a resident until the next year's Annual Town Election of April 7, 2025.

Should you have any questions regarding the above position, please feel free to contact me.

48-14

To whom it may concern:

I want to thank you for the opportunity to serve on the Park Commission, however I would, at this time, like to resign from the remainder of my 2-year term.

Thank you,

Brynna Donahue

*Brynna Donahue*

RECEIVED  
APR 11 2024  
SELECTMEN'S OFFICE

RECEIVED  
APR 17 2024  
LAKEVILLE TOWN CLERK

**AGENDA ITEM #25  
APRIL 22, 2024**

**DISCUSS AND POSSIBLE VOTE ON REQUEST FROM THE  
ZONING BOARD OF APPEALS TO APPOINT ERIC  
ANDERSON AS ASSOCIATE MEMBER**

Attached is a memo from the Zoning Board of Appeals requesting that Eric Anderson be appointed as an Associate Member, which is a vacant position. Also attached is Eric's letter of interest.

**PROPOSED MOTION:** To appoint Eric Anderson to the Zoning Board of Appeals as an Associate Member for a term to expire July 31, 2024 (or 25 if you prefer).



**Town of Lakeville**  
**ZONING BOARD OF APPEALS**  
346 Bedford Street  
Lakeville, MA 02347  
774-776-4350

**RECEIVED**  
APR 09 2024  
**SELECTMEN'S OFFICE**

## **MEMORANDUM**

**TO:** Select Board  
**FROM:** Zoning Board of Appeals  
**DATE:** April 9, 2024  
**SUBJECT:** Recommendation for associate member

Please be advised that on March 21, 2024, the Zoning Board voted unanimously to recommend that Eric Anderson be appointed as an associate member on the Zoning Board of Appeals. Mr. Anderson will fill the position that has been vacant for some time. The ZBA respectfully requests that this item be placed on your next agenda.

1/5/2024

Tracie Craig-McGee

Executive Assistant – Select Board

& Town Administrator

Town of Lakeville

346 Bedford Street

Lakeville, MA 02347

508 946-8803

Dear Tracie and select board members,

My name is Eric Anderson, and I am a resident of Lakeville and have lived here for 4 years. I am an electrician and have been in construction for 14+ years. I have a profound interest in community development and would like to build strong community connections, I am excited to present my letter of interest for a position on the Zoning Board. My experience and network in the local community make me a unique candidate for this role. I am enthusiastic about the opportunity of working with a group of like-minded individuals dedicated to making a difference and am confident that my background in construction/building will be an asset to your board. I look forward to hearing from you and the board about this opportunity.

Eric Anderson

5 Barstow St

Lakeville, Ma

508-272-5970

Andersonelectric3@gmail.com

**AGENDA ITEM #26  
APRIL 22, 2024**

**DISCUSS AND POSSIBLE VOTE ON COMMENTS  
REGARDING ZONING BOARD OF APPEALS PETITION FOR  
BUDS GOODS AND SERVICES AT 475 KENNETH WELCH  
DRIVE**

The Zoning Board of Appeals has provided a copy of the petition for Buds Goods and Services located at 475 Kenneth Welch Drive for the Board's review.

They were requesting comments back by April 19<sup>th</sup> but I have let them know we will be discussing this on April 22<sup>nd</sup>.





**Town of Lakeville**  
Lakeville Town Office Building  
346 Bedford Street  
Lakeville, Massachusetts 02347

OFFICE OF  
ZONING BOARD OF APPEALS  
Secretary: Cathy Murray

RECEIVED  
APR - 8 2024  
SELECTMEN'S OFFICE

**TO:** Board of Health  
Building Department  
Conservation Commission  
Planning Board  
Town Administrator ✓

**FROM:** Board of Appeals

**DATE:** April 8, 2024

**RE:** Attached Petition for Hearing  
Buds Goods & Services – 475 Kenneth Welch Drive

Attached please find a copy of one (1) Petition for Hearing, which has been submitted to the Board of Appeals. The hearing for this petition will be held on April 25, 2024.

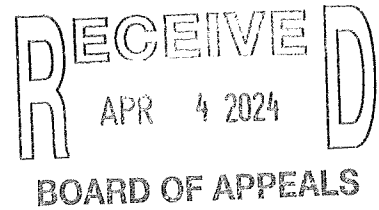
Please review and forward any concerns your Board may have regarding this petition to the Board of Appeals, if possible, no later than Friday, April 19, 2024.

Thank you.



**Town of Lakeville**  
 Zoning Board of Appeals  
 346 Bedford Street  
 Lakeville, MA 02347  
 508-946-3473

EXHIBIT "A"



**Special Permit Application  
 Petition for hearing  
 Marijuana Uses only**

Name of Petitioner: Buds Goods & Services MA Corp.

Mailing Address: 54 West Boylston St, Worcester MA 01606

Name of Property Owner: Green Peak LLC

Location of Property: 475 Kenneth Welch Drive, Lakeville MA 02347

Registry of Deeds: Book No. 55236 Page No. 0100

Map 24 Block 6 Lot 008

Petitioner is: \_\_\_\_\_ owner  \_\_\_\_\_ tenant \_\_\_\_\_ licensee \_\_\_\_\_ prospective purchaser

**Marijuana Use(s) applying for:**

- Marijuana Retailer
- Marijuana Research Facility
- Independent Testing Laboratory
- Marijuana Cultivator
- Registered Marijuana Dispensary (RMD)
- Craft Marijuana Cooperative
- Marijuana Product Manufacturer
- Craft Marijuana Cooperative
- Marijuana Transporter
- Microbusiness

\*(Must also complete Tiers of Marijuana Cultivator)

**Tiers of Marijuana Cultivator**

Each licensee (except a Craft Marijuana Cooperative) may have three licenses, but the total canopy authorized by the licenses added together may not exceed 100,000 square feet.

Please indicate all Tiers that are licensed (L) or are in process (✓) from the Cannabis Control Commission.

- Tier 1-up to 5,000 square feet
- Tier 2-5,001 to 10,000 sq. ft.
- Tier 3-10,001 to 20,000 sq. ft.
- Tier 4-20,001 to 30,000 sq. ft.
- Tier 5-30,001 to 40,000 sq. ft.
- Tier 6-40,001 to 50,000 sq. ft.
- Tier 7-50,001 to 60,000 sq. ft.
- Tier 8-60,001 to 70,000 sq. ft.
- Tier 9-70,001 to 80,000 sq. ft.
- Tier 10-80,001 to 90,000 sq. ft.
- Tier 11-90,001 to 100,000 sq. ft.

Please include a brief to the Board along with all documents required from the attached Special Permit Checklist with your application. Use additional paper if necessary.

The petitioner seeks an amendment to its Special Permit to expand its existing use to incorporate a processing room and workspace area. See enclosed.

I HEREBY REQUEST A HEARING BEFORE THE ZONING BOARD OF APPEALS WITH REFERENCE TO THE ABOVE PETITION. ALL OF THE INFORMATION ON THIS PETITION, TO THE BEST OF MY KNOWLEDGE, IS COMPLETE AND ACCURATE AND CONFORMS TO THE REQUIREMENTS OF THE MARIJUANA USES SUBMITTAL CHECKLIST AND THE TOWN OF LAKEVILLE ZONING BY-LAW.

Petitioner: Buds Goods & Services MA Corp.

Date: April 1, 2024

Signed: Alexander Mazin  
Alexander Mazin (Apr 4, 2024 10:24 EDT)

Telephone: 774-239-2200

Email: Alex@budsgoods.com

Owner Signature: Alexander Mazin  
Alexander Mazin (Apr 4, 2024 10:24 EDT)  
(If not petitioner)

Owner Telephone: 774-239-2200

**WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?**

Yes       No

Phil Silverman, Counsel  
**Name and Title**

617-934-2121  
**Telephone**

p.silverman@vicentellp.com  
**Email**

March 29, 2024

Cathy Murray  
Town of Lakeville  
346 Bedford Street  
Lakeville, MA 02347  
VIA EMAIL: [cmurray@lakevillema.org](mailto:cmurray@lakevillema.org)

**Re: Request for Amendments to Special Permit**

Dear Ms. Murray,

In compliance with the Town of Lakeville's Zoning Bylaw and Special Permit requirements, I am writing on behalf of Bud's Goods & Services MA Corp. ("the Company") to request an amendment to its existing Special Permit which was previously approved on August 16, 2018, as further amended on multiple occasions (collectively, the "Special Permit"). The most recent copies of pertinent amendments are affixed hereto as Exhibit 1.

Pursuant to Condition #21 of the Special Permit, the Company is required to seek the approval of the Planning Board should it seek to expand its use. The company is seeking to expand its use of the building from the existing, built-out 6,747 square foot use to allow for use of the entire 20,000 square foot building footprint. The use would include an expansion of the built out 6,747 square foot portion of the building currently used for processing and packaging to a 9,322 square foot built out portion of the building. In addition, the company seek to utilize the approximately 10,678 square foot remaining portion of the building for storage of non-marijuana materials, including packaging materials. Notwithstanding the additional build out and expansion into the remainder of the building, there will be no changes to the operations, management, and employees operating the facility. The purpose of the proposed expansion is merely to alleviate some difficulties which have been discovered through operation in too confined an area. Please see Existing Conditions and Proposed Floor Plans affixed as Exhibit 2. All construction will remain within the confines of the existing building.

In addition to the foregoing, the company requests that it be allowed to expand its built-out, processing portion of the building into the remaining space without need for further approval of the Board, provided that there will be no changes to the operations, management, and employees operating the facility.

Thank you for your attention to this matter.

Sincerely,



Phil Silverman, Esq.  
Counsel for Bud's Goods & Services MA Corp.  
P: 617-934-2121  
E: [p.silverman@vicentellp.com](mailto:p.silverman@vicentellp.com)

**Exhibit 1**

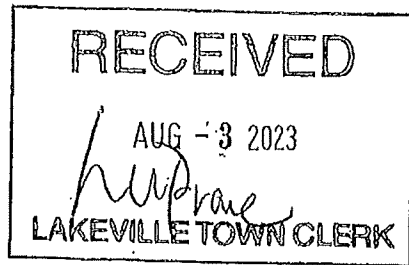
23-13

TOWN OF LAKEVILLE  
MASSACHUSETTS

ZONING BOARD OF APPEALS

NOTICE OF DECISION

ON A SPECIAL PERMIT



(To be mailed forthwith to the petitioner, abutters, and owners of land within 300 feet of the property line, the Board of Selectman, Building Inspector, the planning boards of every abutting municipality and to every person present at the hearing who requested that notice be sent to him and stated the address to which such notice was to be sent, as provided in Section 15, Chapter 40A, as amended)

Applicant Date: August 3, 2023

Bud's Goods & Services MA Corp. Case No: 23-13

Owner Address: 54 West Boylston Street

Green Peak LLC Worcester, MA 01606

Premises Affected

475 Kenneth W. Welch Drive

Special Permit Application

Referring to the above application so as to permit  
To replace Special Permit #21-20, recorded on January 28, 2022, Registry of Deeds Book 9460, Page 18 which was granted to Bud's Goods & Provisions Corp. as the operator, and to replace that with Bud's Goods & Services MA Corp. as the new operator. To expand the operating hours from 6:00 a.m. to 10:00 p.m.

After a public hearing on June 15, 2023, and July 20, 2023  
the Appeals Board at its meeting on July 20, 2023

VOTED TO GRANT a Special Permit under Article 7 Section 7.4.6 of the Zoning By-law, subject to the conditions, safeguards, and limitations on time and use specified in the attached Decision of the Board.

The decision of the Board, together with a detailed record of its proceedings stating the reasons for the decision and the conditions imposed, shall be filed within 14 days after the hearing in the office of the Town Clerk. Decision filed with the Town Clerk on August 3, 2023.

IMPORTANT Any appeal from the decision of the Appeals Board can be made only to the Court and must be made pursuant to Section 17, Chapter 40A (G.L.) as amended, and must be filed within twenty (20) days after the date of the filing of the decision with the Town Clerk.

THE ZONING BOARD OF APPEALS

*[Signature]*  
Clerk

TOWN OF LAKEVILLE  
MASSACHUSETTS

ZONING BOARD OF APPEALS

SPECIAL PERMIT DECISION – APPROVED WITH CONDITIONS

Decision Date: August 3, 2023

Name/Address of Applicant: Bud's Goods & Services MA Corp.  
54 West Boylston Street  
Worcester, MA 01606

Name/Address of Property Owner: Green Peak LLC  
54 West Boylston Street  
Worcester, MA 01606

Location: 475 Kenneth W. Welch Drive  
Lakeville, MA 02347

Assessors' Reference: Map 24, Block 6, Lot 8

Zoning District: Industrial District

**PROJECT DESCRIPTION:** This application is specific to allow a name change from Bud's Goods & Provisions Corp to Bud's Goods & Services MA Corp. The applicant also requests to expand the operating hours from the original permit of 8:00 a.m. to 6:00 p.m. to 6:00 a.m. to 10:00 p.m. The Property is a 20,000 square foot industrial building that is located along Kenneth W. Welch Drive in close proximity to its intersection with Bedford Street. Bud's Goods & Services MA Corp. is a 6,747 square foot Marijuana Product Manufacturing Establishment and Marijuana Transporter within the existing premises located at 475 Kenneth W. Welch Drive, Lakeville, Massachusetts (the "Property").

The Project exterior consists of 23 parking spaces. At the time of the original Permit, Bud's Goods & Services MA Corp. anticipated hiring 25 employees, with a maximum of 12 on site at any given time. Bud's Goods & Services MA Corp. has stated that its use of the Property does not disturb the existing right of way, pedestrian access, and will not cause a hazard to vehicle or pedestrian traffic. Traffic generated and patterns of access and egress will not cause congestion, hazard, or a substantial change to the neighborhood character. Marijuana and marijuana products will be securely transported to and from other Marijuana Establishments utilizing a secure shipping and receiving area as well as standard operating procedures consistent with Cannabis Control Commission's ("CCC") regulations and in a manner approved by the CCC following review of such procedures and an on-site inspection to ensure site security. Facility signage will be discrete and utilized for employee and vendor wayfinding only. Bud's Goods & Services MA Corp. is utilizing existing lighting affixed to the building and illuminating the parking lot to ensure the safety of employees leaving the facility.

No members of the public will be granted access to the interior of the facility. Additionally, employees, vendors, and visitors will be required to check in with security upon entry to the establishment.

No usable marijuana waste will be stored in the exterior of the site. All recyclables and waste, including organic waste composed of or containing finished marijuana and marijuana products, will be stored, secured, and managed in accordance with applicable state and local statutes, ordinances, and regulations. Liquid waste containing marijuana or by-products of marijuana processing will be disposed of in compliance with all applicable state and federal requirements.

Product deliveries will leave from the facility on a regular basis in unmarked transport vans. Pursuant to 935 CMR 500.105, there will be no advertising, markings, or branding indicating that the vehicle is being used to transport marijuana. Marijuana and marijuana products will be transported in secure, locked storage compartments that are a part of the vehicle transporting the marijuana products and cannot be easily removed. At least two agents will staff vehicles transporting marijuana.

**VOTE OF THE BOARD:** At a duly noticed public hearing and after review of the application and materials submitted as part of the application, including statements made at the public hearing, the Lakeville Zoning Board of Appeals, on July 20, 2023, on a motion made by Jeffrey Youngquist, seconded by Gerald Noble, voted to APPROVE the request to change the name of the operator from Bud's Goods & Provisions Corp. to Bud's Goods & Services MA Corp and increase the operating hours from 6 a.m. to 10:00 p.m. and incorporate into this Special Permit all conditions that are found in their Special Permit #21-10, recorded on January 28, 2022, Registry of Deeds Book 9460, Page 18, for a Marijuana Product Manufacturing Establishment and Marijuana Transporter pursuant to Section 7.4.6 of the Zoning Bylaw for property located at 475 Kenneth W. Welch Drive in Lakeville, MA

The vote was 5-0. Members voting were John Olivieri, Jr., Jeffrey Youngquist, Gerry Noble, Christopher Campeau, and Christopher Sheedy.

#### **PROCEDURAL HISTORY:**

1. On May 12, 2023 an application of which a true copy marked "A" is made a part of this record was filed with the Town Clerk and submitted to the Appeals Board.
2. Thereupon, an advertisement, a true copy of which marked "B" is made a part of this record, was published in the Nemasket Week a newspaper published in Middleboro, MA on 6/1/23 and on 6/8/23.  
(Date) (Date)
3. On June 1, 2023 notice of the hearing, a copy of which marked "C" is made a part of this record, were mailed postpaid to the petitioner, abutter, and owners of the land within 300 feet of the property line, being the same persons named in the Assessors certificate which was a part of the petition heretofore referred to and marked "A", and to the Board of Selectmen, Building Inspector, and the planning boards of every abutting municipality.



4. On June 15, 2023, and July 20, 2023, a hearing was held at the Lakeville Public Library, 4 Precinct Street, at which opportunity was given to all those interested, those to be heard in favor or opposition to said petition, application, or appeal at which hearing:

Atty. Phillip Silverman was present.

5. The complete record of the materials submitted as part of this application for a Special Permit may be reviewed at the Lakeville Town Hall.

#### **FINDINGS:**

The Board found the proposed use of the Property as a Marijuana Product Manufacturing Establishment and Marijuana Transporter pursuant to Section 7.4.6 of the Zoning Bylaw is in harmony with the general purpose and intent of the Bylaw based on the following findings:

1. The property is in the Industrial Zone.
2. The use is not changing and is not noxious, harmful or hazardous, is socially and economically desirable and will meet an existing or potential need.
3. The Special Permit Granting Authority shall have the power to impose reasonable conditions and modifications, including limitations of time and use, as a condition of a Special Permit, and may secure compliance or performance by requiring the posting of a bond or other safeguards.
  - a. The Board approves the Special Permit subject to the following conditions set forth below.
4. The Special Permit Granting Authority discussed the expansion of the current operating hours of 8:00 a.m. to 6:00 p.m. to 6:00 a.m. to 10:00 p.m. and found those hours comparable to the operating hours of other businesses in the Industrial Park. Therefore, the Board will modify condition number 1 to reflect that change. All other conditions from Bud's Goods & Services MA Corp. Special Permit #21-10, recorded on January 28, 2022, Registry of Deeds Book 9460, Page 18, and restated below will remain the same

#### **CONDITIONS:**

The Board grants this approval for a Special Permit subject to the following conditions:

1. The facility shall be permitted to operate from 6:00 a.m. to 10:00 p.m.
2. A copy of the applicable approval from the CCC shall be provided to the Building Commissioner, Health Agent, Fire Chief, Police Chief, and the Board.
3. An annual report of operations shall be provided to the Board and other Town officials no later than January 31st of each year, including a copy of all current state licenses and demonstrating continued compliance with the conditions of this special permit.

4. Any change in ownership or change in management staff and individuals with key access to the Establishment shall also be reported within 30 days of such change.
5. This permit does not allow a Marijuana Retailer use and the retail sales of marijuana is prohibited.
6. This Special Permit is not transferrable or assignable to another party or entity and shall remain exclusively with Bud's Goods & Services MA Corp. for the operation of the facility as a Marijuana Product Manufacturing Establishment and Marijuana Transporter. Events deemed a transfer or assignment of the Special Permit shall include, without limitation: (i) the Company's takeover or merger by or with any other entity; (ii) the Company's outright sale of assets and equity, majority stock sale to another organization or entity for which the Company does not maintain a controlling equity interest; (iii) or any other changes to a majority of the founding member ownership or status of the Company. A Special Permit may be transferred or assigned only with the approval of the Board in the form of an amendment to the Special Permit.
7. Smoking, burning and consumption of marijuana or marijuana infused products on the premises for personal or consumer use is prohibited.
8. The facility shall not generate outside odors and shall implement, install and maintain at all times effective odor control technology to prevent the generation of outside odors from the processing or manufacturing of marijuana or marijuana products. Bud's Goods & Services MA Corp. shall ensure proper operation and maintenance of all odor mitigation equipment to ensure maximum efficiency and effectiveness and shall repair and upgrade the air filtration systems, as necessary, to ensure the effectiveness of the odor control technology in meeting the Bylaw standard for odor mitigation.
9. The Building Commissioner, in enforcing the conditions herein, may require additional odor investigation and/or odor mitigation measures or sound investigations and/or sound mitigation measures should concern and complaints develop about plant odor or sound generation from the facility which are, in the opinion of the Building Commissioner, legitimate in nature. Bud's Goods & Services MA Corp. shall be required to address such issues with the Building Commissioner and the Board to its satisfaction. Any complaints of noxious odors shall be cured within 24 hours of notification
10. The permit holder shall notify the Building Commissioner, the Health Agent, the Fire Chief, the Police Chief, and the Board in writing within forty-eight hours of the cessation of operation of the adult use marijuana cultivation and product manufacturing uses or the expiration or termination of the license holder's Final License CCC.
11. The Special Permit shall lapse upon the expiration or termination of Bud's Goods & Services MA Corp. license by the Cannabis Control Commission.
12. There shall be a valid Host Community Agreement in effect at all times during the operation of the Adult Use Marijuana Establishment.
13. Prior to filing this Special Permit Decision with the Town Clerk, Bud's Goods & Services MA Corp. shall pay any and all outstanding fees and obligations due to the Town of Lakeville pertaining to the Special Permit application and the Property.

14. Any changes to the Security Plan and Emergency Procedures shall be reported, in writing, to the Police Chief and Fire Chief within 14 days of such changes taking effect.
15. Prior to occupancy and for the life of the Establishment, Bud's Goods & Services MA Corp. shall provide to the Building Inspector and Chief of the Police Department, the name, telephone number and electronic mail address of a contact person in the event that such person needs to be contacted after regular business hours to address an urgent issue. Such contact information shall be kept updated by the permit holder.
16. There shall be no composting on-site.
17. Any signs shall conform to the Town of Lakeville Zoning By-Law.
18. Prior to occupancy, fire alarm system or the Establishment must be approved by the Lakeville Fire Department.
19. This decision hereby incorporates all of the Applicant's requirements of the Host Community Agreement entered into between the Applicant and the Select Board.
20. Any expansion of the existing building will require an amendment to this Special Permit.
21. Any expansion or change of the proposed use will require a new Special Permit.

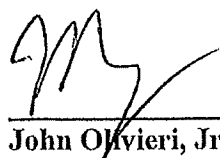
**VOTE:**

Any appeal of this Decision shall be made to a court of competent jurisdiction within twenty (20) days of the date the Board files this Decision with the Town Clerk in accordance with the provisions of G.L. c. 40A, §17.

NOTE: Show the vote of each member upon each question or, if absent or failing to vote, indicate such fact, and set forth clearly the reason or reasons for its decision, and of its other official action.

**Members voting:** John Olivieri, Jr.-Aye, Jeffrey Youngquist-Aye, Gerald Noble-Aye,  
Christopher Campeau-Aye, Christopher Sheedy-Aye

**Zoning Board of Appeals of the Town of Lakeville**



**John Olivieri, Jr., Chair**

8/3/23

**Date**

ZONING BOARD OF APPEALS

NOTICE FOR RECORDING IN THE REGISTRY  
OF A DECISION ON A SPECIAL PERMIT

Date: August 3, 2023

(A copy shall be sent to the applicant, and shall be filed with Town Clerk together with the Record of Proceedings and plans.)

Notice is hereby given that a Special Permit has been granted in compliance with statutory requirements as set forth in Chapter 40A as amended

TO Bud's Goods & Services MA Corp.

Owner or Petitioner

ADDRESS 54 West Boylston Street, Worcester, MA 01606

By the Appeals Board, affecting the rights of the owner with respect to use of the premises on

475 Kenneth W. Welch Drive

Identity of Land Affected

The record title standing in the name of

Green Peak LLC

whose address is 54 West Boylston Street Worcester MA  
Street City or Town State

by a deed duly received in the Plymouth District,

Registry of Deeds in Book 9460, Page 18.

Registry District of Land Court, Certificate No. \_\_\_\_\_

Book \_\_\_\_\_, Page \_\_\_\_\_

The decision of said Board is on file with the papers and plans in the Office of the Town Clerk.

Signed and certified this 3<sup>rd</sup> day of August, 2023.

THE APPEALS BOARD

[Signature] Chairman

[Signature] Clerk

CERTIFICATE BY THE TOWN CLERK FOR FILING OF THE DECISION IN THE REGISTRY

This is to certify that twenty (20) days have elapsed since filing of the above decision with this office and no appeal has been filed, or an appeal has been filed and denied in case.

\_\_\_\_\_  
Signature and seal of the Town Clerk

THE COMMONWEALTH OF MASSACHUSETTS  
LAKEVILLE  
CITY OR TOWN

ZONING BOARD OF APPEALS

Date August 3, 2023

NOTICE OF SPECIAL PERMIT

(General Laws Chapter 40A, Section 15 as amended)

Notice is hereby given that a Special Permit has been granted

To Bud's Goods & Services MA Corp.

Owner or Petitioner

Address 54 West Boylston Street

City or Town Worcester, MA 01606

Identify Land Affected

by the town of Lakeville Board of Appeals affecting the

rights of the owner with respect to the use of the premises on

475 Kenneth W. Welch Drive Lakeville

Street City or Town

the record title standing in the name of

Green Peak LLC

whose address is 54 West Boylston Street Worcester MA

Street City or Town State

by a deed duly recorded in the Plymouth County Registry of Deeds in

Book 9460, Page 18 Registry District of the Land Court

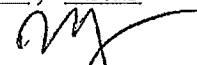
Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

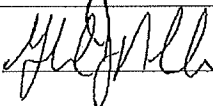
The decision of said Board is on file with the papers in Decision or Case No. 23-13.

in the office of the Town Clerk Lillian M. Drane

Certified this 3<sup>rd</sup> day of August, 2023

THE APPEALS BOARD

 Chairman

 Clerk

\_\_\_\_\_ 19 \_\_\_\_\_ at \_\_\_\_\_ o'clock and \_\_\_\_\_ minutes \_\_\_\_\_ M.

Received and entered with the Registry of Deeds in the County of \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_

Attest

\_\_\_\_\_  
Register of Deeds

Notice to be recorded by Land Owner.

Petition to be filed with Town Clerk

TOWN OF LAKEVILLE MASSACHUSETTS

ZONING BOARD OF APPEALS PETITION FOR HEARING

EXHIBIT "A" RECEIVED MAY 12 2023 BOARD OF APPEALS

Name of Petitioner: Alexander Mazin Buds Goods & Services MA Corp.

Mailing Address: 54 West Boylston St, Worcester MA 01606

Name of Property Owner: Green Peak LLC

Location of Property: 475 Kenneth Welch Drive, Lakeville MA 02347

Property is located in a residential business x Industrial (zone)

Registry of Deeds: Book No. 9460 Page No. 18

Map 24 Block 006 Lot 008

Petitioner is: owner x tenant licensee prospective purchaser

Nature of Relief Sought:

x Special Permit under Section (s) 7.4 of the Zoning Bylaws

Variance from Section (s) of the Zoning Bylaws.

Appeal from Decision of the Building Inspector/Zoning Enforcement Officer

Date of Denial

Brief to the Board: (See instructions on reverse side - use additional paper if necessary.)

The petitioner seeks an amendment to its Special Permit to replace Bud's Goods & Provisions Corp. with Buds Goods & Services MA Corp. as the new operator and to allow for expanded hours of operation from 6:00 a.m. until 10:00 pm. The original special permit application materials and decision are attached herein and no further edits are necessary.

I HEREBY REQUEST A HEARING BEFORE THE ZONING BOARD OF APPEALS WITH REFERENCE TO THE ABOVE PETITION OR APPEAL. ALL OF THE INFORMATION ON THIS PETITION, TO THE BEST OF MY KNOWLEDGE, IS COMPLETE AND ACCURATE AND CONFORMS TO THE REQUIREMENTS ON THE BACK OF THIS PETITION FORM.

Petitioner: Alexander Mazin DocuSigned by:

Date: 05/09/2023

Signed: Alexander Mazin 28C7A10050734CF...

Telephone: 774, 239, 220.00

Owner Signature: (If not petitioner)

Owner Telephone: 7742392200

Email: alex@budsgoods.com

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

Yes x No

(Name and Title)

"B"

**TOWN OF LAKEVILLE  
ZONING BOARD OF APPEALS  
346 Bedford Street  
Lakeville, MA 02347**

The LAKEVILLE ZONING BOARD OF APPEALS, acting in accordance with MASS GENERAL LAWS CHAPTER 40A, as amended, will conduct a public hearing on Thursday, June 15, 2023, at 7:00 P.M. in the LAKEVILLE PUBLIC LIBRARY, 4 PRECINCT STREET, upon the petition of Alexander Mazin. The applicant has requested to modify a Special Permit under 7.4 to replace the operator, Bud's Goods & Provisions Corp., with Buds Goods & Services MA Corp. and to expand the operating hours from 6:00 a.m. until 10:00 p.m. The property site is 475 Kenneth W. Welch Drive and is owned by Green Peak LLC.

The application and assorted documents can be viewed in the Planning Department by appointment, or on the Town of Lakeville Zoning Board of Appeals web page.

John Olivieri, Jr., Chairmar  
Nemasket Week June 1, 2023 & June 8, 2023

**TOWN OF LAKEVILLE  
ZONING BOARD OF APPEALS  
346 Bedford Street  
Lakeville, MA 02347**

The LAKEVILLE ZONING BOARD OF APPEALS, acting in accordance with MASS GENERAL LAWS CHAPTER 40A, as amended, will conduct a public hearing on Thursday, June 15, 2023, at 7:00 P.M. in the LAKEVILLE PUBLIC LIBRARY, 4 PRECINCT STREET, upon the petition of Alexander Mazin. The applicant has requested to modify a Special Permit under 7.4 to replace the operator, Bud's Goods & Provisions Corp., with Buds Goods & Services MA Corp. and to expand the operating hours from 6:00 a.m. until 10:00 p.m. The property site is 475 Kenneth W. Welch Drive and is owned by Green Peak LLC.

The application and assorted documents can be viewed in the Planning Department by appointment, or on the Town of Lakeville Zoning Board of Appeals web page.

John Olivieri, Jr., Chairman  
Nemasket Week June 1, 2023 & June 8, 2023



# TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp  
received & posted:  
*[Signature]*  
LAKEVILLE TOWN CLERK  
RCUD 2023 JUN 1 04:07:20  
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:	Zoning Board of Appeals
Date & Time of Meeting:	Thursday, June 15, 2023 at 7:00 p.m.
Location of Meeting:	Lakeville Public Library 4 Precinct Street, Lakeville, MA 02347
Clerk/Board Member posting notice:	Cathy Murray

Cancelled/Postponed to: \_\_\_\_\_ (circle one)

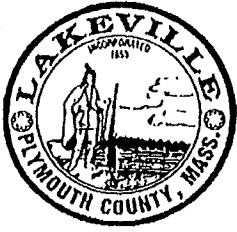
Clerk/Board Member Cancelling/Postponing: \_\_\_\_\_

## A G E N D A

1. Mazin/Bud's Goods hearing – 475 Kenneth W. Welch Drive– request to modify a Special Permit under 7.4 to replace the operator, Bud's Goods & Provisions Corp, with Bud's Goods & Services MA Corp. and expand the operating hours.
2. Gear hearing – 22 Crooked Lane– request for a Variance under 5.1 to construct a 15' x 17' addition that would extend into the side setback.
3. NSA Property Holdings, LLC hearing – 156 County Street– request to modify a Special Permit under 7.4 to add three (3) additional storage buildings.
4. Lakeville Nursery Redevelopment LLC, hearing – 5 Harding Street - request to modify a Special Permit #23-10 by amending a condition regarding the parking of vehicles.
5. Approve Meeting Minutes for April 20, 2023 & May 18, 2023.
6. Correspondence
7. Next meeting . . . Thursday, July 20, 2023 at the Lakeville Public Library.
8. Adjourn

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





# TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp  
received & posted:

*K. Murray*  
LAKEVILLE TOWN CLERK  
RCUD 2023 JUL 6 PM 1:09

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:	Zoning Board of Appeals
Date & Time of Meeting:	Thursday, July 20, 2023 at 7:00 p.m.
Location of Meeting:	Lakeville Public Library 4 Precinct Street, Lakeville, MA 02347
Clerk/Board Member posting notice:	Cathy Murray

Cancelled/Postponed to: \_\_\_\_\_ (circle one)

Clerk/Board Member Cancelling/Postponing: \_\_\_\_\_

## A G E N D A

- Mazin/Bud's Goods hearing – 475 Kenneth W. Welch Drive, continued**– request to modify a Special Permit under 7.4 to replace the operator, Bud's Goods & Provisions Corp, with Bud's Goods & Services MA Corp. and expand the operating hours.
- NSA Property Holdings, LLC hearing – 156 County Street, continued**– request to modify a Special Permit under 7.4 to add three (3) additional storage buildings.
- Terra hearing – 8 Birch Street** - request for a Variance under 5.1 to construct an addition that would extend into the front setback.
- Chapin hearing – 24 Beechwood Ave** - request for a Special Permit under 6.1.3 & 7.4.1 to construct a 10' x 12' addition, an 8' x 10' deck, and increase the roof pitch to allow for attic storage on a non-conforming structure located on a non-conforming lot.
- Garbitt/Pike hearing – 29 Staples Shore Road** – request for a Special Permit under 7.4 and 6.1.3 to construct a porch, landing, and existing building location on a non-conforming structure located on a non-conforming lot. A Variance from 7.8.3.7 is requested to allow the accessory apartment and principal dwelling to be serviced by two electric meters/services.
- Barbosa hearing – 20 Second Ave** - request for a Special Permit under 6.1.3 & 7.4. to raze the existing dwelling and garage and construct a new dwelling on a new foundation and a new garage located on a non-conforming lot.
- LeBaron Residential, LLC** -Notice of Project Change - Request to modify their Comprehensive Permit and a determination from the ZBA if the proposed modification is an insubstantial or substantial change.
- Benatti hearing – Appeal** from Decision of the Building Inspector/Zoning Enforcement Officer relative to business activity in the residential district at 434 Bedford Street
- Approve Meeting Minutes for May 18, 2023 & June 15, 2023.
- Correspondence
- Next meeting . . . Thursday, August 17, 2023 at the Lakeville Public Library.
- Adjourn

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

TOWN OF LAKEVILLE  
MASSACHUSETTS

21-20

Received

ZONING BOARD OF APPEALS

NOTICE OF DECISION

DEC 07 2021

ON A SPECIAL PERMIT

Lakeville Town Clerk  
*[Signature]*

(To be mailed forthwith to the petitioner, abutters, and owners of land within 300 feet of the property line, the Board of Selectman, Building Inspector, the planning boards of every abutting municipality and to every person present at the hearing who requested that notice be sent to him and stated the address to which such notice was to be sent, as provided in Section 15, Chapter 40A, as amended)

Applicant Bud's Goods & Provisions Corp. Date: December 7, 2021

Case No: 21-20

Owner Green Peak LLC Address: 54 West Boylston Street

Premises Affected Worcester, MA 01606

475 Kenneth W. Welch Drive

Special Permit Application

Referring to the above application so as to permit

A Marijuana Product Manufacturing Establishment and a Marijuana Transporter pursuant to Section 7.4.6 of the Zoning By-law.

After a public hearing on October 21, 2021, and November 18, 2021  
the Appeals Board at its meeting on November 18, 2021

VOTED TO GRANT a Special Permit under Article 7 Section 7.4.6 of the Zoning By-law, subject to the conditions, safeguards, and limitations on time and use specified in the attached Decision of the Board.

The decision of the Board, together with a detailed record of its proceedings stating the reasons for the decision and the conditions imposed, shall be filed within 14 days after the hearing in the office of the Town Clerk. Decision filed with the Town Clerk on December 7, 2021.

**IMPORTANT** Any appeal from the decision of the Appeals Board can be made only to the Court and must be made pursuant to Section 17, Chapter 40A (G.L.) as amended, and must be filed within twenty (20) days after the date of the filing of the decision with the Town Clerk.

THE ZONING BOARD OF APPEALS

*[Signature]*  
Clerk

TOWN OF LAKEVILLE  
MASSACHUSETTS

ZONING BOARD OF APPEALS

SPECIAL PERMIT DECISION – APPROVED WITH CONDITIONS

Decision Date: December 7, 2021

Name/Address of Applicant: Bud's Goods & Provisions Corp.  
54 West Boylston Street  
Worcester, MA 01606

Name/Address of Property Owner: Green Peak LLC  
54 West Boylston Street  
Worcester, MA 01606

Location: 475 Kenneth W. Welch Drive  
Lakeville, MA 02347

Assessors' Reference: Map 24, Block 6, Lot 8

Zoning District: Industrial District

**PROJECT DESCRIPTION:** The Property is currently a vacant 20,000 square foot industrial building that is located along Kenneth W. Welch Drive in close proximity to its intersection with Bedford Street. Bud's Goods anticipates interior renovations to allow for the operation of a 6,747 square foot Marijuana Product Manufacturing Establishment and Marijuana Transporter within the existing premises located at 475 Kenneth W. Welch Drive, Lakeville, Massachusetts (the "Property").

The Project exterior consists of 23 parking spaces. Bud's Goods anticipates hiring 25 employees, with a maximum of 12 on site at any given time. Bud's Goods stated that its proposed use of the Property will not disturb the existing right of way, pedestrian access, and will not cause a hazard to vehicle or pedestrian traffic. Traffic generated and patterns of access and egress will not cause congestion, hazard, or a substantial change to the neighborhood character. Marijuana and marijuana products will be securely transported to and from other Marijuana Establishments utilizing a secure shipping and receiving area as well as standard operating procedures consistent with Cannabis Control Commission's ("CCC") regulations and in a manner approved by the CCC following review of such procedures and an on-site inspection to ensure site security. Facility signage will be discrete and utilized for employee and vendor wayfinding only. Bud's Goods intends to utilize the existing lighting that is affixed to the building and intends to illuminate the parking lot to ensure the safety of employees leaving the facility.

No members of the public will be granted access to the interior of the facility. Additionally, employees, vendors, and visitors will be required to check in with security upon entry to the establishment.

No usable marijuana waste will be stored in the exterior of the site. All recyclables and waste, including organic waste composed of or containing finished marijuana and marijuana products, will be stored, secured, and managed in accordance with applicable state and local statutes, ordinances, and regulations. Liquid waste containing marijuana or by-products of marijuana processing will be disposed of in compliance with all applicable state and federal requirements.

Product deliveries will leave from the facility on a regular basis in unmarked transport vans. Pursuant to 935 CMR 500.105, there will be no advertising, markings, or branding indicating that the vehicle is being used to transport marijuana. Marijuana and marijuana products will be transported in secure, locked storage compartments that are a part of the vehicle transporting the marijuana products and cannot be easily removed. At least two agents will staff vehicles transporting marijuana.

**VOTE OF THE BOARD:** At a duly noticed public hearing and after review of the application and materials submitted as part of the application, including statements made at the public hearing, the Lakeville Zoning Board of Appeals, on November 18, 2021, on a motion made by Jeffrey Youngquist, seconded by Gerald Noble, voted to APPROVE the application for a Special Permit for a Marijuana Product Manufacturing Establishment and Marijuana Transporter pursuant to Section 7.4.6 of the Zoning Bylaw for property located at 475 Kenneth W. Welch Drive in Lakeville, MA. The vote was 5-0. Members voting were John Olivieri, Jr., Jeffrey Youngquist, Gerry Noble, Christopher Campeau, and Christopher Sheedy.

#### **PROCEDURAL HISTORY:**

1. On August 31, 2021 an application of which a true copy marked "A" is made a part of this record was filed with the Town Clerk and submitted to the Appeals Board.
2. Thereupon, an advertisement, a true copy of which marked "B" is made a part of this record, was published in the Middleboro Gazette a newspaper published in Middleboro, MA on 10/7/21 and on 10/14/21.  
(Date) (Date)
3. On October 7, 2021 notice of the hearing, a copy of which marked "C" is made a part of this record, were mailed postpaid to the petitioner, abutter, and owners of the land within 300 feet of the property line, being the same persons named in the Assessors certificate which was a part of the petition heretofore referred to and marked "A", and to the Board of Selectmen, Building Inspector, and the planning boards of every abutting municipality.
4. On October 21, 2021 and November 18, 2021, a hearing was held pursuant to the provisions allowed by Chapter 20 of the Acts of 2021, signed by the Governor on June 16, 2021, by Zoom – a virtual platform, at which opportunity was given to all those interested, those to be heard in favor or opposition to said petition, application, or appeal at which hearing:

Atty. Phillip Silverman and Benjamin Nadolny were present.

5. The complete record of the materials submitted as part of this application for a Special Permit may be reviewed at the Lakeville Town Hall.

## **FINDINGS:**

The Board found the proposed use of the Property as a Marijuana Product Manufacturing Establishment and Marijuana Transporter pursuant to Section 7.4.6 of the Zoning Bylaw is in harmony with the general purpose and intent of the Bylaw based on the following findings:

1. The application seeks to construct a 6,747 square foot facility within a 20,000 square foot vacant building with 23 dedicated parking spaces.
2. The use is not noxious, harmful or hazardous, is socially and economically desirable and will meet an existing or potential need.
  - a. The Board finds that Bud's Goods has proposed an odor control system that will contain air and odors within the existing building.
3. The advantages of the proposed use outweigh any detrimental effects, and such detrimental effects on the neighborhood and the environment will not be greater than could be expected from development which could occur if the special permit were denied.
  - a. The Board finds that the use located in the Industrial Zone meets this standard.
4. Bud's Goods has no reasonable alternative available to accomplish this purpose in a manner more compatible with the character of the immediate neighborhood.
  - a. The Board finds that the proposed project is allowed in the Industrial District by special permit and therefore, the Board has determined that the use is most compatible with the character of the Industrial District and no reasonable alternative is available to accomplish this purpose.
5. The Special Permit Granting Authority shall determine that the proposal generally conforms to the principals of good engineering, sound planning, and correct land use, and that Bud's Goods has the means to implement the proposal if a Special Permit is granted.
  - a. The Board finds that Bud's Goods is required to meet rigorous state regulations and therefore, the proposed use generally conforms to the principal of good engineering, sound planning, and correct land use, and that Bud's Goods has experience in this industry and has the means to implement the proposal if the Special Permit is granted.
6. The Special Permit Granting Authority shall have the power to impose reasonable conditions and modifications, including limitations of time and use, as a condition of a Special Permit, and may secure compliance or performance by requiring the posting of a bond or other safeguards.
  - a. The Board approves the Special Permit subject to the following conditions set forth below.

## **CONDITIONS:**

The Board grants this approval for a Special Permit subject to the following conditions:

1. The facility shall be permitted to operate from 8:00 a.m. to 6:00 p.m.

2. A copy of the applicable approval from the CCC shall be provided to the Building Commissioner, Health Agent, Fire Chief, Police Chief, and the Board.
3. An annual report of operations shall be provided to the Board and other Town officials no later than January 31st of each year, including a copy of all current state licenses and demonstrating continued compliance with the conditions of this special permit.
4. Any change in ownership or change in management staff and individuals with key access to the Establishment shall also be reported within 30 days of such change.
5. This permit does not allow a Marijuana Retailer use and the retail sales of marijuana is prohibited.
6. This Special Permit is not transferrable or assignable to another party or entity and shall remain exclusively with Bud's Goods for the operation of the facility as a Marijuana Product Manufacturing Establishment and Marijuana Transporter. Events deemed a transfer or assignment of the Special Permit shall include, without limitation: (i) the Company's takeover or merger by or with any other entity; (ii) the Company's outright sale of assets and equity, majority stock sale to another organization or entity for which the Company does not maintain a controlling equity interest; (iii) or any other changes to a majority of the founding member ownership or status of the Company. A Special Permit may be transferred or assigned only with the approval of the Board in the form of an amendment to the Special Permit.
7. Smoking, burning and consumption of marijuana or marijuana infused products on the premises for personal or consumer use is prohibited.
8. The facility shall not generate outside odors and shall implement, install and maintain at all times effective odor control technology to prevent the generation of outside odors from the processing or manufacturing of marijuana or marijuana products. Bud's Goods shall ensure proper operation and maintenance of all odor mitigation equipment to ensure maximum efficiency and effectiveness and shall repair and upgrade the air filtration systems, as necessary, to ensure the effectiveness of the odor control technology in meeting the Bylaw standard for odor mitigation.
9. The Building Commissioner, in enforcing the conditions herein, may require additional odor investigation and/or odor mitigation measures or sound investigations and/or sound mitigation measures should concern and complaints develop about plant odor or sound generation from the facility which are, in the opinion of the Building Commissioner, legitimate in nature. Bud's Goods shall be required to address such issues with the Building Commissioner and the Board to its satisfaction. Any complaints of noxious odors shall be cured within 24 hours of notification
10. The permit holder shall notify the Building Commissioner, the Health Agent, the Fire Chief, the Police Chief, and the Board in writing within forty-eight hours of the cessation of operation of the adult use marijuana cultivation and product manufacturing uses or the expiration or termination of the license holder's Final License CCC.
11. The Special Permit shall lapse upon the expiration or termination of Bud's Goods' license by the Cannabis Control Commission.

12. There shall be a valid Host Community Agreement in effect at all times during the operation of the Adult Use Marijuana Establishment.
13. Prior to filing this Special Permit Decision with the Town Clerk, Bud's Goods shall pay any and all outstanding fees and obligations due to the Town of Lakeville pertaining to the Special Permit application and the Property.
14. Any changes to the Security Plan and Emergency Procedures shall be reported, in writing, to the Police Chief and Fire Chief within 14 days of such changes taking effect.
15. Prior to occupancy and for the life of the Establishment, Bud's Goods shall provide to the Building Inspector and Chief of the Police Department, the name, telephone number and electronic mail address of a contact person in the event that such person needs to be contacted after regular business hours to address an urgent issue. Such contact information shall be kept updated by the permit holder.
16. There shall be no composting on-site.
17. Any signs shall conform to the Town of Lakeville Zoning By-Law.
18. Prior to occupancy, fire alarm system or the Establishment must be approved by the Lakeville Fire Department.
19. This decision hereby incorporates all of the Applicant's requirements of the Host Community Agreement entered into between the Applicant and Board of Selectmen.
20. Any expansion of the existing building will require an amendment to this Special Permit.
21. Any expansion or change of the proposed use will require a new Special Permit.

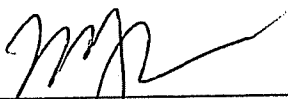
**VOTE:**

Any appeal of this Decision shall be made to a court of competent jurisdiction within twenty (20) days of the date the Board files this Decision with the Town Clerk in accordance with the provisions of G.L. c. 40A, §17.

NOTE: Show the vote of each member upon each question or, if absent or failing to vote, indicate such fact, and set forth clearly the reason or reasons for its decision, and of its other official action.

**Members voting:** John Olivieri, Jr.-Aye, Jeffrey Youngquist-Aye, Gerald Noble-Aye,  
Christopher Campeau-Aye, Christopher Sheedy-Aye

**Zoning Board of Appeals of the Town of Lakeville**

  
\_\_\_\_\_  
John Olivieri, Jr., Chair

12-10-21

\_\_\_\_\_  
Date

ZONING BOARD OF APPEALS

NOTICE FOR RECORDING IN THE REGISTRY  
OF A DECISION ON A SPECIAL PERMIT

Date: December 7, 2021

(A copy shall be sent to the applicant, and shall be filed with Town Clerk together with the Record of Proceedings and plans.)

Notice is hereby given that a Special Permit has been granted in compliance with statutory requirements as set forth in Chapter 40A as amended

TO Bud's Goods & Provisions Corp.  
Owner or Petitioner  
ADDRESS 54 West Boylston Street, Worcester, MA 01606

By the Appeals Board, affecting the rights of the owner with respect to use of the premises on  
475 Kenneth W. Welch Drive  
Identity of Land Affected

The record title standing in the name of  
Green Peak LLC

whose address is 54 West Boylston Street Worcester MA  
Street City or Town State

by a deed duly received in the Plymouth District,

Registry of Deeds in Book 9460, Page 18.

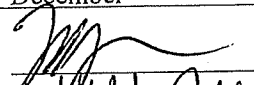
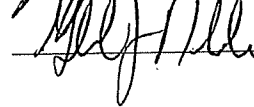
Registry District of Land Court, Certificate No. \_\_\_\_\_

Book \_\_\_\_\_, Page \_\_\_\_\_

The decision of said Board is on file with the papers and plans in the Office of the Town Clerk.

Signed and certified this 7<sup>th</sup> day of December, 2021.

THE APPEALS BOARD

 Chairman  
 Clerk

CERTIFICATE BY THE TOWN CLERK FOR FILING OF THE DECISION IN THE REGISTRY

This is to certify that twenty (20) days have elapsed since filing of the above decision with this office and no appeal has been filed, or an appeal has been filed and denied in case.

\_\_\_\_\_  
Signature and seal of the Town Clerk



THE COMMONWEALTH OF MASSACHUSETTS  
LAKEVILLE  
CITY OR TOWN

ZONING BOARD OF APPEALS

Date December 7, 2021

NOTICE OF SPECIAL PERMIT

(General Laws Chapter 40A, Section 15 as amended)

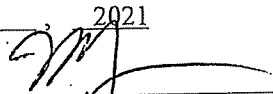
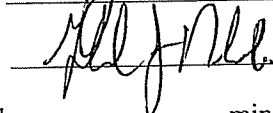
Notice is hereby given that a Special Permit has been granted  
To Bud's Goods & Provisions Corp.  
Owner or Petitioner  
Address 54 West Boylston Street  
City or Town Worcester, MA 01606  
Identify Land Affected

by the town of Lakeville Board of Appeals affecting the  
rights of the owner with respect to the use of the premises on  
475 Kenneth W. Welch Drive Lakeville  
Street City or Town  
the record title standing in the name of  
Green Peak LLC

whose address is 54 West Boylston Street Worcester MA  
Street City or Town State  
by a deed duly recorded in the Plymouth County Registry of Deeds in  
Book 9460, Page 18 Registry District of the Land Court  
Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

The decision of said Board is on file with the papers in Decision or Case No. 21-20  
in the office of the Town Clerk Lillian M. Drane  
Certified this 7<sup>th</sup> day of December 2021

THE APPEALS BOARD

 Chairman  
 Clerk

\_\_\_\_\_ 19 \_\_\_ at \_\_\_\_\_ o'clock and \_\_\_\_\_ minutes \_\_\_\_\_ M.

Received and entered with the Registry of Deeds in the County of \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_

Attest

\_\_\_\_\_  
Register of Deeds

Notice to be recorded by Land Owner.



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

EXHIBIT "A"

LAKEVILLE TOWN CLERK  
 RCUD 2021 AUG 31 PM 2:05

Special Permit Application  
 Petition for hearing  
 Marijuana Uses only

Name of Petitioner: Bud's Goods & Provisions Corp.

Mailing Address: 54 West Boylston Street, Worcester, MA 01606

Name of Property Owner: Green Peak LLC

Location of Property: 475 Kenneth W. Welch Drive

Registry of Deeds: Book No. 9460 Page No. 18

Map 24 Block 006 Lot 008

Petitioner is:  owner  tenant  licensee  prospective purchaser

Marijuana Use(s) applying for:

- Marijuana Retailer
- Marijuana Research Facility
- Independent Testing Laboratory
- Marijuana Cultivator
- Registered Marijuana Dispensary (RMD)
- Craft Marijuana Cooperative
- Marijuana Product Manufacturer
- Craft Marijuana Cooperative
- Marijuana Transporter
- Microbusiness

\*(Must also complete Tiers of Marijuana Cultivator)

Tiers of Marijuana Cultivator

Each licensee (except a Craft Marijuana Cooperative) may have three licenses, but the total canopy authorized by the licenses added together may not exceed 100,000 square feet.

Please indicate all Tiers that are licensed (L) or are in process (✓) from the Cannabis Control Commission.

- Tier 1-up to 5,000 square feet
- Tier 2-5,001 to 10,000 sq. ft.
- Tier 3-10,001 to 20,000 sq. ft.
- Tier 4-20,001 to 30,000 sq. ft.
- Tier 5-30,001 to 40,000 sq. ft.
- Tier 6-40,001 to 50,000 sq. ft.
- Tier 7-50,001 to 60,000 sq. ft.
- Tier 8-60,001 to 70,000 sq. ft.
- Tier 9-70,001 to 80,000 sq. ft.
- Tier 10-80,001 to 90,000 sq. ft.
- Tier 11-90,001 to 100,000 sq. ft.



The LAKEVILLE ZONING BOARD OF APPEALS, acting in accordance with MASS GENERAL LAWS CHAPTER 40A, as amended, will conduct a public hearing on Thursday, October 21, 2021, at 7:00 P.M. to hear the petition of Bud's Goods & Provision Corp. A Special Permit under 7.4.6 is requested to operate an adult use marijuana establishment as a marijuana product manufacturer and a marijuana transporter at 475 Kenneth W. Welch Drive, as provided by the Lakeville By-Laws. The property site is owned by Green Peak LLC. Pursuant to the provisions allowed by Chapter 20 of the Acts of 2021, signed by the Governor on June 16, 2021, this will be a virtual meeting. The Agenda found on the Town of Lakeville Zoning Board of Appeals web page will include instructions on accessing the virtual meeting and documents related to it.

John Olivieri, Jr., Chairman  
 October 7, 2021 & October 14, 2021  
 The Middleboro Gazette Newspaper  
 Notice also on [www.masspublicnotices.org](http://www.masspublicnotices.org)



The LAKEVILLE ZONING BOARD OF APPEALS, acting in accordance with MASS GENERAL LAWS CHAPTER 40A, as amended, will conduct a public hearing on Thursday, October 21, 2021, at 7:00 P.M. to hear the petition of Bud's Goods & Provision Corp. A Special Permit under 7.4.6 is requested to operate an adult use marijuana establishment as a marijuana product manufacturer and a marijuana transporter at 475 Kenneth W. Welch Drive, as provided by the Lakeville By-Laws. The property site is owned by Green Peak LLC. Pursuant to the provisions allowed by Chapter 20 of the Acts of 2021, signed by the Governor on June 16, 2021, this will be a virtual meeting. The Agenda found on the Town of Lakeville Zoning Board of Appeals web page will include instructions on accessing the virtual meeting and documents related to it.

John Olivieri, Jr., Chairman  
 October 7, 2021 & October 14, 2021  
 The Middleboro Gazette Newspaper  
 Notice also on [www.masspublicnotices.org](http://www.masspublicnotices.org)



# TOWN OF LAKEVILLE MEETING POSTING & AGENDA REMOTE MEETING

Town Clerk's Time Stamp  
received & posted:

LAKEVILLE TOWN CLERK  
RCUD 2021 NOV 4 AM 9:06

*K. Murray*  
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:	Zoning Board of Appeals
Date & Time of Meeting:	Thursday, November 18, 2021 at 7:00 p.m.
Location of Meeting:	<u>REMOTE MEETING</u>
Clerk/Board Member posting notice:	Cathy Murray

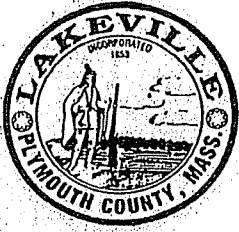
Cancelled/Postponed to: \_\_\_\_\_ (circle one)

Clerk/Board Member Cancelling/Postponing: \_\_\_\_\_

## A G E N D A

1. In accordance with the provisions allowed by Chapter 20 of the Acts of 2021, the **November 18, 2021**, public meeting of the **Zoning Board of Appeals** will be held remotely. However, to view this meeting in progress, please go to [facebook.com/LakeCAM](https://www.facebook.com/LakeCAM) (you do not need a Facebook account to view the meeting). This meeting will be recorded and available to be viewed at a later date at <http://www.lakecam.tv/>
  
2. **Petition hearings (Votes to be taken)**
  - Greene hearing – Shore Avenue-M041-B001-L011**-request for a Variance under 4.0 Use Regulations, 5.0 Intensity Regulations, 6.3.1 Accessory Uses, and 8.2.2 Variances to install a 14' x 20' storage shed on a vacant non-conforming lot.
  
  - Bud's Goods & Provisions Corp. hearing, continued – 475 Kenneth W. Welch Drive** – request for a Special Permit under 7.4.6 to operate an adult use marijuana establishment as both a marijuana transporter and marijuana product manufacturer.
  
3. Approve Meeting Minutes for October 21, 2021
4. Old Business
5. New Business
6. Next meeting. . . Thursday, December 16, 2021

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



# TOWN OF LAKEVILLE MEETING POSTING & AGENDA REMOTE MEETING

"C"

Town Clerk's Time Stamp  
received & posted:

*K. Murray*  
LAKEVILLE TOWN CLERK  
RCUD 2021 OCT 7 PM 1:43

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:	Zoning Board of Appeals
Date & Time of Meeting:	Thursday, October 21, 2021 at 7:00 p.m.
Location of Meeting:	<u>REMOTE MEETING</u>
Clerk/Board Member posting notice:	Cathy Murray

Cancelled/Postponed to: \_\_\_\_\_ (circle one)

Clerk/Board Member Cancelling/Postponing: \_\_\_\_\_

## A G E N D A

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- Petition hearings (Votes to be taken)**

**DeCost hearing – 129 Staples Shore Road** -request for a **Special Permit** under 6.1.3 and 7.4 to construct a second-floor addition with stairway for storage over the existing garage on a pre-existing, non-conforming lot.

**Bud's Goods & Provisions Corp. hearing – 475 Kenneth W. Welch Drive** – request for a **Special Permit** under 7.4.6 to operate an adult use marijuana establishment as both a marijuana transporter and marijuana product manufacturer.

- Approve Meeting Minutes for August 19, 2021
- Old Business
  - Sign bylaw update
- New Business
- Next meeting. . .Thursday, November 18, 2021

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

18-20A



**TOWN OF LAKEVILLE**  
**OFFICE OF THE TOWN CLERK**  
346 Bedford Street  
Lakeville, Massachusetts 02347  
508-946-8814  
ldrane@lakevillema.org

FROM THE OFFICE OF  
**LILLIAN M. DRANE**  
CMC/CMMC

August 29, 2019

**ZBA PETITIONER:**

**ALEXANDER MAZIN**

**ZBA CASE NO. 18-20A**

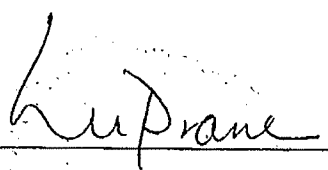
**CORRECTIVE AMENDMENT TO  
SPECIAL PERMIT DECISION**

**DATE DECISION FILED:**

**NOVEMBER 1, 2018**

To Whom It May Concern:

I do hereby certify under the seal of the Town of Lakeville that **NO** notice of appeal has been received by me during the twenty (20) days next, after the filing of this decision on NOVEMBER 1, 2018, in the name of **ALEXANDER MAZIN**. (Petitioner) for property located at **475 KENNETH WELCH DRIVE, LAKEVILLE, MA.**

Attest: 

Lillian M. Drane, CMC/CMMC  
Town Clerk

18-20-A

Received

NOV - 1 2018

**CORRECTIVE AMENDMENT  
TO SPECIAL PERMIT DECISION**

Lakeville Town Clerk  
*Amprave*

Reference is made to the Special Permit granted with respect to the property at 475 Kenneth Welch Drive (the "Special Permit") to Alexander Mazin ("Applicant") as set forth in the Decision of the Zoning Board of Appeals (the "Board") adopted unanimously by the members of the Board on August 16, 2018, filed with the Lakeville Town Clerk on August 29, 2018 and recorded with the Plymouth County Registry of Deeds at Book 50362, Page 314 (the "Decision"). Capitalized terms used but not defined herein are intended to have the same meanings as ascribed thereto in the Decision.

As set forth in the "Findings" of the Decision, the Applicant is proposing an addition to the existing building on the Property, the plans for which (the "Expansion Plans") were submitted to the Board as part of the application for the Special Permit and were reviewed by the Board at the public hearing held on August 16, 2018.

While the application for a special permit listed the applicant as "Alexander Mazin," as set forth in the "Findings" of the Decision, various approvals, agreements and licenses have been issued or entered into with respect to the proposed medical marijuana related use at the Property (including Site Plan Approval, a Letter of No-Objection and a Host Community Agreement), in the name of Trichome Health Corp., an affiliate of Alexander Mazin.

The intent of the Board was to (a) acknowledge its approval of the Expansion Plans; and (b) to restrict the Special Permit to Mr. Mazin and his affiliate, Trichome Health Corp., of which Mr. Mazin is the President.

The Board has determined that the Decision requires correction in order to reflect the foregoing intent of the Board. At a duly convened meeting of the Board, it was determined that the corrections set forth herein do not result in any substantive change to the original Decision nor do they result in the granting of any different or further relief than intended and approved at the public hearing prior to the issuance of the original Decision.

Therefore, pursuant to the inherent authority of the Board, the Decision is hereby amended in the following respects, without the necessity of a public hearing, in order to correct inadvertent errors and omissions therein:

1. Condition number 10 of the Decision is hereby deleted and the following is substituted in its place:

"10. Any expansion of the existing building, other than the expansion of the building as shown on the plan submitted to the Board and reviewed at the August 16, 2018 hearing

on this matter as attached hereto as Exhibit A, will require an amendment to this Special Permit.”

2. The following condition number 12 is added immediately after condition number 11 of the Decision:

“12. This Special Permit does not run with the land. The term “Applicant” as used in this Decision shall mean and include Alexander Mazin and Trichome Health Corp, a Massachusetts corporation, of which Alexander Mazin is the President. Any sale of the Property to a party other than the Applicant as so defined shall require a new Special Permit.

By vote on October 18, 2018, this Corrective Amendment to Special Permit Decision was adopted and granted.

Donald A. Foster 10/31/18  
Donald A. Foster, Chair  
Lakeville Zoning Board of Appeals

Received in the Office of the Town Clerk

Date: November 1, 2018



18-20



FROM THE OFFICE OF  
LILLIAN M. DRANE, CMC

# Town of Lakeville

Office of the Town Clerk  
346 Bedford Street  
Lakeville, Massachusetts 02347  
508-946-8814  
ldrane@lakevillema.org

September 18, 2018

<b>ZBA PETITIONER:</b>	<b>ALEXADER MAZIN</b>
<b>ZBA CASE NO. 18-20</b>	<b>SPECIAL PERMIT</b>
<b>DATE DECISION FILED:</b>	<b>AUGUST 29, 2018</b>

To Whom It May Concern:

I do hereby certify under the seal of the Town of Lakeville that **NO** notice of appeal has been received by me during the twenty (20) days next, after the filing of this decision on AUGUST 29, 2018, in the name of **ALEXANDER MAZIN** (Petitioner) for property located at **475 KENNETH WELCH DRIVE, LAKEVILLE, MA.**

Attest: *Lillian M. Drane*

Lillian M. Drane, CMC/CMMC  
Town Clerk

18-20



**Town of Lakeville**  
Lakeville Town Office Building  
346 Bedford Street  
Lakeville, Massachusetts 02347

RECEIVED  
LAKEVILLE TOWN CLERK

2018 AUG 29 AM 8:07

*humpstone*

OFFICE OF  
ZONING BOARD OF APPEALS  
*Secretary: Cathy Murrey*

**DECISION  
SPECIAL PERMIT**

**TO: ALEXANDER MAZIN**

Notice is hereby given by the Zoning Board of Appeals of the Town of Lakeville ("Board") that a Special Permit with conditions for a proposed Registered Marijuana Dispensary ("RMD") as defined as a Medical Marijuana Treatment Center ("MMTC") pursuant to G.L. c. 94G and 105 CMR 725 to be located at 475 Kenneth Welch Drive (Assessor's Map 24, Block 6, Lot 8) (the "Property"), has been GRANTED to the Applicant, Alexander Mazin (the "Applicant") in compliance with the statutory requirements as set forth in MGL Chapter 40A, as amended, and the Lakeville Zoning Bylaw. THE SPECIAL PERMIT SHALL NOT TAKE EFFECT UNTIL THIS DECISION IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS BY THE APPLICANT OR ITS DULY APPOINTED REPRESENTATIVE.

**FINDINGS:**

- A. The Applicant is proposing the sales of medical marijuana and associated paraphernalia along with the cultivation, testing, packaging and storage of medical marijuana in an existing building located in an industrial zoning district. Such proposed use requires a special permit pursuant to Section 7.4 and 7.4.6 of the Lakeville Zoning By-Laws.
- B. The Applicant is proposing an addition to the existing building.
- C. The Applicant has received Site Plan Approval from the Lakeville Planning Board.
- D. The Applicant received a Letter of No-Opposition from the Lakeville Board of Selectmen.
- E. The Applicant has entered into a Host Community Agreement with the Lakeville Board of Selectmen
- F. The Applicant has received approval for the use from the Lakeville Board of Health.
- G. The Applicant has informed the Board that a Provisional License has been granted by the Massachusetts Department of Public Health.

- H. The Applicant has represented to the Zoning Board of Appeals (“ZBA”) that the proposed parking and signage are conforming to the Zoning By-Laws.
- I. The ZBA has determined that the proposed use is not noxious, harmful or hazardous, is socially and economically desirable and will meet an existing or potential need. The proposed use will be located in a renovated existing building that will comply with all state regulations regarding the cultivation and dispensing of medical marijuana products. The ZBA further acknowledges that the sale of medical marijuana was approved by the voters of the Commonwealth in 2012.
- J. Due to the proposed use being located in the industrial zoning district, the ZBA has determined that the advantages of the proposed use outweigh any detrimental effects, and such detrimental effects on the neighborhood and the environment will not be greater than could be expected from development, which could occur if the special permit were denied.
- K. RMDs/MMTCs are allowed in the industrial zoning district by special permit and therefore, the ZBA has determined that the Applicant has no reasonable alternative available to accomplish this purpose in a manner more compatible with the character of the immediate neighborhood.
- L. As the Applicant is required to meet rigorous state regulations, the ZBA has determined that the proposed use generally conforms to the principals of good engineering, sound planning, and correct land use, and that the applicant has the means to implement the proposal if a Special Permit is granted.
- M. The ZBA therefore finds that the use is in harmony with the general purpose and intent of the industrial zoning district and the Zoning By-Law.


**CONDITIONS:**

- 1. All plant waste shall be placed in dumpsters or another closed method of storage.
- 2. Any signs shall conform to the Town of Lakeville Zoning By-Law.
- 3. Applicant shall cure any complaints of noxious odors within 24 hours of notification.
- 4. Hours of Operation:
  - Monday – Friday: not to exceed 8:00 am to 9:00 pm.
  - Saturday: not to exceed 9:00 am to 6:00 pm.
  - Sunday: not to exceed 10:00 am to 6:00 pm.

5. The Applicant shall submit written approval of proposed security measures and proposed use/operation protocols from the Lakeville Police Department prior to the issuance of a Certificate of Occupancy.
6. The Applicant shall submit written approval of the site plan configuration and proposed use/operation protocols from the Lakeville Fire Department prior to the issuance of a Certificate of Occupancy.
7. Any and all conditions of Planning Board Site Plan Approval are hereby incorporated into this decision.
8. This decision hereby incorporates all of the Applicant's requirements of the Host Community Agreement entered into between the Applicant and Board of Selectmen.
9. This Special Permit shall be null and void should the Host Community Agreement between the Applicant and Town expire or become void in anyway.
10. Any expansion of the existing building will require an amendment to this Special Permit.
11. Any expansion or change of the proposed use will require a new Special Permit. The Applicant indicated that it is applying for an adult use license from the Cannabis Control Commission ("CCC"). Any conversion to adult use marijuana establishment or the addition of and adult use marijuana establishment will require a new Special Permit.

**DECISION:**

By a vote on August 16, 2018, this Special Permit was GRANTED, 6-0-0 (Foster, Gouveia, Gillis, Swanson, Carmichael, and Urbanski voting in the affirmative).

  
\_\_\_\_\_  
Donald A. Foster,      Chair  
Lakeville Zoning Board of Appeals

Received in the Office of the Town Clerk:

Date: August 29, 2018

Appeals, if any, shall be made pursuant to M.G.L. Chapter 40A, Section 17, and shall be filed within twenty days after the date of filing of this notice in the office of the Town Clerk.

Petition to be  
filed with Town Clerk

EXHIBIT "A"

TOWN OF LAKEVILLE  
MASSACHUSETTS

ZONING BOARD OF APPEALS  
PETITION FOR HEARING

Name of Petitioner: Alexander Mazin

Mailing Address: 2 Seaport Lane, 11th Floor, Boston, MA 02110

Name of Property Owner: Louis Outer

Location of Property: 475 Kenneth Welch Drive, Lakeville MA 02347

Property is located in a residential business  industrial (zone)

Registry of Deeds: Book No. 9460 Page No. 18

Map 24 Block Lot 008

Petitioner is: owner tenant licensee  prospective purchaser

Nature of Relief Sought:

Special Permit under Section (s) 7.4 of the Zoning Bylaws

Variance from Section (s) of the Zoning Bylaws.

Appeal from Decision of the Building Inspector/Zoning Enforcement Officer

Date of Denial

**Brief to the Board: (See instructions on reverse side -- use additional paper if necessary.)**

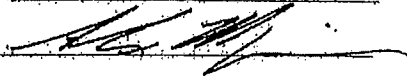
Special permit application for a change of use within the industrial zoning district.

Proposed use will be a marijuana cultivation facility and dispensary. Site improvements will be made consisting of a building addition, expanded parking, walkways and utilities.

I HEREBY REQUEST A HEARING BEFORE THE ZONING BOARD OF APPEALS WITH REFERENCE TO THE ABOVE PETITION OR APPEAL. ALL OF THE INFORMATION ON THIS PETITION, TO THE BEST OF MY KNOWLEDGE, IS COMPLETE AND ACCURATE AND CONFORMS TO THE REQUIREMENTS ON THE BACK OF THIS PETITION FORM.

Petitioner: Alexander Mazin

Date: 7/19/2018

Signed: 

Telephone: 774-239-2200

Owner Signature:

Owner Telephone:

(If not petitioner)

(REFERENCE THE REVERSE SIDE OF THIS APPLICATION FOR FURTHER INSTRUCTIONS IN FILING YOUR PETITION.)

WILL YOU HAVE A REPRESENTATIVE OTHER THAN YOURSELF?

Yes  No

(Name and Title)

"B"



The LAKEVILLE ZONING BOARD OF APPEALS, acting in accordance with MASS GENERAL LAWS CHAPTER 40A, as amended, will conduct a public hearing on THURSDAY, August 16, 2018, at 7:00 P.M., in the LAKEVILLE PUBLIC LIBRARY, 4 PRECINCT STREET, upon the petition of Alexander Mazin who is requesting a Special Permit for a change of use to operate a marijuana cultivation facility and dispensary, and to also make site improvements consisting of a building addition, expanded parking, walkways, and utilities, as provided by the Lakeville By-Laws. The property is located at 476 Kenneth Welch Drive and owned by Louis Outor.

Donald A. Foster, Chairman  
August 2, & August 9, 2018  
The Middleboro Gazette Newspaper  
Notice also on [www.masspublicnotices.org](http://www.masspublicnotices.org)



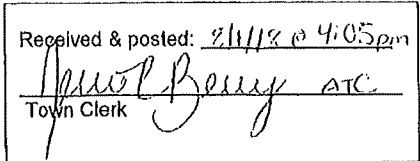
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Donald A. Foster, Chairman  
August 2, & August 9, 2018  
The Middleboro Gazette Newspaper  
Notice also on [www.masspublicnotices.org](http://www.masspublicnotices.org)



## TOWN OF LAKEVILLE MEETING NOTICE/ AGENDA

Posted in accordance with the provisions of MGL Chapter 30A, §. 18-25



Name of Board or Committee:	<b>Board of Appeals</b>
Date & Time of Meeting:	<b>Thursday, August 16, 2018 @ 7:00 PM</b>
Location of Meeting:	<b>Lakeville Public Library 4 Precinct Street</b>
Clerk/Board Member posting notice	<b>Cathy Murray</b>

### AGENDA

I. Called to Order at 7:00 p.m.

II. Meeting minutes (Votes to be taken)

Approve the April 19, 2018 & July 19, 2018, meeting minutes

III. Petition hearings (Votes to be taken)

1. Tragiannopoulos hearing, continued – 160 Bedford Street request for a **Special Permit** to construct a single family home and operate a truck restoration garage on property in the business zone.
2. Nashawaty hearing, continued – 8 Beechtree Drive request for a **Special Permit** to square off a pre-existing, non-conforming dwelling and add a second floor addition which will add approximately 655 square feet to the footprint.
3. Bountiful Farms, Inc. – 200 Kenneth Welch Drive request for a **Special Permit** to operate a 37,000 square foot medical marijuana cultivation and dispensary facility.
4. Mazin hearing – 475 Kenneth Welch Drive request for a **Special Permit** for a change of use to operate a marijuana cultivation facility and dispensary, and to make site improvements consisting of a building addition, expanded parking, walkways, and utilities.
5. Moriarty – 207-209 County Street request for a **Special Permit** and **Variance** to raze an existing dwelling and construct a residential building that would be within the setbacks on a pre-existing, non-conforming lot.
6. The Residences a LeBaron Hills, LLC, continued -M26-B3- L10-request to modify their **Comprehensive Permit** granted on June 17, 2004, and filed with the Town Clerk on June 18, 2004.
7. Nemasket River Landing, LLC, continued – 27 & 31 Commercial Drive – Request for a **Comprehensive Permit** to build 26 three bedroom townhouse style, residential homeownership units. 7 units will be affordable.
8. Riverside Lakeville, LLC, continued – 29, 32-36 Riverside Drive – Request for a **Comprehensive Permit** to build 24 three bedroom townhouse style homeownership units and 60 three bedroom, duplex style homeownership units. 21 units will be affordable.

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

**Exhibit 2**



### General Demolition Notes

- 1) DEMOLITION OF THE EXISTING STRUCTURE SHALL BE ACCORDING TO THE GENERAL CONTRACTOR'S DEMOLITION PLAN AND SHALL BE IN ACCORDANCE WITH THE DEMOLITION PLAN AND THE DEMOLITION SPECIFICATIONS.
- 2) DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION PLAN AND THE DEMOLITION SPECIFICATIONS.
- 3) MATERIALS, INCLUDING BUT NOT LIMITED TO, BRICK, BLOCK, CONCRETE, METAL, WOOD, AND OTHER MATERIALS, SHALL BE SEPARATED AND STORED IN THE MANNER SPECIFIED IN THE DEMOLITION PLAN AND THE DEMOLITION SPECIFICATIONS.
- 4) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
- 5) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
- 6) ALL EXISTING ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS SHALL BE DEMOLISHED AND REMOVED FROM THE PROJECT SITE.
- 7) ALL EXISTING ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS SHALL BE DEMOLISHED AND REMOVED FROM THE PROJECT SITE.
- 8) ALL EXISTING ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS SHALL BE DEMOLISHED AND REMOVED FROM THE PROJECT SITE.
- 9) ALL EXISTING ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS SHALL BE DEMOLISHED AND REMOVED FROM THE PROJECT SITE.

#### NOTE:

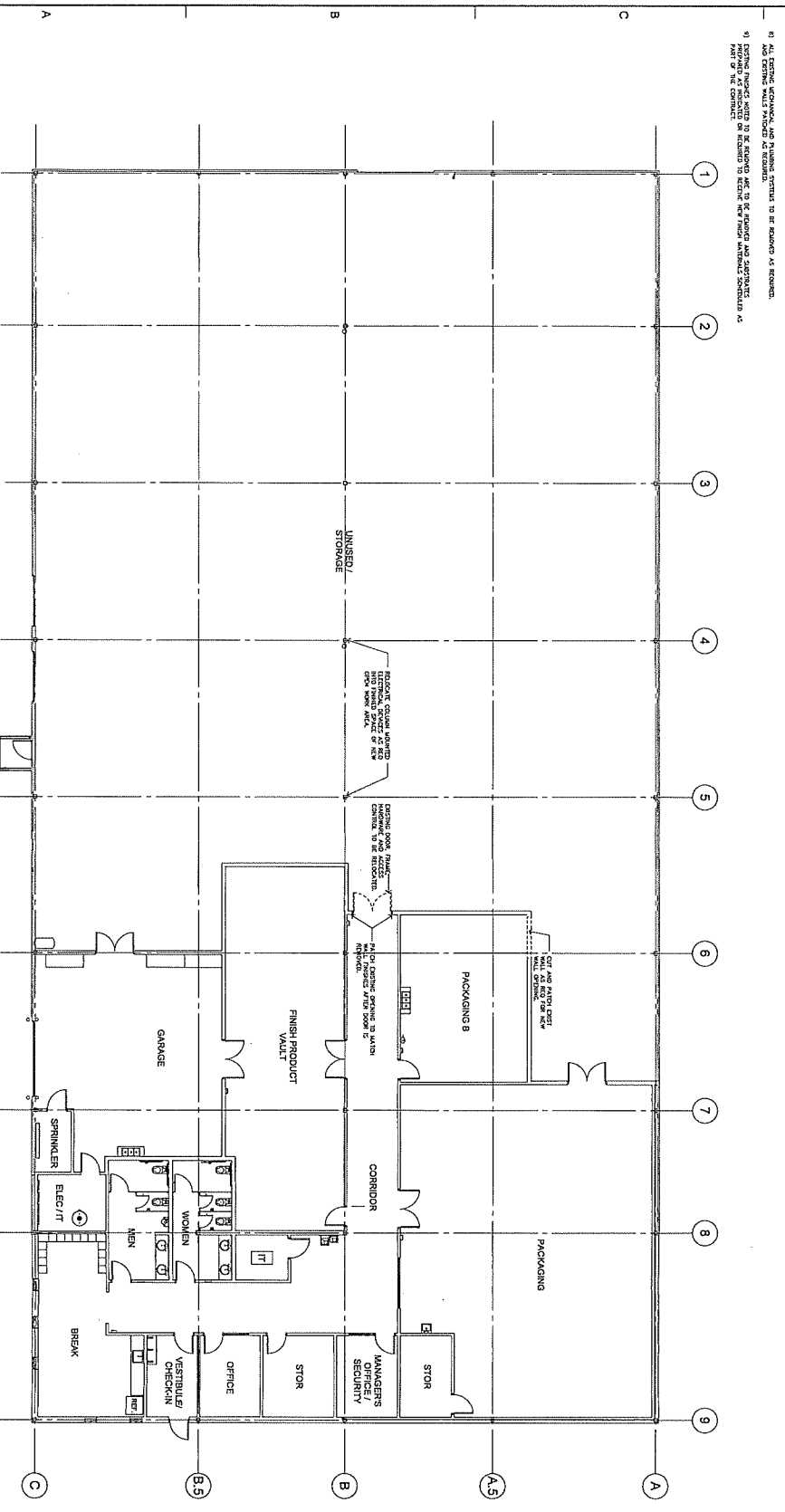
This plan is representative of the work required to allow for the operations specified in the construction drawings. The demolition required is not to be limited to only the items shown on this plan. The contractor shall be responsible for determining the extent of the work required for demolition. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities.

#### GENERAL WARNING AND PILING NOTE:

All existing above-ground and piling to be removed and disposed of as required. Any existing piling that is not to be removed shall be retained in place. The contractor shall be responsible for determining the extent of the work required for demolition.

#### EXISTING G.W.B. NOTE:

Any damaged curb, it to be removed and replaced with new G.W.B. and finished as required to receive new specified wall finish.



**Existing / Demolition Floor Plan**  
 SCALE: 1/8" = 1'-0"  
 10,000 SQ. FT.

**BOLLS & PAVONIERS**  
BUILDERS

Proposed  
Interior  
Alterations

475 Kenneth Walsh Drive  
Lanark, VA

---

Date: 9-12-2023  
 Scale: AS NOTED  
 Job No.: 2300  
 Sheet:

EX1

800 Hingham Street - 109N  
781-871-2620

Rockland, MA 02370  
www.npdarchitects.com

**New Phase Design, P.C.**

Architects      Engineers      Planners



**AGENDA ITEM #27  
APRIL 22, 2024**

**REVIEW AND POSSIBLE VOTE TO RENEW JUNK DEALER,  
JUNK COLLECTOR AND AUCTIONER LICENSE FOR  
ANTHONY AND DORITA MORRIS – 33 MYRICKS STREET  
AND JUNK DEALER AND JUNK COLLECTOR LICENSES  
FOR STEPHEN JOSEPH DAVOILI, DBA THE ANTIQUE  
MALL INC.**

The Town Clerk has requested that the Selectmen vote to renew the following licenses with an expiration date of May 1, 2024:

Anthony and Dorita Morris, 33 Myricks Street – Auctioneer License, Junk Dealer License & Junk Collector License

Stephen Joseph Davoili, dba The Antique Mall, Inc. – Junk Dealer and Junk Collector Licenses

Nate Darling has performed inspections on each property. He has submitted a memo for the Board, which is attached, along with the Junk, Old Metals or Second Hand Articles Bylaw.

**PROPOSED MOTION:** To approve the renewal of the following licenses: Anthony and Dorita Morris, 33 Myricks Street – Auctioneer License, Junk Dealer License & Junk Collector License and Stephen Joseph Davoili, dba The Antique Mall, Inc. – Junk Dealer and Junk Collector Licenses to expire April 30, 2025.



# TOWN OF LAKEVILLE

## OFFICE OF THE TOWN CLERK

346 Bedford Street  
Lakeville, Massachusetts 02347  
508-946-8814

ldrane@lakevillema.org

FROM THE OFFICE OF  
LILLIAN M. DRANE  
MMC/CMMC

RECEIVED  
APR - 1 2024  
SELECTMEN'S OFFICE

TO: Select Board

FROM: Lillian M. Drane, Town Clerk (LD)

RE: Junk Dealer, Junk Collector & Auctioneer License Renewals

DATE: April 1, 2024

---

Please vote to renew the following licenses due to expire on **May 1, 2024**:

**Anthony and Dorita Morris**  
33 Myricks Street, Lakeville, MA

Auctioneer License  
Junk Dealer License  
Junk Collector License

**Stephen Joseph Davoli dba The Anique Mall, Inc.**  
330 Bedford Street, Lakeville, MA

Junk Dealer License  
Junk Collector License

**NOTE: Per our Town Code: Chapter 169; General By-Laws, Junk, Old Metals or Second Hand Articles.**



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

RECEIVED  
APR 18 2024  
SELECTMEN'S OFFICE

**OFFICE OF  
BUILDING COMMISSIONER**

TO: Select Board  
FROM: Nathan P. Darling, Building Commissioner JD  
RE: Auctioneer License; Junk Dealer & Junk Collector License  
DATE: April 18, 2024

As requested by your office, I have visited the two properties associated with these license renewals. Whereas these Auctioneer, Junk Dealer and Junk Collector licenses are discretionary, it is exclusively within the Select Board's jurisdiction to deny or approve them.

- **Anthony and Dorita Morris – 33 Myricks Street:** While this property is within the residential district, it has operated as an auction house for decades. Renewal of associated licenses is recommended.
- **Stephen Joseph Davoli dba The Antique Mall, Inc. – 330 Bedford Street:** The property is within the business district and renewal of associated licenses is recommended.

It is also important to note that there have been no official complaints or concerns filed with my office related to the licensed properties nor am I aware of any present Zoning By-Law or Building Code violations that may affect the subject renewals.

Attachment: 1  
CC: Town Clerk

## Chapter 169. Junk, Old Metal and Secondhand Articles

[HISTORY: Adopted by the Town Meeting of the Town of Lakeville 11-8-2000, AG approved 1-12-2001. Amendments noted where applicable.<sup>[1]</sup>]

[1] Editor's Note: The General Bylaws of the Town were readopted in their entirety 5-8-2023 ATM by Art. 12, AG approved 11-13-2023. See Ch. 1, Art. III.

### § 169-1. Open storage prohibited.

The open display or open storage of junk is prohibited on any premises. For purposes of this bylaw, the term "junk" includes old, secondhand or previously used, discarded or scrapped articles or materials of any type, whether collected, held or stored for salvage, sale, exchange, recycling, processing, conversion or any other purpose.

### § 169-2. Recordkeeping.

[Amended 11-8-2021 STM by Art. 9, AG approved 12-15-2021; 5-8-2023 ATM by Art. 12, AG approved 11-13-2023]

Every person who is licensed by the Town Clerk, upon authorization by the Select Board, as a keeper of a shop for the purchase, sale or barter of junk, old metals or secondhand articles shall keep a book, to be inspected annually before licensing, in which at the time of each purchase, sale or barter, shall be legibly written in the English language an account and description, including all distinguishing marks and numbers of the property purchased, sold or bartered. The full name and residential address of each person purchasing, selling or bartering such property and the date of each such transaction shall be entered in such book. Only property purchased by the keeper of such a shop at a cost of \$50 or greater, or bartered for with property valued at \$50 or greater shall be required to be listed in such book.

### § 169-3. Records open to inspection.

[Amended 11-14-2022 STM by Art. 19, AG approved 2-24-2023]

A book required to be kept pursuant to § 169-2 shall be open at all reasonable times to inspection by any police officer of the Town of Lakeville. Any person who has possession or control of a book required to be kept pursuant to § 169-2 shall permit such inspection. Copies of the portion of the book pertaining to the current calendar year shall be presented to the Select Board along with any application for renewal of an existing license.

### § 169-4. Access to property.

The property described in a book kept pursuant to § 169-2 shall on demand of a police officer authorized pursuant to § 169-3 to inspect such book to be exhibited to such police officer.

### § 169-5. Violations and penalties.

A. Violation of any provision of this section shall be subject to a criminal penalty not to exceed \$300 or, when enforced by noncriminal disposition pursuant to MGL c. 40, § 21D, as follows:

- (1) First offense: \$100.
- (2) Second offense: \$200.
- (3) Third offense and subsequent offenses: \$300.

B. In any case, each day of violation shall constitute a separate offense.

### § 169-6. Proof of active business.

[Added 11-14-2022 STM by Art. 19, AG approved 2-24-2023]

A holder of a license is required to prove that the license is being utilized for an active business. For purposes of this bylaw, a business will be considered active only when the license holder can demonstrate more than three sales of junk at a cost of \$50 or greater, or bartered for with property valued at \$50 or greater, within each six-month period of the license. Such sales shall be recorded in the book described in § 169-2 of this bylaw.

**AGENDA ITEM #28  
APRIL 22, 2024**

**DISCUSS AND POSSIBLE VOTE TO AMEND PREVIOUSLY  
ISSUED ONE-DAY WINE AND MALT SPECIAL LICENSE  
FOR THE BARTENDING SERVICE OF NEW ENGLAND TO  
MAY 17, 2024 FOR 141 COUNTY STREET**

Attached is a request from The Bartending Service of New England to amend the date of the event on the previously issued license.

**PROPOSED MOTION:** To amend the date of the previously issued One-Day Wine and Malt Special License for 141 County Street to from April 26, 2024 to May 17, 2024.

## Tracie Craig-McGee

---

**From:** William Fuller <bill@thebartendingservice.com>  
**Sent:** Friday, April 5, 2024 9:22 AM  
**To:** Tracie Craig-McGee  
**Subject:** Application Date Change

Hi Tracie,

My customer for the event taking place at 141 County Street has asked to have the date moved to May 17<sup>th</sup> with the same serving times.

If possible can you change the date on the one day beer and wine license application to now be Friday May 17<sup>th</sup> from 6:30-9:00pm?

Thank you,

William H. Fuller  
The Bartending Service of New England, LLC  
PO Box 425  
Middleborough, MA. 02346  
(508) 923-4744 Office  
(508) 400-1709 Cell Phone  
Bill@TheBartendingService.com



RECEIVED  
MAR 20 2024

SELECTMEN'S OFFICE

No. \_\_\_\_\_

THE COMMONWEALTH OF MASSACHUSETTS

Town of Lakeville

APPLICATION FOR LICENSE  
(GENERAL)

X 3/20 2024

TO THE LICENSING AUTHORITIES:

The undersigned hereby applies for a License in accordance with the provisions of the Statutes relating thereto

X The Bartending Service of New England LLC

(Full name of person, firm or corporation making application)

STATE CLEARLY  
PURPOSE FOR  
WHICH LICENSE  
IS REQUESTED

X To Trivia night on April 26, 2024 6:30-9 PM  
at Doughton - 1 day beer + wine license

GIVE LOCATION  
BY STREET  
AND NUMBER

X At 141 County Street

in said City of Lakeville  
Town

in accordance with the rules and regulations made under authority of said Statutes.

I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required under law.

*W.H. Jr mgr.*  
\*Signature of Individual  
of Corporate Name (Mandatory)

By: Corporate Officer  
(Mandatory, if Applicable)

20-8519222

\*\*Social Security # (Voluntary)  
or Federal Identification Number

\* This license will not be issued unless this certification clause is signed by the applicant.

\*\* Your social security number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Licensees who fail to correct their non-filing or delinquency will be subject to license suspension or revocation. This request is made under the authority of Mass. G.L. c. 62C s. 49A.

Received \_\_\_\_\_ 20\_\_\_\_  
Hour A.M. \_\_\_\_\_  
P.M. \_\_\_\_\_

Signature of Applicant

Address

Approved \_\_\_\_\_ 20\_\_\_\_

License Granted \_\_\_\_\_ 20\_\_\_\_

**AGENDA ITEM #29**  
**APRIL 22, 2024**

**NEW BUSINESS**

**AGENDA ITEM #30**  
**APRIL 22, 2024**

**OLD BUSINESS**

- a. Schedule goal setting workshop
- b. Revisit and possible vote to publish entire warrant in the Nemasket Week (I asked Middleboro the cost of the legal ads that they ran for the warrants. I know our annual is not as big as theirs. Their ad was \$3,196 for the annual and \$663 for a 4-article special warrant. I imagine our annual warrant would be about \$900 to \$1,000 and our special at \$600 to \$700. Our legal advertising budget has a balance of \$1,237).
- c. Revisit and possible vote to require all Board, Committees and Commission to place the name of the person preparing the minutes and the dates approved on the front page of the minutes
- d. Discuss and possible vote to issue a Request for Proposals for Property and Liability Insurance and Worker's Compensation Insurance
- e. Discuss and possible vote to issue a Request for Proposals for Internet Technology Services ( I have enclosed the RFP from 2021 for your review)

# Town of Lakeville Request for Proposals

## Information Technology Managed Services

Proposals will be received at the Lakeville Board of Selectmen's Office By:

DATE: May 13, 2021

TIME: 3:00 PM

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

## I. INTRODUCTION

The Town of Lakeville is requesting proposals from qualified proposers to enter a contract with the Town for providing information technology managed services covering all aspects of the Town's information technology needs for a period of no more than three (3) years.

## II. CURRENT ENVIRONMENT

The Town currently consists of approximately 135 employees of various full-time and part-time roles, with some roles relying on technology more than others. There are approximately eight (8) servers, ninety (90) workstations including laptops in emergency services vehicles, and typical network infrastructure to support all Town operations via wired and wireless connections across a handful of physical locations all within the Town of Lakeville.

Software, hardware, or services which may be encountered by the proposer may include but not be limited to Cisco hardware, Nutanix, Acropolis, Veeam Backup software, Synology NAS, Acropolis, Adobe Acrobat, Zoom conferencing software, VMware, Microsoft Active Directory, Microsoft Azure Services, Microsoft Windows Server and Client versions, Microsoft Exchange Server, Microsoft 365 services and client software, and fingerprinting software and hardware.

## III. PROPOSAL PROCESS AND SCHEDULE OF EVENTS

1. Availability of RFP Packages. The RFP shall be available on April 26, 2021 at 9:00 AM by request by emailing Tracie Craig-McGee at the Lakeville Board of Selectmen's Office at [tcraig-mcgee@lakevillema.org](mailto:tcraig-mcgee@lakevillema.org).

2. Deadline for Submission of Questions. Email responses will be provided to requests for clarification or interpretation of the meaning of the provisions of this RFP or other questions that are submitted by emailing Tracie Craig-McGee at [tcraig-mcgee@lakevillema.org](mailto:tcraig-mcgee@lakevillema.org) received by the Town no later than at 3:00 PM on May 5, 2021. Responses will be distributed to all parties who have received an RFP and have provided a name, contact information, mailing address and email address to the Town. If submitting questions in writing, please send to Ms. Craig-McGee's attention at the Board of Selectmen's Office at the Town Office Building located at 346 Bedford Street, Lakeville, MA 02347, with "Questions – Information Technology Managed Services RFP" clearly marked on the outside.

3. Submission Deadline. Sealed proposals must be received at the Board of Selectmen's Office at the Town Office Building located at 346 Bedford Street, Lakeville, MA 02347, no later than 3:00 PM on May 13, 2021. Late or e-mailed proposals will not be accepted. The front page of the proposal packages must be clearly marked as described below. As the Town Office Building is currently closed to the public, if you are hand delivering your

response, please call the Selectmen's Office at (508) 946-8803 and someone will come out to collect your response.

4. Withdrawal: Proposals may be withdrawn upon written request to the Board of Selectmen's Office prior to the submission deadline. After the date scheduled for the opening of the proposals, proposals shall not be modified, amended, or withdrawn for a period of one hundred and twenty (120) days.

#### IV. PROPOSAL SUBMISSION REQUIREMENTS

Parties interested in responding to this RFP are invited to submit a proposal in accordance with the following terms and conditions. With submission of a response to this RFP, the proposer acknowledges that he or she has read and understands the requirements and conditions herein.

Each proposer must submit a separate "Price Proposal" and "Non-Price Proposal". Both the Price Proposal and Non-Price Proposal shall be submitted to the Board of Selectmen's Office at the Town Office Building located at 346 Bedford Street, Lakeville, MA 02347, no later than 3:00 PM May 13, 2021 marked "Information Technology Managed Services – PRICE PROPOSAL" and "Information Technology Managed Services – NON-PRICE PROPOSAL"

##### **PRICE PROPOSAL:**

Submit one (1) sealed envelope marked Price Proposal, including (1) a cover letter signed by the principal of the proposer who is authorized to submit its RFP response, including the identity of the proposer, and the name, address and contact information of all interested parties and (2) Form A attached hereto fully completed and properly executed.

##### **NON-PRICE PROPOSAL:**

Submit four (4) paper copies and one (1) electronic copy of the Non-Price Proposal including Forms B, C and D and the following:

1. Cover letter. Provider a cover letter signed by the principal of the proposer who is authorized to submit its RFP response, including the identity of the proposer, and the name, address and contact information of all interested parties.

2. Business Plan. Proposers must provide a preliminary business plan that outlines the following:

- a. description of the management team and capabilities of the proposer;
- b. the number of years the proposer has been engaged in the information technology managed services business;
- c. description of any managed services they have provided local governments

- d. description of how the proposer will support the Town's employees and infrastructure;
- e. description of the proposer's staffing and relevant qualifications of each;
- f. description of Service Level Agreements related to response time to acknowledge urgent and non-urgent issues during business hours and off hours;
- g. what, if any, software the proposer intends to install on Town assets to assist with providing the necessary services and explain what each does;
- h. how the proposer will handle remote and on-site support;
- i. a copy of the bidder's most recently available audited financial report;
- j. the names of three (3) or more organizations that could provide references on your ability to provide information technology managed services.

3. Other. The proposer should include with the Non-Price Proposal any other information which the proposer believes the Town should know to fully evaluate the proposal.

4. Forms A through D. Proposers are required to fill out and sign Forms A through D attached hereto:

- Form A – Price Proposal
- Form B- Certificate of Non-Collusion: required under G.L. c. 30B, §10, in which the proposer states that this proposal is made in good faith without fraud or collusion or connection with any other person submitting a proposal signed and dated by the proposer.
- Form C- Certificate of Tax Compliance: required under G.L. c. 62C. §49A, in which the proposer certifies that he or she has complied with all laws of the Commonwealth of Massachusetts relating to taxes.
- Form D - Certificate of Authority: in which the proposer, if an entity, identifies the names and addresses of the managers, directors, officers, and/or other parties authorized to act on behalf of the entity.

Failure to meet the submittal requirements will be sufficient cause to reject a proposal. Proposers are solely responsible for reviewing all the provisions of this RFP and any attachments prior to submitting the proposal. Proposals that are incomplete, not properly endorsed, or are otherwise in conflict with the requirements of this RFP, will be rejected.

## V. SERVICES TO BE PROVIDED

The successful proposer is expected to have significant experience in information technology and providing managed services supporting them. The proposer may elect to describe in its proposal additional services that it will provide, but the expected services shall include no less than;

1. Business hour support
2. Off hours support for public safety departments, or additional systems and users as specified by the Lakeville Town Administrator or in their absence the Lakeville Board of Selectmen.
3. Client and server systems support
4. End-user support
5. Network infrastructure support
6. Peripheral support (printers, scanners, webcams, etc.)
7. Availability monitoring and appropriate responses
8. Security tools management, monitoring, and appropriate responses including but not limited to antivirus and malware prevention.
9. Routine system updates or maintenance
10. Routine and critical security updates or responses for known Common Vulnerabilities and Exposures (CVEs)
11. Coordinating with outside vendors where necessary
12. Managing domain registrar domain leases and associated DNS entries
13. Managing cloud services utilized by the Town.
14. Assist in reviewing and recommending strategic plans, policies, and guidelines.
15. Provide recommendations to bring the Town into compliance with best practices for ongoing systems maintenance and scheduled equipment replacement.
16. Assist in executing additional IT projects such as but not limited to new software, physical systems, or infrastructure, and the decommissioning of old software, physical systems, or infrastructure.
17. Providing a helpdesk ticketing system for end-users to initiate the support request process.
18. Granting helpdesk access to the Town to help with performance and invoice reviews.

Around the clock services may be performed remotely with on-site support supplemented, as necessary, for issues requiring physical presence to complete. Preferably the proposer will also include some specific "office hour" windows when on-site support will routinely be available to end users.

## VI. SERVICE LOCATIONS

The services associated with this RFP shall primarily be located at the Lakeville Town Office Building/Fire Station; as well as, the Police Station; Public Library; Senior Center; Highway Barn; Animal Shelter and Transfer Station within the Town of Lakeville.



## VII. PROPOSAL EVALUATION CRITERIA

The information technology managed services contract will be awarded to the proposer submitting the most advantageous proposal, as determined by the Town, based on an evaluation using the criteria listed in this RFP, together with the price proposal. The contract will not necessarily be awarded to the proposer offering the lowest cost to the Town. The contract will be awarded to the proposer that best meets the needs of the Town.

The evaluation team will be composed of the members of the Lakeville Board of Selectmen. The contract will be awarded by the Board of Selectmen as the Town's chief executive body to the proposer offering the most advantageous proposal, taking into consideration all evaluation criteria, and financial benefit to the Town. The Town will evaluate each proposal as follows:

- Proposals must meet all submission requirements listed in this RFP
- Proposals will be evaluated to determine if all the Minimum Requirements listed in this RFP are satisfied.
- Proposals will be ranked based on the Comparative Criteria listed in this RFP. The proposer with the Most Advantageous proposal, as determined by the Town, will receive the highest ranking. Only responsive proposals, that is, those meeting all Minimum Requirements, will be ranked by the Town.
- Price Proposals shall be evaluated separately from Non-Price Proposals after the Non-Price Proposals have been evaluated.

### 1. Minimum Requirements.

The Town of Lakeville will conduct a preliminary review of each proposal to determine whether it meets the minimum criteria listed below. Proposals that do not meet these minimum criteria will be disqualified from further consideration.

- The proposer provides all the information and all the forms required in SECTION IV, entitled "Proposal Submission Requirements." The proposer agrees to meet the Town of Lakeville terms and conditions.
- The proposer has the capacity, integrity and reliability to perform under the contract as determined by the Town.

### 2. Comparative Criteria.

The Town will evaluate proposals meeting the Minimum Criteria based on the following Comparative Criteria, each of which shall be numerically ranked by each member of the evaluation team with a score of 0 to 3, to be assigned the values as follows:

Highly Advantageous: 3  
Advantageous: 2  
Not advantageous: 1  
Unacceptable: 0

The numerical scores given by each member of the evaluation team for each category below shall be added together. Composite scores below 10 shall be considered removed from further consideration.

- a. Bidder's financial stability and ongoing sustainability (Current year's budget and financial reports for the two (2) previous years, demonstrating positive cash flow and overall position required to qualify as Highly Advantageous);
- b. Prior experience providing information technology managed services in a local government setting (Highly Advantageous: 10+ years' experience, Advantageous: 5+ years, Not advantageous: 1+ year, Unacceptable: Less than 1 year);
- c. Knowledge and experience regarding cybersecurity and quality of security tools management plan (Security Managed Plan required at minimum. Highly Advantageous: 10+ years' experience, Advantageous: 5+ years, Not Advantageous: 1+ year, Unacceptable: Less than 1 year);
- d. Bidder's business plan, including response time standards, after-hours coverage and staffing plan (24/7 response time, designated staffing plan and maximum response times required to qualify as Highly Advantageous), and
- e. Quality of professional references and relevance to local government operations (Highly Advantageous: 5+ references, including at least three (3) relevant to local government, Advantageous: 3+ references, including at least one (1) relevant to local government; Not Advantageous: 3+ references, no local government experience).

### 3. Price Proposals

The Town will evaluate Price Proposals after the Non-Price Proposals have been evaluated. The Town will select the responsive and responsible proposer submitting the most advantageous proposal, taking into considering the proposer's experience, staff capacity, references and plan for providing the services, as well as, the proposal price. The contract will not necessarily be awarded to the proposer offering the lowest price to the Town.

## VIII. AWARD OF INFORMATION TECHNOLOGY MANAGED SERVICES AGREEMENT

The selected proposer (the "Managed Services Provider" or "MSP") shall enter into an agreement, with the Town acting by and through its Board of Selectmen within thirty (30) days of selection or such later time that is acceptable to the Town. Should the selected proposer fail to enter into an event management agreement with the Town within the time set forth herein, the Town reserves the right to award the contract to the next most advantageous proposer. Alternatively, the Town may choose to reject all proposals and/or to reissue the RFP if the same is in the best interest of the Town.

## IX. INSTRUCTIONS TO PROPOSERS

1. Each proposer shall submit its Price Proposal and Non-Price Proposal according to the specifications in Section IV above to the Board of Selectmen's Office at the Lakeville Town Hall located at 346 Bedford Street, Lakeville, MA 02347, no later than 3:00 PM on May 13, 2021.

2. The Non-Price Proposals will be opened separately and recorded at this time. All bids received will be opened remotely, as Lakeville Town Hall is currently closed to the public due to the ongoing COVID-19 pandemic. For information regarding access to the public opening of bids, please contact Tracie Craig-McGee at [tcraig-mcgee@lakevillema.org](mailto:tcraig-mcgee@lakevillema.org). Information on remote participation will be provided to the bidders prior to the date and time of the bid opening. No proposals submitted after this time will be accepted. Responses to the RFP must include all required documents, completed, and signed per the instructions and attached forms included in this RFP package. Electronically mailed proposals will not be accepted and will be deemed non-responsive and so will not be evaluated.

3. If any changes are made to this RFP, an addendum will be issued. Each addendum will be emailed to all persons on record as having requested the RFP.

4. Failure of any proposer to receive any such addendum or interpretation shall not relieve such proposer from the obligation to comply with the terms of such addenda. All addenda so issued shall become part of this RFP.

5. Proposers are cautioned that it is the responsibility of each individual proposer to assure that his/her proposal is in the possession of the responsible official or his designated alternate prior to the stated time and at the place of proposal by the due date. The Town is not responsible for proposals delayed by mail and/or delivery service of any nature. Late responses will not be accepted, nor will additional time be granted to individual respondents unless the Board of Selectmen extend the required submittal date for all proposers.

6. Proposals may be corrected, modified, or withdrawn prior to the deadline for submission of proposals by submitting the required number of copies of such correction, modification, withdrawal or a new submission, clearly marked on the outside envelope with the appropriate heading, by the deadline listed above.

7. Proposals cannot be withdrawn, modified or amended for a period of one hundred twenty (120) days from the deadline for submission of proposals.

8. All proposals submitted to the Town must include all forms included within the contents of this RFP and they must all be filled out and properly executed. Failure to submit all forms properly filled out and executed will be grounds for rejection of the proposal.

9. All signatures must be handwritten and in ink by the proposer. All other words and figures submitted on the proposal shall be neatly written in ink or typed. Proposals that are conditional, obscure, or which contain additions not called for in the specifications, erasures, alteration, or irregularities may be rejected.
10. All proposals become the property of the Town. All proposals are deemed to be public records within the meaning of G.L. c. 4, Section 7(26).
11. The Town will not be liable for any costs incurred by any respondents in the preparation and presentation of responses to this RFP or in the participation in views, interviews, negotiations or any other aspect of this RFP process.
12. This RFP does not represent any obligation or agreement whatsoever on the part of the Town to enter in to an information technology managed services contract as described in this RFP.
13. The Town shall award the contract to the proposer whose proposal is deemed to be most advantageous to the Town, as defined by the evaluation criteria contained in this Request for Proposals. The Town may, at its sole discretion, determine that no contract award shall be made.
14. The Town reserves the right, in its sole discretion, to reject at any time any or all proposals, to withdraw the RFP, to select finalists to submit and negotiate a more fully-developed response, to negotiate with one or more applicants, and/or negotiate the information technology managed services agreement on terms that are not materially different from those set forth herein. The Town also reserves the right, at any time and to waive strict compliance with terms and conditions of this RFP or to entertain reasonable modifications or additions to selected proposals provided the same are not materially different from the terms set forth herein.
15. The Town makes no representations or warranties, express or implied, as to the accuracy and/or completeness of the information provided in this RFP. This RFP (including all attachments and supplements) is made subject to errors, omissions, prior sale, or financing, withdrawal without prior notice, and changes to, additions to, and different interpretations of laws and regulations.
16. Selection of a proposer's proposal will not create any rights on the proposer's part, including, without limitation, rights of enforcement, equity or reimbursement, until the information technology managed services agreement and all related documents are approved by the Town and fully executed.

**FORM A - PRICE PROPOSAL  
INFORMATION TECHNOLOGY MANAGED SERVICES**

Please attached detailed price proposal on your company letterhead and fill out the information listed below.

Company Name \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

Telephone Number \_\_\_\_\_

Email address \_\_\_\_\_

Contact Person (Print) \_\_\_\_\_

Contact Person (Signature) \_\_\_\_\_

Date \_\_\_\_\_

**FORM B – CERTIFICATE OF NON-COLLUSION**  
**FORM C – CERTIFICATE OF TAX COMPLIANCE**  
**FORM D – CERTIFICATE OF AUTHORITY**

Pursuant to M.G.L. Chapter 62C, Section 49A, the undersigned certifies under the penalties of perjury that \_\_\_\_\_ has filed all Massachusetts State tax returns and paid all state taxes required by Massachusetts.

The undersigned certifies under penalties of perjury that this quote is in all respects bona fide, fair, and made without collusion or fraud with any other person. As used in this paragraph, the word "person" shall mean any natural person, joint venture, partnership, corporation, or other business or legal entity.

The undersigned certifies under penalties of perjury that he/she is authorized on behalf of \_\_\_\_\_ to bind the bidder contractually. If the bidder is a corporation, a clerk's certificate of vote and minutes of a Director's meeting will be provided.

\_\_\_\_\_  
Social Security Number or Federal Identification Number

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Printed Name of Signer

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**AGENDA ITEM #31**  
**APRIL 22, 2024**

**ANNOUNCE NEXT SELECT BOARD MEETING**

The next regularly scheduled Select Board Meeting is May 6<sup>th</sup> at 5:30 PM at the Police Station.

**AGENDA ITEM #32**  
**APRIL 22, 2024**

**CORRESPONDENCE**

1. Reorganization notices from the Board of Health and the Cemetery Commission





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

RECEIVED  
APR 18 2024  
SELECTMEN'S OFFICE

Date: April 18, 2024  
TO: Town Clerk  
FROM: Cemetery Commission  
Re: Reorganization of Cemetery Commission  
CC: Board of Selectmen

The Cemetery Commission voted at their meeting on this above date to appoint Kenneth W. Upham Sr. as the Cemetery Commission Chairperson.

Commissioners:



*Town of Lakeville*  
Board of Health  
346 Bedford Street  
Lakeville, MA 02347

RECEIVED  
APR - 5 2024  
SELECTMEN'S OFFICE

# Memo

**To:** Select Board  
**From:** Fran Lawrence, Clerk  
**Date:** April 5, 2024  
**Re:** Reorganization of Board of Health Members

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At the Board of Health meeting held April 3, 2024, Board of Health Members voted to appoint **Derek Maxim** as **Chairman** of the Board of Health

It was also voted that Member **Christopher Spratt** would be **second member** and Member **Robert Poillucci** would be **third member**.

CC: Payroll Dept  
Town Accountant  
Town Clerk