

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

Lakeville Police Station Meeting Room
May 23, 2022 – 6:30 PM

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

1. 7:30 PM Continuation of Rent Control Board Hearing – Twin Coach Estates Request for Rent Increase
2. Select Board Announcements
3. Town Administrator Announcements
4. Discuss outcome of Town Meeting Vote on Article 11 (Lakeville Country Club) and possible vote to approve ballot question for June 28, 2022 Special Election
5. Review Community Preservation Act Implementation Matrix
6. Discuss and possible vote to solicit applications for residents to serve on the Community Preservation Committee
7. Discuss request from Treasurer/Collector and possible vote to approve the issuance and details of notes and bonds to be issued to the Massachusetts Clean Water Trust
8. Discuss and possible vote on Park Commission proposal regarding Clear Pond Park Life Guard salaries
9. Discuss request from Open Space Committee to appoint Amy Knox as a member of the Lakeville Open Space Committee
10. Discuss and possible vote on request from SRPEDD to appoint a designee to the Joint Transportation Planning Group
11. Discuss and possible vote on Lakeville Arts Council request to use Dickran Diran Square, Center Stage and the Historic Town House and grounds for 2022 Arts & Music Festival – October 1, 2022
12. Discuss and possible vote to renew Earth Removal Permit for T.L. Edwards, Inc. for property located at 435 Bedford Street
13. Discuss and possible vote on request for Taunton Water Connection – 15 Main Street – Community Square Storage LLC
14. Discuss and possible vote to approve request for outdoor entertainment permit for a wedding– June 25, 2022 – 109 Main Street
15. Review and possible vote to approve Select Board Meeting Minutes of April 11, 2022; April 20, 2022; April 25, 2022 and May 16, 2022

16. New Business
17. Old Business
18. Any other business that can properly come before the Select Board

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

**AGENDA ITEM #1
MAY 23, 2022**

**CONTINUATION OF RENT CONTROL BOARD HEARING – TWIN
COACH ESTATES REQUEST FOR RENT INCREASE**

You do not have to open the hearing as it was continued.

At the Board's meeting on April 25, 2022, the rent increase public hearing was continued as the work had not been completed yet and total payment had not been made.

Attached is an email from Lisa Cordeiro notifying the Board that the work has been completed and full payment has been made to the vendor.

Documents attached are:

- Section of the September 18, 2021 Twin Coach Estates Homeowner's Association Annual Meeting Minutes approving a rent increase not to exceed \$25.00 per month
- Section 7 of the Rent Control Regulations regarding Capital Improvements and Capital Equipment Rent Adjustment
- Copies of the payments which total \$206,100
- Original estimate of \$198,300
- Final invoice of \$206,100
- Photos of some of the work done

If the Board is satisfied that the capital improvement is complete and paid for, you can vote to allow the rent increase. As they have not asked for a specific dollar amount, the motion could be

To approve the rent increase for Twin Coach Estates, as of May 23, 2022, in an amount not to exceed \$25.00 per month in relation to the completion of the roadway and sidewalk capital improvement project.

Tracie Craig-McGee

From: Lisa Cordeiro <linky9@verizon.net>
Sent: Tuesday, May 10, 2022 5:27 PM
To: Tracie Craig-McGee
Cc: twincoach2014@outlook.com
Subject: Re: Rent increase
Attachments: TCEHOA final payments.pdf

Hi Tracie,

Attached are the final checks paid to Asphalt Services, and the work is complete. We paid \$47K that we already submitted a copy of the check, and attached are copies of \$56,100, \$93,000, and \$10K deposit paid, for a total of \$206,100. If you have any questions or need additional information, please let me know. Thank you.

Sincerely,
Lisa Cordeiro

-----Original Message-----

From: Lisa Cordeiro <linky9@verizon.net>
To: Tracie Craig-McGee <tcraig-mcgee@lakevillema.org>
Sent: Tue, Apr 19, 2022 4:26 pm
Subject: Re: Rent increase

Hi Tracie,

* Association, Inc., according to our Shared Road Agreement, will pay one-sixth (1/6) of said roads and sidewalks. A motion was made for the repairs of road and sidewalks within Twin Coach Estates Homeowner's Association, Inc, at a cost of \$225,000.00. The motion was seconded. A vote was taken with twenty-seven (27) yes, and one (1) no. Motion passed.

New Business:

The 2021-2022 ROC approved budget was discussed. A question about the small amount of interest income was asked. It was pointed out that our accounts pay 1 to 1.5% interest.

A motion was made to accept the 2021-2022 budget as presented. Motion was seconded, and unanimously approve.

The possibility of a rent increase was discussed. It was noted that any rent increase would have to go before the Lakeville Rent Control Board at a cost of \$800.00 to Twin Coach Estates.

* A motion was made to allow a rent increase as needed to meet monthly payments of a construction loan to complete the repairs of our roads and walkways. Rent increase will only be sought if needed and will not exceed \$25.00 per month. Motions was seconded and passed unanimously.

Open Forum

A resident objected to speed bumps, and it was pointed out that our bids do not include them.

Concerns about speeding within the community were brought up. A number of cars from Edgeway have been found to be driving over the twenty (20) miles per hour posted on Haskell Circle. A letter will be sent to Edgeway's Board of Directors requesting that they address this issue with their membership.

A member asked if the office could be used as a club house. The president pointed out that it costs the Association money every time we use the office. He would like 6 to 9 months to review what our costs are going to be and determine whether we will have to charge a fee to use the office as a club house. Other ROC communities are finding their costs are going up because of cleaning, keeping track of usage, and damage to the buildings.

It was noted that the COA offers many activities that members have to pay for.

of adjudicatory hearings before State administrative agencies, which the Board hereby adopts and shall implement as its own rules and regulations for the conduct of adjudicatory proceedings. Within thirty (30) days of the filing of Petitions, the Board shall meet and determine whether to proceed on such Petition pursuant to the formal or informal rules as outlined in 801 CMR 1.00 et seq. or under other procedures and shall indicate its determination as to which rules and procedures shall be followed in its notice of agency action to affected parties, and in the public notice of said hearing.

- E. All decisions made by the Board under this Section shall be rendered in writing within 30 days from the date the Board closes the public hearing on the petition.
- F. The Lakeville Mobile Home Park Rent Control Board shall levy a filing fee upon any and all parties that make application to request a rent adjustment for a mobile home accommodation. The filing fee for any individual rent adjustment requested pursuant to Section 5 of these rules and regulations shall be \$50.00. The filing fee for a general rent adjustment pursuant to Section 5B of these regulations shall be \$10.00 per unit for which a general adjustment is requested. In addition, a check for \$100.00 shall be issued, to cover advertising costs. The above filing fee shall be paid by check or money order made payable to the Town of Lakeville and presented upon the filing of the petition to the Town Clerk.

Section 6 – Incorporation of Administrative Procedure Act and 801 CMR 1.00

The provisions of Massachusetts General Law Chapter 30A including those provisions giving agencies the power to issue, vacate, modify, and enforce subpoenas shall be applicable to the Board as if said Board were an agency of the Commonwealth, as well as, those provisions relating to judicial review and agency order. The rules and regulations at 801 CMR 1.00 et seq. as adopted by the Secretary of Administration for Massachusetts for application and use by state agencies for the conduct of both formal and informal adjudicator hearings shall be the rules and regulations and procedures adopted for use before The Lakeville Mobile Home Rent Control Board for the hearing of all petitions for rent adjustment, and for eviction, unless at the time of the filing of the petitions and before the notice of agency action shall be published, the Board shall by vote determine to use an alternative procedure which nonetheless shall be consistent with the provisions of Massachusetts General Laws Chapter 30A, Section 10, 11, and 12.

Section 7 – Capital Improvements and Capital Equipment Rent Adjustment

A. Pre-Approval

A park owner or management may file a petition for the purpose of obtaining pre-approval from the Board for an increase in maximum rent to offset the cost of a substantial and necessary capital improvement or purchase of capital equipment. The procedures set forth in Section 7 above for individual rent adjustment petitions shall be used for capital improvement or capital equipment petitions. The park Owner or Management shall file with the petition for pre-approval any and all information relating to the cost of and need for financing the capital improvement or capital equipment purchase. Any pre-approval given by the Board shall also be deemed an approval of such financing. The Board shall consider whether the improvement is necessary and the reasonableness of the cost of the improvement in considering a rent

increase to support the cost of the improvement. The rent increase shall be conditioned upon satisfactory and final approval of the improvement.

B. Final – Approval

Upon completion of capital improvement or purchase of capital equipment for which a park owner or management has received pre-approval, the Board may give final approval of the increase in maximum rent(s). Final approval shall only be given by the Board upon submission of satisfactory evidence by the park owner or management that the capital improvement has been satisfactorily completed or the capital equipment has been purchased and that the costs incurred for such improvement are equal to or exceed the cost upon which pre-approval was given. In the event that such costs are less than the original estimated costs, the maximum rent shall be increased only to the extent that it reflects such costs. The Board shall hold a public hearing upon submission by the park owner or management of evidence of completion of the capital improvement.

Section 8 – Conference of Jurisdiction

The Plymouth Division of the District Court Department shall have original jurisdiction concurrently with the Superior Court, of all petitions for review brought pursuant to Section 14 of Chapter 30A of the General Laws. The Superior Court shall have jurisdiction to enforce Chapter 269 of the Acts of 2006 of the Town of Lakeville General By-Laws and may restrain violations thereof.

Section 9 – Information to be supplied in Connection with Petitions for Adjustment:

Upon receipt by the Board of a petition for adjustment of maximum rent, the Board may request documents, which information may include but not be limited to:

- A. Reviewed Financial statements for the three (3) years preceding the filing of the Notice of Claim; such statement should clearly set forth income, sources of income, and a detailed breakdown of operating expenses.
- B. An interim updated financial statement showing income and operating expenses for the current year.
- C. A complete and current balance sheet.
- D. A statement of the number of employees, job titles and descriptions of any employee whose employment relates to the affected mobile home park.
- E. Current capital improvements and dates of completion.
- F. Proposed capital improvements and proposed dates of completion.
- G. Proposed budget for the year in which the increase is to be effective.
- H. A statement of the rate of return sought and the assessed valuation of the property.

In any case where the Owner seeking an upward adjustment in rent owns and operates more than one mobile home park, all financial documentation submitted shall pertain solely to the operation of the mobile home park for which the upward adjustment is sought.

Upon receipt by the Board of a petition for a downward adjustment of maximum rent, the Board may request documents which information may include but not be limited to:

Resident Ownership Capital LLC - Clearing Account

Asphalt Services LLC

Payee Disbursement Voucher

NO.

Loan #	Pol/Tax #	Loan Name	Date Paid	Amount	Check Number
2112	Final pmt	Twin Coach Estates Homeowners As	05/05/22	-56,100.00	1000121

Payee Disbursement Total: -56,100.00

Resident Ownership Capital LLC		EASTERN BANK		CHECK NO.
Clearing Account		Lynn, Massachusetts 01901		1000121
6 Loudon Rd., Suite 501		5-179/113		
Concord, NH 03301				
Fifty Six Thousand One Hundred and 00/100-----				Dollars
		DATE	AMOUNT	
		May 5, 2022	\$56,100.00	
PAY TO THE ORDER OF	ASPHALT SERVICES LLC	<i>BSZ</i>		
	59 PEBBLEBROOK DR	<i>Michael Stoss</i>		
	MIDDLEBORO, MA 02346	AUTHORIZED SIGNATURE		

⑆01⑆30⑆798⑆ 60⑆60683⑆⑆

Resident Ownership Capital LLC - Clearing Account

②

Resident Ownership Capital LLC - Clearing Account

NO.

Asphalt Services LLC

Payee Disbursement Voucher

Loan #	Pol/Tax #	Loan Name	Date Paid	Amount	Check Number
2112	Installment-Paving	Twin Coach Estates Homeowners As	04/27/22	-93,000.00	1000099

Payee Disbursement Total: -93,000.00

Resident Ownership Capital LLC
 Clearing Account
 6 Loudon Rd, Suite 501
 Concord, NH 03301

EASTERN BANK
 Lynn, Massachusetts 01901
 5-179/113

CHECK NO.

1000099

Ninety Three Thousand and 00/100-----Dollars

DATE	AMOUNT
April 27, 2022	\$93,000.00

PAY TO THE ORDER OF
 ASPHALT SERVICES LLC
 59 PEBBLEBROOK DR
 MIDDLEBORO, MA 02346

[Handwritten Signature]

 AUTHORIZED SIGNATURE

 AUTHORIZED SIGNATURE

⑆011301798⑆ 601606831⑆

Resident Ownership Capital LLC - Clearing Account

[Handwritten Mark]

[Handwritten Mark]

ROC USA Capital
Commercial Servicer System
Disbursement Check Register

March 22, 2022
16:48:02

Check Number	Payee Name	Date Paid	Amount
1000018	Asphalt Services LLC	03/22/22	10,000.00
Grand Total:			10,000.00

Item Count = 1

Resident Ownership Capital LLC - Clearing Account

NO.

Asphalt Services LLC

Loan # 2112 Pol/Tax #

Payee Disbursement Voucher
Loan Name Twin Coach Estates Homeowners As

Date Paid 04/18/22

Amount -47,000.00

Check Number 1000084

Payee Disbursement Total: -47,000.00

Resident Ownership Capital LLC
Clearing Account
6 Loudon Rd, Suite 501
Concord, NH 03301

EASTERN BANK
Lynn, Massachusetts 01901
5-179/113

CHECK NO.

1000084

Forty Seven Thousand and 00/100-----

DATE

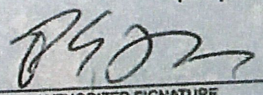
Dollars
AMOUNT

April 18, 2022

\$47,000.00

PAY
TO THE
ORDER
OF

ASPHALT SERVICES LLC
59 PEBBLEBROOK DR
MIDDLEBORO, MA 02346

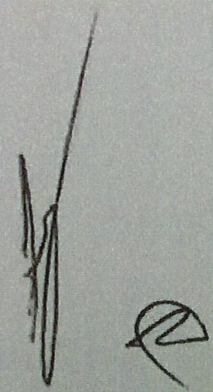


AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

⑆011301798⑆ 601606831⑆

Resident Ownership Capital LLC - Clearing Account



Asphalt Services LLC
 59 Pebblebrook Dr
 Middleboro, MA 02346 US
 7744066421
 asphaltservicespaving@gmail.com

Estimate

ADDRESS

Twin Coach Estates Hoa
 Haskell Cir
 Lakeville

ESTIMATE # 1361

DATE 12/13/2021

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	paving	Sawcut and pulverize 1530 x 24 road way Remove all loose asphalt Fine grade roadway for correct slope Vibratory compact subbase Machine lay "commercial grade road top and compact with new asphalt berms Seal edges with tack \$78,700 1530 ' on new walkway Mill/grind and remove loose asphalt walkways Fine grade and vibratory compact subbase Lay new finish walkways and compact \$12,500 Section 2: (900x24) \$48,600 Walkway 900' \$8,000 Section 3: (600x24) \$36,000 Walkway 600' \$6,500 Walkway 900' \$8,000	1	0.00	0.00

\$ 198,300.00

TOTAL **\$0.00**

Accepted By

Accepted Date

ASPHALT SERVICES LLC

W. Stanley



Professional Asphalt Paving
59 Pebble Brook Drive • Middleboro, MA 02346

(774) 406-6421

Driveways • Parking Lots
Stone Driveways • Seal Coatings

PROPOSAL

INVOICE

PROPOSAL SUBMITTED TO
Twin Coach Estates

STREET
Haskell Cir

CITY
Lakeville STATE
MA ZIP CODE

PHONE
508 965 9862

DATE
4/12/22 INVOICE #

JOB NAME
Paving

JOB LOCATION

EMAIL

Job Description	PRICE
<input checked="" type="checkbox"/> Removal <u>my / grand driveways</u>	<u>\$10,000 -</u>
<input type="checkbox"/> Gravel _____	<u>paid</u>
<input type="checkbox"/> Stone _____	<u>\$196,000</u>
<input type="checkbox"/> Grading _____	<u>owed.</u>
<input type="checkbox"/> Base _____	
<input checked="" type="checkbox"/> Top <u>Machine lay New Roadway top of compact</u>	
<input type="checkbox"/> Sealcoating _____	
<input checked="" type="checkbox"/> Other (Specify) <u>lay walkways & compact.</u>	
TOTAL	\$ 206,000

Terms and Conditions: We hereby propose to: _____

_____ dollars (\$ _____) with payment to be made as follows:

I completely understand the terms and conditions as proposed. Signature: [Signature]

All workmanship is guaranteed for 2 years from cracking, settlement, and 80% of drainage. When resurfaced you receive a one year warranty. Asphalt Services is not responsible for tire marks or vegetational growth. If any other work is done over and above the paving work performed by Asphalt Services (including seal coating) the guarantee will be null and void. Any and all attempts to collect monies from a customer which result in legal action, legal fees and attorney's fees, will be the responsibility of the customer. Overages and inaccuracies (such as soft ground, boulders, and low areas) may occur, but will be discussed promptly. Asphalt is measured by the square foot (not linear foot). All materials are owned by Asphalt Services until paid in full. Areas broken will be cut & patched not redone. We do not warranty tire impressions or marks. Price includes up to 3" of removed material. Asphalt Services' price does not reflect other contractors prices high or low. Payment is Non-refundable. Note: This proposal may be withdrawn by us if not accepted within _____ days. Authorized Signature: [Signature]

ACCEPTANCE OF PROPOSAL

All terms & specifications are completely understood and expected. All work is to be paid in full upon completion.

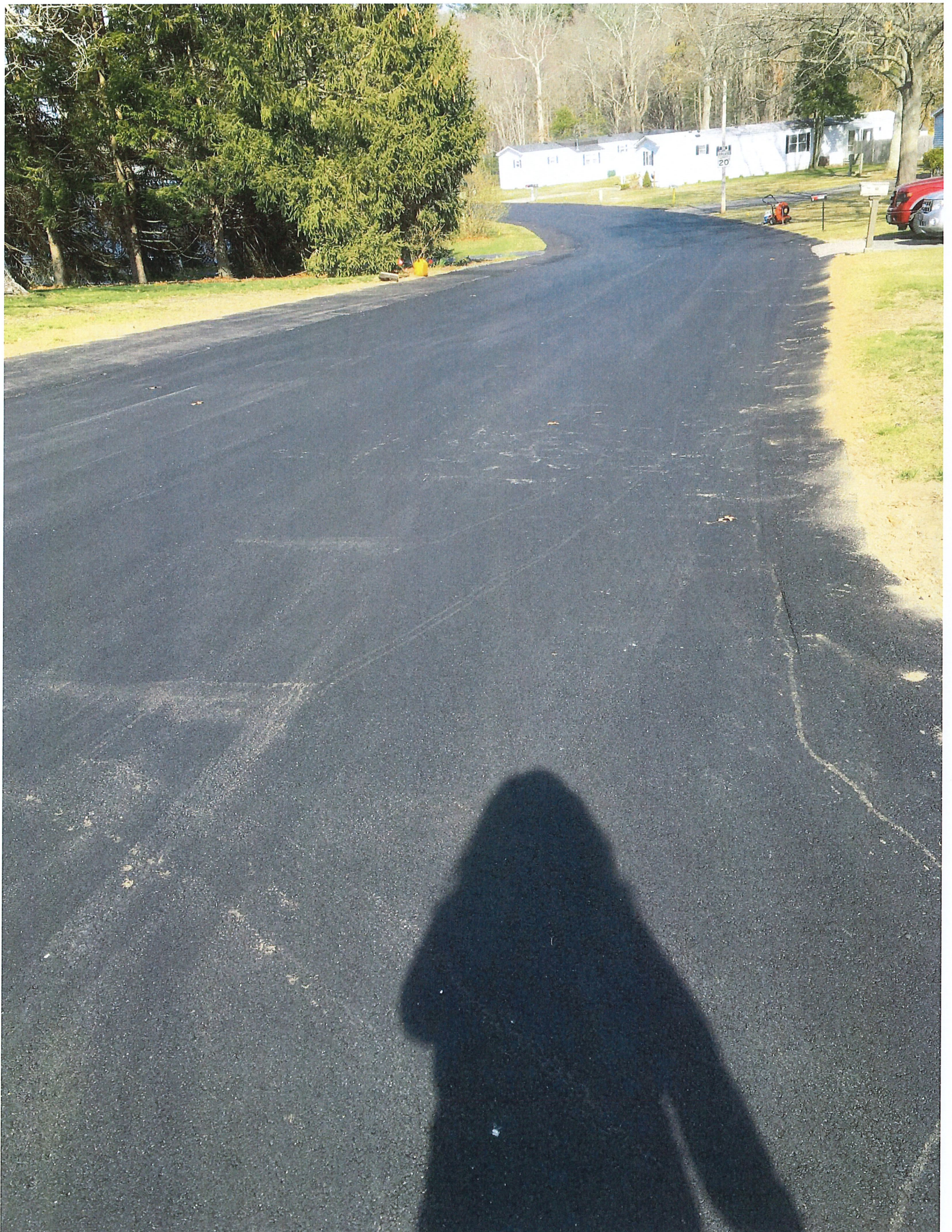
Date: 4-12-22

Printed Name: ROBERT CARDERIO
Signature: [Signature]

TURN OVER











**AGENDA ITEM #2
MAY 23, 2022**

SELECT BOARD ANNOUNCEMENTS

The Town has several open positions that we are hiring for. Information on available positions can be found on the Town's website under News and under Human Resources.

The Town is also looking to fill vacancies on the Cable Advisory Committee, Capital Expenditures Committee, Master Plan Implementation Committee, Economic Development Committee, Open Space Committee, Park Commission and Zoning Board of Appeals.

If you would be interested in volunteering on any of these groups, please submit a letter of interest to the Select Board's office by mail or email.

The Historical Commission will be holding a Memorial Day Observance on May 30th at 10:30 AM. The observance will start at the Fire Station and finish at the Historic Town House where there will be exhibits and refreshments.

**AGENDA ITEM #3
MAY 23, 2022**

TOWN ADMINISTRATOR ANNOUNCEMENTS

**AGENDA ITEM #4
MAY 23, 2022**

**DISCUSS OUTCOME OF TOWN MEETING VOTE ON ARTICLE 11
(LAKEVILLE COUNTRY CLUB) AND POSSIBLE VOTE TO
APPROVE BALLOT QUESTIONS FOR JUNE 28, 2022 SPECIAL
ELECTION**

Attached is the ballot question for the Special Election on June 28, 2022 for your review.

Also attached is the presentation that was shown at the Town Meeting regarding Article 11.

BALLOT QUESTION:

Shall the Town of Lakeville be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay the \$12,725,000 principal amount, together with the amount necessary to pay all associated interest, on the bonds issued in order to acquire, by purchase, gift, and/or eminent domain, for active and passive recreation, agricultural, open space, and general municipal purposes, all or a portion of the parcel of land located at 44 Clear Pond Road, containing 138.10 acres more or less, and being described in a deed recorded with the Plymouth County Registry of Deeds in Book 40414, page 215, said parcel being owned by the owners thereof and now or formerly classified under G.L. c. 61B, as described in Article 11 of the 2022 Annual Town Meeting Warrant?

**LAKEVILLE COUNTRY
CLUB
RIGHT OF FIRST REFUSAL
(ARTICLE I I)**

MAY 16, 2022

GOLF COURSES IN THE TOWN OF LAKEVILLE

Poquoy Brook Golf Course

- Built in 1965
- Purchased in 1993 for \$4M
- Purchased in 2016 for \$2.8M
- Currently assessed at \$2.3M

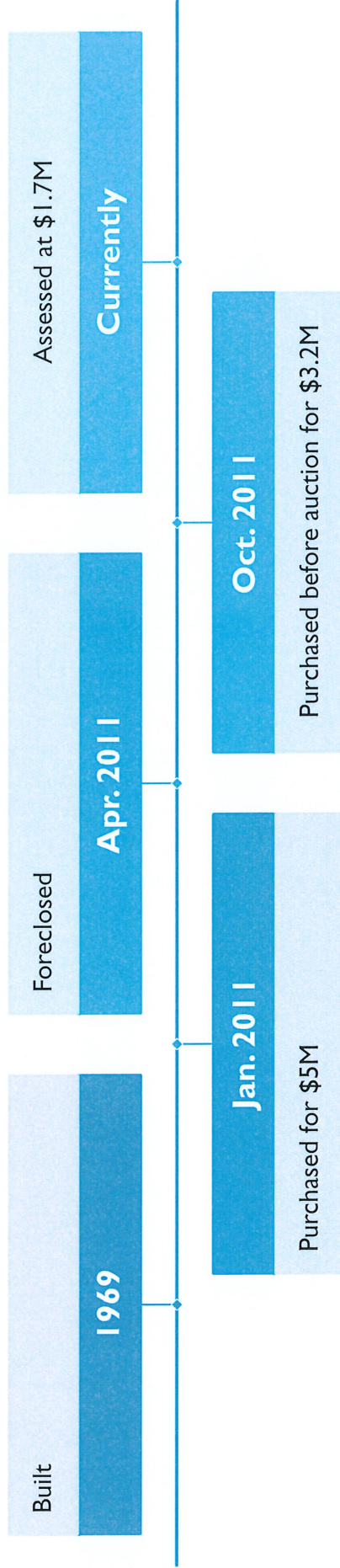
Back Nine Golf Course

- Built in 1971
- Foreclosed in 2008
- Purchased in 2008 for \$1.1M
- Currently assessed at \$2.2M

LeBaron Country Club

- Built in 2020
- Purchased in 2020 for \$1.6M (land only)
- Currently assessed at \$6M

LAKEVILLE COUNTRY CLUB



LAKEVILLE COUNTRY CLUB

Chapter 6IA Agriculture Land

- Crooked Lane & Stetson Street (cranberry bogs) 20.4 acres

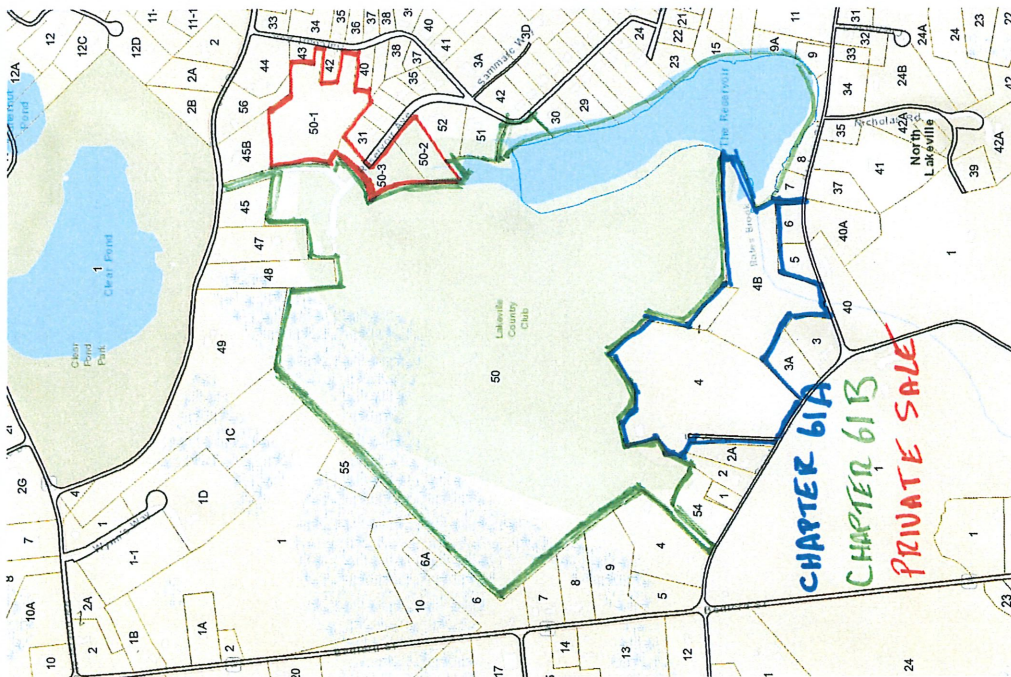
Chapter 6IB Recreational Land

- 44 Clear Pond Road (Golf Course) 138.1 acres

State law provides the Town with the opportunity to declare its intention to purchase the property within 120 days. ("Right of First Refusal").

FY 2022 taxes on both properties total \$16,012.

LAKEVILLE COUNTRY CLUB LAND TYPES



LAKEVILLE COUNTRY CLUB 1ST NOTICE TO SELL FROM DEREK MAKSY AND MADELYN MAKSY

The Town received a Purchase and Sale Agreement (P&S) in April 2020 from Hillwood Enterprises for \$7,250,000 to purchase 44 Clear Pond Road, 59 Harcourt Ave., 31 Stetson Street, and 1 Cedar Berry Lane.

- Town Counsel and the Board of Assessors reviewed the P&S.
- Determined that there were problems with the deeds and contingency clauses included in the P&S.
- Contingency clauses are not allowed when purchasing chapter land.
- The owner/buyer was notified to submit another P&S without contingencies.
- The Town did not receive a new P&S.

CURRENT AGREEMENT

- On March 4, 2022, the Town received two Purchase and Sale Agreements consisting of the Chapter 61A (20.41 acres +/-, \$900,000) and 61B (138.1 acres +/-, \$12,725,000) properties.
- The Town has until July 2, 2022, to determine whether to exercise Right of First Refusal.
- Total purchase price (\$13,625,000) is equivalent to 40% of the Town's annual operating budget. Financial reports on the current operation have not been made available.
- The Board of Assessors and Town Counsel reviewed the P&S agreements and determined that they are valid and contain no contingencies.

PROPOSED TOWN MEETING ARTICLE

-
- Select Board voted on April 25, 2022, to send the right of first refusal question to Town Meeting.
 - Amount required (\$13,625,000) would be raised through a debt exclusion which requires a 2/3 vote of approval at Town Meeting to be followed by a Special Election, which would be held on June 28.
 - Implementation of a debt exclusion would involve a surcharge on all property tax bills.
 - The estimated impact for the average single-family home would be about \$225 annually.
 - Interest paid would total about \$6.8M; total cost to the Town estimated at about \$20.4M over 20 years.

EXCLUDED DEBT/TAX BILL IMPACT

Description	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Capital Improvement Plan (Excluded Debt): Estimated Average Tax Bill Impact:	\$1,179,158 \$239	\$1,198,854 \$243	\$1,073,955 \$217	\$1,016,057 \$207	\$1,639,464 \$333	\$1,937,600 \$393
Article 11 (LCC Property Acquisition): Estimated Average Tax Bill Impact:	N/A	\$291,573 \$58	\$1,119,435 \$225	\$1,111,260 \$223	\$1,111,798 \$223	\$1,106,305 \$222
Total Debt Service (CIP + Article 11): Estimated Average Tax Bill Impact:	\$1,179,158 \$239	\$1,490,427 \$301	\$2,193,390 \$442	\$2,127,317 \$430	\$2,751,262 \$556	\$3,043,905 \$615

Debt Schedule Notes

1. Freetown-Lakeville School District debt will be retired in FY 2026. Old Colony Regional Vocational School District is developing a proposal for a major renovation/reconstruction, anticipated to begin design in FY 2024/25 (not in model).
2. Lakeville Senior Center & Betty's Neck debt were retired in FY 2022 (\$35,350 & \$60,600), Lakeville Library will be retired in FY 2024 (\$106,500).
3. Route 79 Improvements debt service will total \$55,000 in FY 2023, \$101,250 in FY 2024, \$127,500 in FY 2025, \$294,000 in FY 2026 & \$285,600 in FY 2027.
4. The CIP includes a \$13.8 million placeholder for the town hall/fire station, currently under study. Debt service anticipated to commence in FY 2025.
5. Article 11 debt service assumes an interest payment in FY 2023, with full debt service beginning in FY 2024.

FY 2022 Single Family Average Tax Bill = \$5,422 (\$449,192 average value)

POTENTIAL GRANT OPPORTUNITIES

- The language of the proposed article permits the net amount of the debt exclusion to be reduced by outside grants or other public or private sources.
- Staff has investigated several possibilities with no funding immediately identified.
 - Land & Water Conservation –\$750,000 maximum, open space plan required.
 - Parkland Acquisitions & Renovations (PARC) – \$400,000 maximum, open space plan required.
 - Mass Audubon & Wildlands Trust indicated that the purchase price is beyond ability to support.
- While no eligible funders have been identified to date, it is possible that some funding could be identified subsequent to adoption of the article. However, the funding amount is unlikely to defray a large proportion of the debt exclusion.

COMMUNITY PRESERVATION ACT

- The Town adopted the Community Preservation Act during the April 4 election to be effective July 1, 2022.
- The proposed article includes language that would allow the debt exclusion to be offset by outside grants or other public or private sources.
- CPA debt could be used to reduce the debt exclusion amount, with several conditions:
 - Debt would obligate a portion of CPA revenue for the duration of the loan (20-30 years), which would limit the funds available for future projects.
 - The Community Preservation Committee would need to bring forward a funding concept to the Spring 2023 town meeting as part of its FY 2024 funding package.
 - Annual revenue from the 1% CPA surcharge and State match funding is estimated at about \$338,000, of which 25% must be set aside for purposes other than Open Space.
- While CPA would not be able to defray a large proportion of the debt exclusion amount, it could serve as a potential funding source for the considerations described on the next page.

ADDITIONAL CONSIDERATIONS

The LCC property carries a development restriction requiring the property to remain as a golf course until 2036. The Town would be required to pay the original seller an additional \$1 million to release the restriction.

The Purchase and Sale agreements exempt all equipment, buildings and improvements from the sale, meaning that further discussions would need to take place between the Town and seller regarding their disposition.

The 61A parcel carries an operating lease with Ocean Spray to maintain the cranberry bogs, which would terminate prior to closing. Annual value is undetermined; regardless, the Town would need to negotiate a new lease to maintain the bogs.

GOLF COURSE OPERATIONS

The facility would likely require significant capital investment and ongoing operating costs.

- Basic Maintenance: \$500,000 +/- per year to clear brush and maintain grounds. Initial capital expenditures would total about \$700,000 +/-.
- Golf course: Initial capital expenditures of \$1.5 million +/- and significant annual expenditures to maintain the facility as an operational golf course. Potential offsetting revenue cannot be determined without a complete business plan.
- Contracted management is also a possibility. Would involve a competitive procurement process and would likely require substantial capital investment.

Examples of municipal golf courses in the region:

- Acushnet River Valley Golf Club: FY 2022 expenditures budget totals \$1.7 million, revenue \$1.6 million. \$100,000 annual deficit.
- Cranberry Valley Golf Club (Harwich): FY 2022 expenditures budget totals \$1.7 million, revenue \$1.585 million. \$116,000 annual deficit.
- Little Harbor Country Club: 54.3 acre course purchased by Wareham in 2021 for \$2.3 million. Will be managed under contract, negotiations currently underway.
- Whaling City Golf Course (New Bedford): contract management. Operator pays the city \$20,000 per year, city provides free water and sewer (est. annual value app. \$100,000).

**LAKEVILLE COUNTRY
CLUB
RIGHT OF FIRST REFUSAL
(ARTICLE 11)**

MAY 16, 2022

**AGENDA ITEM #5
MAY 23, 2022**

**REVIEW COMMUNITY PRESERVATION ACT IMPLEMENTATION
MATRIX**

Attached is a matrix regarding the implementation of the Community Preservation Act.

MOVING CPA FORWARD IN THE TOWN OF LAKEVILLE

MAJOR TASKS	ACTIVITIES	RESPONSIBLE PARTY	PROPOSED TIMEFRAME
<p>Enact internal mechanisms for Community Preservation Act [CPA] acceptance and administration</p>	<p>Notify the DOR of the Town's acceptance of the CPA on the April 2022 ballot.</p> <p>Clarify/confirm expectations and requirements internally between Town Administrator, Accounting, Assessors, Treasurer and Town Clerk to ensure July 1, 2022 tax surcharge begins on time.</p> <p>Develop anticipated revenue figure. The CPC must allocate annually 10% for open space preservation, 10% for historic resource preservation, 10% for affordable housing, and may allocate up to 5% for administrative support.</p>	<p>Town Clerk Town Admin. Treasurer/ Accounting</p>	<p>April 2022 April 2022 Fall 2022</p>
<p>Appoint a CPC</p>	<p>Select Board requests applications for CPC positions and designations from committees named in the by-law.</p> <ul style="list-style-type: none"> The CPC by-law outlines the CPC's composition, length of member terms, the appointment of at-large positions by the Select Board, and the responsibilities of the new committee. The by-law states that the CPC may have up to eight members, five required members (one from each of the following: Conservation Commission, Planning Board, Historical Commission, Housing Authority and Park Board) and three at-large members. In addition, the by-law as adopted in 2021 includes a member from the housing authority, a body which does not currently exist. <p>Select Board appoints five required CPC members from the respective town boards and three at-large members of the general public.</p>	<p>Select Board/ Appointing Committees</p>	<p>May – June 2022</p>
<p>Develop and adopt a Community Preservation Plan [CPP]</p>	<p>CPC meets and develops CPP with the support of staff.</p> <ul style="list-style-type: none"> The CPC will develop and adopt an outline for the first Community Preservation Plan [CPP], that should include a study of the needs, possibilities and resources of the community with regards to community preservation and should include meeting with other municipal boards and committees (e.g. Conservation Commission, Historic Commission, Open Space Committee and Park Commission) to get their input. Subsequent meetings, public hearing/s provide opportunities for the CPC and general public to deliberate and prioritize community needs to be articulated in the CPP draft. Once its research is complete, the CPC is responsible for developing a local CPA plan that will guide its decision-making on CPA project proposals. CPC support staff or Town staff develop "final" draft CPP for CPC and public review/comment. CPC adopts plan. 	<p>CPC/Planning</p>	<p>July-October 2022</p>

MAJOR TASKS	ACTIVITIES	RESPONSIBLE PARTY	PROPOSED TIMEFRAME
<p>Creating framework for receiving proposals</p>	<p>Administrative protocols are created with staff support.</p> <ul style="list-style-type: none"> The CPC develops applications and reviews procedures and deadlines for submission, review and recommendations. Process should be transparent and open to all eligible applicants. 	<p>CPC/Planning</p>	<p>October- November 2022</p>
<p>Selecting and executing proposals</p>	<p>Funding proposals requested, returned and recommended.</p> <ul style="list-style-type: none"> Funding solicitations made. Proposals reviewed and evaluated with recommendations for the most compelling projects prepared for Town Meeting. <p>CPC develops recommended funding package for Annual Town Meeting. Town Meeting considers and votes on funding package.</p>	<p>CPC/Planning Town Meeting</p>	<p>December 2022 -May 2023</p>
<p>Monitoring and evaluating selected proposals</p>	<p>CPC oversees funded activities.</p> <ul style="list-style-type: none"> CPC and/or staff monitors ongoing funded activities and provides interim and final reports as to progress, activities and budgeting. Preparations are made for next round of funding and programming. 	<p>CPC/Planning/ Town Accountant</p>	<p>June 2023</p>



TOWN OF LAKEVILLE
Office of the Treasurer/Collector
346 Bedford Street
Lakeville, MA 02347
(508) 946-8801

COMMUNITY PRESERVATION ACT (CPA)

What is the Community Preservation Act (CPA)?

The Community Preservation Act (CPA) is a Massachusetts state law (MGL Chapter 44B) that enables adopting communities to raise funds to create a local dedicated fund for open space preservation, preservation of historic resources, and development of affordable housing.

The Town of Lakeville adopted the CPA on April 4, 2022 and it will go into effect on July 1, 2022.

How is the CPA funded?

Funds are raised locally through the imposition of a 1% voter-authorized surcharge on local property tax bills. Local adoption of CPA also triggers annual distributions from the state's Community Preservation Trust Fund. Revenues from these two sources – the local CPA property tax surcharge and annual distributions from the state's Community Preservation Trust Fund – combine to form the Town's Community Preservation Fund.

Are there restrictions on what projects qualify for CPA funds?

CPA funds can be spent in three areas: affordable housing, historic preservation and open space. By statute, each of these areas must receive a minimum of 10% of the total fund each year. The remaining 70% can be allocated for to any of those areas according to the discretion of the Community Preservation Committee.

How is the CPA surcharge calculated?

The CPA surcharge is calculated by deducting \$100,000 from the value of your property and applying a 1% surcharge to the total adjusted tax. The surcharge is then divided over your four (4) quarterly tax bills. For first and second quarter tax bills, the CPA surcharge is estimated using your revised new tax from the prior year.

For example:

The average house cost in Lakeville is	\$449,124
Less:	<u>(\$100,000)</u>
Adjusted Value	\$349,124
Per 1000	349.12
Tax Rate	<u>12.07</u>
Total Adjusted Taxes	\$4,213.87
CPA 1%	<u>1.00%</u>
Total CPA Tax	\$42.13

Is it possible to apply for an exemption from the CPA surcharge?

Property owned and occupied as a domicile by a person who would qualify for low-income housing or low- or moderate-income senior housing in Lakeville may qualify for an exemption (see below for current income limits). Applications for exemption will be available in the Assessor’s Office in late summer, and are due April 1. Owners must apply annually to receive this exemption.

Household Size	Income Limit (Seniors)	Income Limit (non-Seniors)
1	\$77,980	\$62,384
2	\$89,120	\$71,296
3	\$100,260	\$80,208
4	\$111,400	\$89,120
5	\$120,312	\$96,250
6	\$129,224	\$103,379
7	\$138,136	\$110,509
8	\$147,048	\$117,638

These income guidelines are derived from the United States Department of Housing and Urban Development (HUD) areawide median income figures, and are based on the number of people living in the domicile (household size). Persons and families whose annual income is less than 80 percent of the areawide median income qualify as low income. Persons of the age of 60 or over whose annual income is less than 100 percent of the areawide median income qualify as moderate-income seniors. Guidelines are updated annually.

**AGENDA ITEM #6
MAY 23, 2022**

**DISCUSS AND POSSIBLE VOTE TO SOLICIT APPLICATIONS FOR
RESIDENTS TO SERVE ON THE COMMUNITY PRESERVATION
COMMITTEE**


Attached is a memo from the Town Administrator regarding the formation of the Community Preservation Committee.



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

RECEIVED
MAY 18 2022
SELECTMEN'S OFFICE

May 18, 2022

TO: Select Board
FROM: Ari J. Sky, Town Administrator 
SUBJECT: Community Preservation Committee

The period leading up to the July 1st effective date for the Town's acceptance of the Community Preservation Act (CPA) is an appropriate time to begin formation of the Community Preservation Committee (CPC). The CPC is a requirement for implementation of the CPA. Per the Town's By-Law (attached), the CPC will consist of nine members, whose appointment authority and terms of office are as follows:

- One member each of the Conservation Commission, Historical Commission and Planning Board, designated by their respective boards for a three year term;
- One member each of the Park Commission and the Open Space Committee, designated by their boards for an initial term of one year and a term of three years thereafter, and;
- Three members to be appointed by the Select Board, one member to be appointed for an initial term of one year and two members to be appointed for initial terms of two years.

In addition, the By-Law names a ninth member to be appointed by the "Housing Authority" for an initial term of two years, and three years thereafter. However, given that the Town does not have a housing authority, a subsequent clause in the By-Law would apply:

"...Should any of the Commissions, Boards, Authorities, or Committees who have appointment authority under this Chapter be no longer in existence for whatever reason, the appointment authority...shall become the responsibility of the Select Board..."

The Select Board will therefore be required to appoint four members to the CPC, one member for an initial term of one year and three members for initial terms of two years. I would respectfully suggest that the Select Board direct staff to request designees from the Conservation Commission, Historical Commission, Planning Board, Park Commission and Open Space Committee, and solicit applications for the four Select Board-appointed positions, with the objective of having the CPC in place by July 1, 2022.

Thank you for your consideration.

Attachment

accepted and approved into the trust. General revenues appropriated into the trust become trust property and to be expended these funds need not be further appropriated. All monies remaining in the trust at the end of any fiscal year, whether or not expended by the Board within one (1) year of the date they were appropriated into the trust, remain trust property.

(Adopted June 13, 2005; approved by Attorney General September 30, 2005)

(Name change from Board of Selectmen to Select Board Adopted at STM November 8, 2021, approved by Attorney General December 15, 2021.)

COMMUNITY PRESERVATION COMMITTEE

Section 1-Establishment

There is hereby established a Community Preservation Committee, consisting of nine (9) voting members pursuant to MGL Chapter 44B. The composition of the committee, the appointment authority and the term of office for the committee members shall be as follows:

One member of the Conservation Commission as designated by the Commission for a term of three (3) years.

One member of the Historical Commission as designated by the Commission for a term of three (3) years.

One member of the Planning Board as designated by the Board for a term of three (3) years.

One member of the Park Commission as designated by the Commission for an initial term of one (1) year and thereafter for a term of three (3) years.

One member of the Housing Authority as designated by the Authority for an initial term of two (2) years and thereafter for a term of three (3) years.

One member of the Open Space Committee as designated by the Committee for an initial term of one (1) year and thereafter for a term of three (3) years.

Three members to be appointed by the Select Board, one member to be appointed for a term of one (1) year and thereafter for a term of three years and two members to be appointed for a term of two (2) years and thereafter for a term of three (3) years.

Each member of the Committee shall serve for the term specified above, or until the person no longer serves on the board, committee, commission or authority as set forth above, whichever is earlier.

Should any of the Commissions, Boards, Authorities, or Committees who have appointment authority under this Chapter be no longer in existence for whatever reason, the appointment authority for that Commission, Board, Authority or Committee shall become the responsibility of the Select Board.

Any member of the Committee may be removed for cause by their respective appointing authority after a hearing.

Section-2 Duties

(1). The Community Preservation Committee shall study the needs, possibilities and resources of the Town regarding community preservation. The Committee shall consult with existing municipal boards, including the Conservation Commission, the Historical Commission, the Planning Board, the Park Commission and the Housing Authority, or persons acting in those capacities or performing like duties, in conducting such studies. As part of its study, the Committee shall hold one or more public informational hearings on the needs, possibilities and resources of the Town regarding community preservation possibilities and resources, notice of which shall be posted publicly and published for each of two weeks preceding a hearing in a newspaper of general circulation in the Town.

(2). The Community Preservation Committee shall make recommendations to the Town Meeting for the acquisition, creation and preservation of open space, for the acquisition, preservation, restoration and rehabilitation of historic resources, for the acquisition, creation and preservation of land for recreational use, for the creation, preservation and support of community housing and for rehabilitation or restoration of such open space, land for recreation use and community housing that is acquired or created as provided in this section. With respect to community housing, the Community Preservation Committee shall recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites.

(3). The Community Preservation Committee may include in its recommendation to the Town Meeting a recommendation to set aside for later spending funds for specific purposes that are consistent with community preservation but for which sufficient revenues are not then available in the Community Preservation Fund to accomplish that specific purpose or to set aside for later spending funds for general purposes that are consistent with community preservation.

(4). In every fiscal year, the Community Preservation Committee must recommend either that the legislative body spend, or set aside for later spending, not less than 10% of the annual revenues in the Community Preservation Fund for open space (not

including land for recreational use); not less than 10% of the annual revenues in the Community Preservation Fund for historic resources; and not less than 10% of the annual revenues in the Community Preservation Fund for community housing.

Section-3 Requirement for a quorum and cost estimates

The Community Preservation Committee shall not meet or conduct business without the presence of a quorum. A majority of the members of the Community Preservation Committee shall constitute a quorum. The Community Preservation Committee shall approve its actions by majority vote. Recommendations to the Town Meeting shall include their anticipated costs.

Section-4 Amendments

This Chapter may be amended from time to time by a majority vote of the Town Meeting, provided that the amendments would not cause a conflict to occur with MGL Chapter 44B.

Section-5 Severability

In case any section, paragraph or part of this chapter be for any reason declared invalid or unconstitutional by any court of last resort, every other section, paragraph or part shall continue in full force and effect.

Section-6 *Effective Date

This Bylaw shall take effect upon the Town's acceptance of the Community Preservation Act in accordance with the procedures set forth in Chapter 44B of the General Laws and after all requirements of MGL Chapter 40 Section 32 have been met. (**Adopted Nov. 8, 2021; approved by Attorney General February 24, 2022.*)

(Adopted June 13, 2005; approved by Attorney General September 30, 2005)

(Name change from Board of Selectmen to Select Board Adopted at STM November 8, 2021, approved by Attorney General December 15, 2021.)

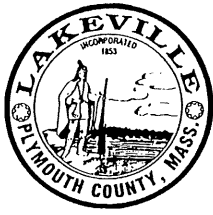
**AGENDA ITEM #7
MAY 23, 2022**

**DISCUSS REQUEST FROM TREASURER/COLLECTOR AND
POSSIBLE VOTE TO APPROVE THE ISSUANCE AND DETAILS OF
NOTES AND BONDS TO BE ISSUED TO THE MASSACHUSETTS
CLEAN WATER TRUST**

Attached is a memo from the Treasurer/Collector regarding the Title V Septic Loan program.

If approved, the motion would be:

To approve the issuance and details of notes and bonds to be issued to the Massachusetts Clean Water Trust for Loan No. CWT-22-01 and sign related note closing papers.



TOWN OF LAKEVILLE
Treasurer/Collector's Office
 346 Bedford Street
 Lakeville, MA 02347
 (508) 946-8801

RECEIVED
 MAY 19 2022
SELECTMEN'S OFFICE

Vote to approve the issuance and details of notes and bonds to be issued to the Massachusetts Clean Water Trust for Loan No. CWT-22-01 and sign related note closing papers.

Title V-Septic Loan

The Town authorized \$1,000,000 for Homeowner Septic repairs at the November 13, 2017 Town Meeting and has been financing the Title V loans through the issuance of short-term notes (BANs). These notes, particularly in the current rate environment, have higher coupons. The State has a Title V financing program through the Massachusetts Clean Water Trust which offers 0% interim financing and 2% for the permanent financing. Annual debt service will be funded from homeowner loan repayments. It is to the Town's advantage to move financing in order to capture more favorable rates and structured financing.

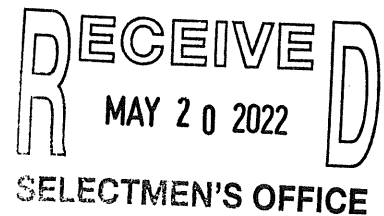
Financing history- Bond Anticipation Notes:

				Rate		Dated	Due	
11/13/17	1,000,000	chp. 111, s. 127B 1/2	20	2.55%	200,000.00	2/11/2019	2/11/2020	5,100.00
		Article #8		2.75%	200,000.00	8/5/2019	2/11/2020	2,841.67
				1.98%	400,000.00	2/11/2020	2/11/2021	7,920.00
				0.62%	400,000.00	2/11/2021	2/11/2022	
				0.62%	300,000.00	2/11/2021	2/11/2022	4,340.00
				0.70%	300,000.00	6/3/2021	2/11/2022	40,000 1,446.67
				0.90%	960,000.00	2/11/2022	6/1/2022	2,640.00

**AGENDA ITEM #8
MAY 23, 2022**

**DISCUSS AND POSSIBLE VOTE ON PARK COMMISSION
PROPOSAL REGARDING CLEAR POND PARK LIFE GUARD
SALARIES**

The Park Commission met on May 19th to discuss this.



To : Ari Sky & Personnel Board
Town of Lakeville

From: The Lakeville Park Commissioners

The Town of Lakeville is experiencing a lifeguard crisis. We are asking the personnel board to increase the salary for the Clear Pond Park (CPP) lifeguards. The voted recommendation is: \$17.65/hr with a \$500 bonus at the end of the season for any/all lifeguards who complete their seasonal commitment. In addition, we further agree that interested persons to have \$250 paid for their lifeguard course. The Park Commission would like to prevent the closing of CPP for the 2023 fiscal season.

The Park Commissioners urgently asks for the Board's rate increase for this year because of the severe lifeguard shortage.

Respectfully,

Paula Houle

Scott Holmes

Mike Smith

**AGENDA ITEM #9
MAY 23, 2022**

**DISCUSS REQUEST FROM OPEN SPACE COMMITTEE TO
APPOINT AMY KNOX AS A MEMBER OF THE LAKEVILLE OPEN
SPACE COMMITTEE**

The Open Space Committee is comprised of seven (7) members and currently has one (1) vacancy. Amy Knox has submitted a letter of interest, along with a resume and volunteer application, which are attached.

The Open Space Committee has discussed her letter and have provided a letter recommending that Amy Knox be appointed to the Committee.

If appointed, her term would expire July 31, 2022.



Open Space Committee

RECEIVED
MAY - 9 2022
SELECTMEN'S OFFICE

May 6, 2022

Board of Selectmen
Town Administrator
Town Planner

At the meeting of the Open Space Committee on May 5, 2022, the committee voted unanimously to accept Amy Knox as a member of the Lakeville Open Space Committee.

The committee respectfully requests that the Board of Selectmen approve the nomination as soon as possible.

Sincerely yours,

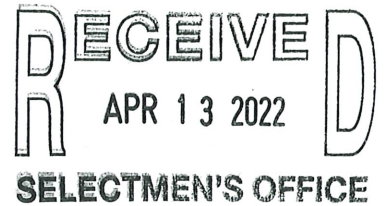
Fred Frodyma

Chairman, Open Space Committee

AMY KNOX

87 Pierce Ave · 508-243-1556

Amyknox95@gmail.com



Town of Lakeville
Selectboard
346 Bedford St
Lakeville, MA 02347

DEAR SELECTBOARD,

I would like to express my interest in serving on the Open Space Committee.

Growing up in Freetown and attending school at Apponequet Regional High School has given me a lifetime of knowledge about the rural way of life in Lakeville.

Having lived in Lakeville for many years now, as a local property and business owner who cares about preserving the beautiful rural charm of Lakeville, I believe I would be a good fit for the position on Open Space.

Although I may not have professional expertise in an agriculture related field, I do have personal experience with preserving Open Space. My family has been able to keep and preserve 30 acres off of Pierce Ave which will remain as undeveloped land.

I believe that protecting natural species and maintaining natural corridors for wildlife is an essential part of protecting the beauty of our town, and I look forward to working with the other Committee members, and learning as I go along.

Thank you for your time and consideration.

Sincerely,
Amy Knox



Town of Lakeville

Town Office Building

346 Bedford Street

Lakeville, Massachusetts 02347

OFFICE OF
SELECTMEN
TELEPHONE 508-946-8803
FAX 508-946-0112

Board/Commission/Committee (B/C/C) Application

Full Name: Amy Knox Date: 4-13-2022

Home Address: 87 Pierce Ave

Mailing Address (if different from above): _____

Email Address: amyknox95@gmail.com

Home Phone: _____ Cell Phone: 508-243-1556

Please indicate how you would prefer to be reached by circling: Email - Phone(h) - Phone(c)

B/C/C Applying To:

- Agricultural Commission
- Zoning Board of Appeals
- Cable TV Advisory
- Conservation
- Energy Advisory
- Historical Commission
- Lakeville Arts Council
- Open Space Committee
- Master Plan Implementation
- Rent Control Board
- Zoning By-law Review Advisory
- Project Review for 43D

In addition to this application, please provide a detailed cover letter discussing your experience and skills relevant to the B/C/C to which you are applying and a resume with your current and prior work/volunteer experience. Please make sure to include any other special abilities or attributes that may benefit the town.

Please be advised that applicants being considered for appointment to a B/C/C in the Town of Lakeville, MA may be subject to background investigation and financial disclosure.

I understand that participation in a board or committee is strictly voluntary and is not subject to compensation. I further understand that the Town of Lakeville does not discriminate its selection process for committee members based on race, color, religion, national origin, disability, gender, age, military status, sexual orientation, or genetic history.

Signing below indicates my understanding of the above disclosures and certifies that the information provided above by me is true and accurate to the best of my ability.

Amy Knox Signature of Applicant Date 4-13-2022

Please return the completed application to Tracie Craig-McGee, Executive Assistant to the Board of Selectmen at 346 Bedford Street, Lakeville, MA 02347 or email: tcraig-mcgee@lakevillema.org

AMY KNOX

87 Pierce Ave · 508-243-1556

Amyknox95@gmail.com

Small business owner with degree in psychology, specializing in homeopath and naturopath health work.

EXPERIENCE

2018 - CURRENT

WHOLISTIC PRACTITIONER, AMY KNOX

- Private practice specializing in Reiki, sound therapy, body work, and reflexology.
- Counseling work with children, adults and seniors to achieve personal wellbeing goals.

1998 - CURRENT

CO-OWNER, CAPE COD COPPER

- Perform all duties associated with Sales, Purchasing, and Office management in a small business setting.
- Handles all insurance and Human resources aspects of family-owned company.

EDUCATION

2020-2021

BACHELORS DEGREE - PSYCHOLOGY, SOUTHERN NEW HAMPSHIRE UNIVERSITY

1993-1995

BUSINESS DEGREE, BRISTOL COMMUNITY COLLEGE

SKILLS

- Works well under Pressure
- Punctual and Reliable
- Able to Speak German
- QuickBooks
- Microsoft Office
- Ability to Multi-task

ACTIVITIES

- Hiking
- Sports
- Traveling
- Reading
- Skiing
- Snowmobiling

**AGENDA ITEM #10
MAY 23, 2022**

**DISCUSS AND POSSIBLE VOTE ON REQUEST FROM SRPEDD
TO APPOINT A DESIGNEE TO THE JOINT TRANSPORTATION
PLANNING GROUP**

The Board has received a request from SRPEDD to appoint a designee to the Joint Transportation Planning Group. The current designee is Franklin Moniz with Lia Fabian serving as Alternate.

The appointment term would expire on June 1, 2023.



APPOINTING A DESIGNEE TO THE JOINT TRANSPORTATION PLANNING GROUP (JTPG)

The Joint Transportation Planning Group (JTPG) is the regional advisory group for all issues pertaining to transportation in southeastern Massachusetts. It consists of representatives of the chief local elected officials from each of our 27 member cities and towns. Each year, we ask that each municipality **appoint or reappoint its designee to the JTPG** to serve a term commencing June 1, 2022 through June 1, 2023. An alternate should also be appointed to attend meetings.

Meetings are held as needed, but no more than once per month. The primary responsibilities of the JTPG are:

- To advise the Southeastern Massachusetts Metropolitan Planning Organization (SMMPO), MassDOT, Federal Highway Administration (FHA), and Regional Transit Authorities on transportation issues related to the region;
- To advise on the allocation of transportation funds for projects programmed into the Transportation Improvement Program (TIP); and
- To provide a public forum for citizen participation in the transportation planning process.

Appointing a delegate who is able to attend meetings is important. Attending meetings is imperative to advocate for the placement of a community's projects in the TIP and to be kept informed of transportation issues in the region, including funding and grants.

Please stress to your appointee that they are expected to attend meetings and communicate back to their appointing board.

If an appointee cannot attend a meeting, an alternate (optional) can be appointed to attend on behalf of the City/Town.

**JOINT TRANSPORTATION PLANNING GROUP (JTPG)
MUNICIPAL REPRESENTATIVE APPOINTMENT
2022 - 2023**

Please be advised that the following individual, _____
has been appointed to represent the City/Town of _____
on the JTPG for the period June 1, 2022 through June 1, 2023.

Signed: _____

Mayor or Chair/President, Board of Selectmen or Town Council

Please Verify Contact Information for JTPG Appointees

JTPG	Name:	_____
REPRESENTATIVE	Street:	_____
	City/Town:	_____
	Telephone:	_____
	Email address:	_____

Please Verify Contact Information for JTPG Alternates

ALTERNATE:	Name:	_____
(OPTIONAL)	Street:	_____
	City/Town:	_____
	Telephone:	_____
	Email address:	_____

PLEASE RETURN THIS FORM TO STACY ROYER BY **MAY 26, 2022** VIA:
EMAIL ([SSOUSA@SRPEDD.ORG](mailto:ssousa@srpedd.org)) OR FAX (508-823-1803)

**AGENDA ITEM #11
MAY 23, 2022**

**DISCUSS AND POSSIBLE VOTE ON LAKEVILLE ARTS COUNCIL
REQUEST TO USE DICKRAN DIRAN SQUARE, CENTER STAGE
AND THE HISTORIC TOWN HOUSE AND GROUNDS FOR 2022
ARTS & MUSIC FESTIVAL – OCTOBER 1, 2022**

Attached is the annual request from the Lakeville Arts Council to hold the Arts & Music Festival.

RECEIVED
APR 26 2022
SELECTMEN'S OFFICE



April 26, 2022

Select Board
Lakeville Town Offices
346 Bedford Street
Lakeville, MA 02347

Dear Chair LaCamera, Selectwoman Fabian, Selectwoman Carboni,

I am writing to request that the town reserve Dickran Diran Square, Center Stage, and the Historic Town Hall building as well as the grounds for the Arts Council sponsored 2022 annual Arts & Music Festival to be held Saturday, October 1. (We would also like to have use of the grounds and building between Sept 27 through September 30 for set up purposes, October 1 for the event, and October 2-8 for clean up.)

For your information: I will follow through by contacting the United Church of Christ for its' participation through Nancy LaFave as well as contacting the Library and it's Trustees through Jayme Viverios for use of some of its facilities throughout the day.

The Arts Council does understand the Festival will only take place if the Commonwealth's COVID guide continues to indicate that it is possible.

Thank you.

Joanne

Joanne Corrieri-Upham
Lakeville Arts Council volunteer

cc: Nancy LaFave, LUCC
Jayme Viverios, Director Lakeville Public Library



**TOWN OF LAKEVILLE
REQUEST TO USE TOWN PROPERTY**

Please be aware that there is a \$25.00 fee to use the Town Office Building for a car wash.

Date of Request: April 26, 2022

Name of Organization/Board/Committee: Lakeville Arts Council

TOWN ORGANIZATION/BOARD/COMM. NON-PROFIT

Location of Town Property (please be specific): Stage behind Town House/Steam Roller Barn, the grounds associated with these buildings and the Dickran Diran grounds in front of LUCC

Requested date of use: Sept 27 thru Oct 8, 2022

Requested time of use 7am-6 PM each day

Type of event (please be specific) annual Festival on Oct 1 (Sept 27-Sept 30 set up/ Oct 1 event/ Oct 2-8 clean up)

Contact Person: Joanne Corrieri-Upham

Address of Contract Person: 9 Pine Haven Lane, Lakeville, MA 02347

Telephone # of Contact Person: 508 763-3008

Email Address of Contact Person (if possible): jlcu08@hotmail.com

TOWN OWNED PROPERTY MUST BE LEFT CLEAN AFTER THE EVENT.

To be filled out by Selectmen's Office

DATE AVAILABLE YES NO

Your request to use the Town Property located at _____

has been APPROVED DENIED Reason for denial _____

Town of Lakeville Selectmen's Office _____

This application is subject to the attached Town House/Town Office Building Use Policy.

**AGENDA ITEM #12
MAY 23, 2022**

**DISCUSS AND POSSIBLE VOTE TO RENEW EARTH REMOVAL
PERMIT FOR T.L. EDWARDS FOR PROPERTY LOCATED AT 435
BEDFORD STREET**

Attached is an application for renewal of an earth removal permit located at 435 Bedford Street. The anticipated amount of removal for the permit period is 2,500 cubic yards.

I have attached the most recent permit for this property for your review.

If approved, the permit expiration date would be April 30, 2023.



TOWN OF LAKEVILLE
SELECT BOARD OFFICE
346 Bedford Street
Lakeville, Massachusetts 02347
Telephone 508-946-8803

RECEIVED
MAY - 9 2022
SELECTMEN'S OFFICE

Date: May 4, 2022

T. L. Edwards, Inc.
Name of Firm
100 Wales Ave Rear, Avon, MA 02322
Business Address
P.O. Box 507, Avon, MA 02322
Mailing Address, if different from above
508-583-2029
Business Telephone Number

Return to: Select Board
Town Office Building
346 Bedford Street
Lakeville, MA 02347

Board members:

It is my intention to renew the earth removal permit issued to T. L. Edwards, Inc.
435 Bedford St., Lakeville, MA 02347

Enclosed is a check, payable to the Town of Lakeville in the amount of \$ 809.50 . This is based on an administrative fee of \$200.00 per acre for the 2 acres I plan to operate in the permit year beginning April 1, 2022.

It is my intention to remove 2500 cubic yards of material during the year. I understand that the fee of fifteen (15) cents per cubic yard is payable upon issuance of the permit.

I certify that 2730 cubic yards have been removed during the permit year that began April 1, 2021. **Please enclose proof of cubic yards removed (i.e. summary from trucking company).**

Pursuant to M.G.L. Ch. 62C, sec. 49A, 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.

04-2448260
Social Security or Federal Identification
Number (for State reporting requirements)

T. L. Edwards, Inc.
Signature of Individual or
Corporate Name

By: Terry Edwards
Corporate Officer (if applicable)

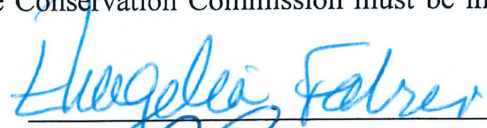
COMMONWEALTH OF MASSACHUSETTS
TOWN OF LAKEVILLE

At a duly posted meeting of the Board of Selectmen at the Selectmen's Office located at 346 Bedford Street, Lakeville, Massachusetts on April 26, 2021, it was voted to issue a permit to T.L. Edwards, Inc. of 100 Wales Avenue, Avon, Massachusetts to remove up to 3,000 cubic yards of earth material from a site east of Bedford Street and north of Long Point Road (435 Bedford Street), formerly owned by Southeastern Construction, Inc., subject to the following conditions:

1. Removal of earth shall be subject to and in accordance with Chapter V of the By-Laws and Regulations of the Town of Lakeville entitled, "Removal of Earth", as amended, and to the General Laws of the Commonwealth of Massachusetts.
2. The Licensee may remove up to 3,000 cubic yards of material from a 2-acre portion of a 100.92-acre parcel of land during the current permit year. A removal fee of \$.15 per cubic yard shall be paid to the Town of Lakeville by the Licensee for the removal of any materials during the permit year. An administrative fee of \$400, based on \$200 for each acre, shall also be paid to the Town for the current permit year.
3. Should Licensee desire to remove additional material, it shall be permitted but only after written approval of the Board. Licensee should be prepared to allow the Board at least one month to review request for additional removal.
4. This permit is issued in accordance with the "Plan of Record" on file with the Board, prepared by Curley and Hansen, Surveyors, dated March 24, 2000, and all removal operations shall be in consonance therewith. The 2.00 acres to be worked under this permit are shown as a portion of "Area E-2" as shown on said plan.
5. This permit shall expire on March 31, 2022. It shall be renewed annually at the discretion of the Board.
6. A minimum buffer zone of 100 feet shall be maintained along property lines of all abutters.
7. No excavation shall extend below grades shown on Plan of Record dated March 24, 2000.
8. Slopes shall not be steeper than 4 to 1.

9. No removal or equipment operation in removal area shall be permitted on Sundays or holidays, and only between the hours of 7:00 AM and 4:30 PM on any other day.
10. The access road shall be kept dust free at all times in a manner approved by the Department of Environmental Protection.
11. Materials such as stumps, tree trunks and branches from clearing and grubbing shall be removed, buried or piled at the side of the pit at the direction of the Board.
12. Topsoil shall not be removed from the area, but will be piled and stocked and shall be spread evenly over the gravel removal area shown on the Plan of Record, or as otherwise directed by the Board.
13. Those areas determined and agreed upon by the Licensee and the Board for suitable covering shall be so covered prior to the renewal of the next annual permit. At the conclusion of the removal operations or at such time as the Board may request, the gravel removal area shall be leveled so as to leave no holes or depression, and in such manner that it will drain satisfactorily as the Board may determine. Also at the conclusion of the operation there shall be planted suitable grass cover, red or white pine seedlings at the rate of at least 700 seedlings per acre, or such other suitable cover as may be determined by the Board.
14. All large boulders shall be buried and mounds of unexcavated material leveled over the gravel removal area at such times as determined by the Board.
15. The Board shall have the right to determine the depth of excavation, and shall use as a guideline in determining said depth the elevation of any public way, street or road that bounds the excavation area. Finished grades shall not be below existing elevation unless otherwise approved on the plan or determined by the Board.
16. The Licensee shall provide appropriate safety precautions, including traffic control under the supervision of the Chief of Police, as determined by the Board.
17. The Licensee shall forthwith remove any and all spillage from public ways caused by the removal operation.
18. The Licensee shall post a bond in the amount of \$20,000, suitable to the Board and expiring no sooner than March 31, 2022, with the Town Treasurer to insure that the excavation site is left in a condition satisfactory to the Board. A bond in the amount of \$10,000, suitable to the Board and expiring no sooner than March 31, 2022, must be filed with the Town Treasurer to insure the repair of roads used while transporting said material.
19. Gravel permit will not be renewed without the filing of updated plans as part of the removal year 2022 renewal process.

20. If required, a valid Order of Conditions from the Conservation Commission must be in place during all phases of removal.



Evagelia Fabian, Chairman



Richard LaCamera



Lorraine Carboni

BOARD OF SELECTMEN

**AGENDA ITEM #13
MAY 23, 2022**

**DISCUSS AND POSSIBLE VOTE ON REQUEST FOR TAUNTON
WATER CONNECTION – 15 MAIN STREET – COMMUNITY
SQUARE STORAGE LLC**

Attached is an application from Community Square Storage LLC to tie into Taunton Water at 15 Main Street. They are requesting 200 gallons per day.



RECEIVED
MAY - 3 2022
SELECTMEN'S OFFICE

Community Square Storage, LLC
556 Center St.
Suite D
Middleboro, MA 02346

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

Dear Lakeville Select Board,

This letter is to request the water tie in and allocation from Taunton Water Department for the property located at 15 Main St. Lakeville, MA. This project has previously been approved by the Lakeville Planning Board.

Attached with this letter is the City of Taunton water connection application.

Please let me know if you have any questions or require additional information.

Sincerely,

DocuSigned by:
Boaz McMahon
D7A6F9777AC407...
Bo McMahon, manager
Community Square Storage, LLC

CITY OF TAUNTON

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

WATER CONNECTION APPLICATION

Application Date: May 3rd 2022

Owners Name: Community Square Storage LLC

Mail Address: 556 Center St. Suite D

City/Town: Middleboro Zip Code: 02346

Telephone No.: 508.510.2318 Cell No.: 508.510.2318

Water connection request is for property located at: 15 Main St.

Address: 15 Main St. Town: Lakeville

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

Assessor's Map: 060 Lot: 007 Plot: 001B

Received Taunton Water Department Specifications? YES NO

Street opening permit? YES NO State Road? YES NO

Intended use of water: General Use; Fire protection, One sink in breakroom, One 1/2 Bath

Residential

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

Commercial

Maximum gallons per day: 200GPD Peak demand: _____ Size of service: 1"

Fire Service

Size: 6" Type of system: Wet Backflow device: _____

Irrigation system

Estimated gpm/zóne: _____ No. of zones: _____ Backflow device: _____

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

DocuSigned by:
Boaz McMahon
D7A6F9777AC407... Owners signature

DocuSigned by:
Boaz McMahon
D7A6F9777AC407... Applicants signature

Boaz McMahon, mgr
Owners Name (Print)

Boaz McMahon, mgr
Applicants Name (Print)

City of Taunton Approval
9/15/2006

Lakeville Board of Selectmen (if applicable)

**AGENDA ITEM #14
MAY 23, 2022**

**DISCUSS AND POSSIBLE VOTE ON REQUEST FOR OUTDOOR
ENTERTAINMENT PERMIT FOR A WEDDING – JUNE 25, 2022 –
109 MAIN STREET**

Attached is an application for outdoor entertainment on June 25, 2022 for a wedding at 109 Main Street. The hours will be from 4:00 PM to 10:00 PM.

Parking for the wedding will be in the backyard.

RECEIVED
MAY 16 2022

No. SELECTMEN'S OFFICE

THE COMMONWEALTH OF MASSACHUSETTS

Town of Lakeville
APPLICATION FOR LICENSE
(GENERAL)

X

May 13 22
20

TO THE LICENSING AUTHORITIES:

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

X name
109 main street Lakeville MA 02347 (508) 846-7166 stephaniekilllea@yahoo.com
address + phone
(Full name of person, firm or corporation making application)

Wedding

STATE CLEARLY
PURPOSE FOR
WHICH LICENSE
IS REQUESTED

To outside entertainment
X date + time + type June 25th 2022 the wedding starts
at 5pm and the DJ will be there from 4pm to 10p. The tent will be set up the day before June
24th 2022.

GIVE LOCATION
BY STREET
AND NUMBER

X At 109 main street lakeville ma 02347 we have a large backyard so the parking will be off the
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.

X
Stephanie Myers

*Signature of Individual
or Corporate Name (Mandatory)

By: Corporate Officer
(Mandatory, if Applicable)

034 64 1921

**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

Approved _____ 20 _____ License Granted _____ 20 _____
Address

**AGENDA ITEM #15
MAY 23, 2022**

**REVIEW AND VOTE TO APPROVE SELECT BOARD MEETING
MINUTES OF APRIL 11, 2022; APRIL 20, 2022; APRIL 25, 2022 AND
MAY 16, 2022**

TOWN OF LAKEVILLE
Select Board Meeting Minutes
April 11, 2022 – 6:30 PM
REMOTE LOCATION

On April 11, 2022, the Select Board held a meeting at 6:30 PM remotely from various locations. The meeting was called to order at 6:30 PM by Chair Fabian. Members present were Chair Fabian, Member LaCamera and Member Carboni. Also present was Ari Sky, Town Administrator and Tracie Craig-McGee, Executive Assistant. LakeCAM was recording the meeting for broadcast.

In accordance with provisions allowed by Chapter 20 of the Acts of 2021, the April 11, 2022 public meeting of the Lakeville Select Board will be held remotely. **However, to view this meeting in progress, please go to [facebook.com/lakecam](https://www.facebook.com/lakecam) (you do not need a Facebook account to view the meeting). This meeting will be recorded and available to be viewed at a later date at <http://www.lakecam.tv/>.**

Reorganization of the Select Board

Chair Fabian said the first order of business is to reorganize the Select Board after an annual election.

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

VOTED: To appoint Richard LaCamera as Chairman of the Select Board.
Roll call vote: Member Carboni - aye; Member Fabian - aye; and Chairman LaCamera – aye.

Upon a motion made by Chairman LaCamera stepping down and seconded by Member Fabian, it was:

VOTED: To appoint Evagelia Fabian as Vice Chairman.
Roll call vote: Member Carboni - aye; Member Fabian - aye; and Chairman LaCamera – aye.

Upon a motion made by Chairman LaCamera stepping down and seconded by Member Fabian, it was:

VOTED: To appoint Lorraine Carboni as Director of Veterans Service.
Roll call vote: Member Carboni - aye; Member Fabian - aye; and Chairman LaCamera – aye.

Upon a motion made by Member Carboni with Chairman LaCamera stepping down to second, it was:

VOTED: To appoint Evagelia Fabian as the representative for the Plymouth County Advisory Board.
Roll call vote: Member Carboni - aye; Member Fabian - aye; and Chairman LaCamera – aye.

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

VOTED: To appoint Lorraine Carboni as Parking Clerk.
Roll call vote: Member Carboni - aye; Member Fabian - aye; and Chairman LaCamera - aye.

Chairman LaCamera said there are other designated liaison positions to discuss.

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

VOTED: To designate Chairman LaCamera to serve as the liaison with the Town Administrator.
Roll call vote: Member Carboni - aye; Member Fabian - aye; and Chairman LaCamera - aye.

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

VOTED: To designate Member Carboni to serve as the liaison with the School Department.
Roll call vote: Member Carboni - aye; Member Fabian - aye; and Chairman LaCamera - aye.

Upon a motion made by Member Carboni with Chairman LaCamera stepping down to second, it was:

VOTED: To designate Member Fabian to serve as the liaison with the Council on Aging.
Roll call vote: Member Carboni - aye; Member Fabian - aye; and Chairman LaCamera - aye.

Chairman LaCamera said the next position was in regards to attending Department Head Meetings. Since Mr. Sky has been hired, no Board Members have attended the Department Head meetings. It was agreed that the position was not needed, and a Board Member would attend if requested by Mr. Sky.

Upon a motion made by Member Carboni with Chairman LaCamera stepping down to second, it was:

VOTED: To designate Member Fabian to serve as the liaison with the Park Commission.
Roll call vote: Member Carboni - aye; Member Fabian - aye; and Chairman LaCamera - aye.

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

VOTED: To designate Chairman LaCamera to serve on the Regional Finance Committee.
Roll call vote: Member Carboni - aye; Member Fabian - aye; and Chairman LaCamera - aye.

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

VOTED: To designate Chairman LaCamera as the liaison for Union Negotiations.
Roll call vote: Member Carboni - aye; Member Fabian - aye; and Chairman LaCamera – aye.

Select Board Announcements

Chairman LaCamera read the Select Board announcements. Member Fabian said the Assawompset Pond Complex Management Team met with Representatives Schmidt and Orrall regarding the ongoing weed removal at Long Pond.

Town Administrator Announcements

Mr. Sky read the Town Administrator announcements.

Meet with Fire Chief to introduce newly hired Fire Department Personnel

Fire Chief Michael O'Brien was present for the discussion. Chief O'Brien introduced newly hired Fire Department Personnel: Richard ("Dick") Velez, Ryan Rebello and Craig DeCosta, Firefighters and Nicole Bostic and Tyler LeTourneau as Call Firefighters.

Review and vote to approve Warrant Articles for Special Town Meeting and vote to approve Final Warrant for Special Town Meeting – May 16, 2022

Chairman LaCamera said we are going to review and vote on the warrant articles for the Special Town Meeting. He read articles 1-3 into the record.

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

VOTED: To approve Warrant Articles 1-3 on the May 16, 2022 Special Town Meeting Warrant as presented.
Roll call vote: Member Carboni - aye; Member Fabian - aye; and Chairman LaCamera – aye

Review and vote to approve Warrant Articles for Annual Town Meeting and vote to approve Final Warrant for Annual Town Meeting – May 16, 2022

Marc Resnick, Town Planner, was present for the discussion. Mr. Sky said Articles 1-6 are okay; Articles 7 through 10 are zoning related and we have been working with Town Counsel on their wording. Mr. Resnick said we received the comments and he had spoken to Town Counsel. The articles have been edited, but should go back to Town Counsel for a last look. Member Fabian read Articles 1-6 into the record.

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

VOTED: To place Warrant Articles 1-6 on the May 16, 2022 Annual Town Meeting Warrant as presented.

Roll call vote: Member Carboni - aye; Member Fabian - aye; and Chairman LaCamera – aye.

Discuss the process for exercising the Town’s Right of First Refusal regarding Lakeville Country Club Chapter 61A and B removal

Chairman LaCamera said we have received notice that the Lakeville Country Club is going to be sold. They have come forward with a Purchase and Sale Agreement. Emails have been sent to the Planning Board, Conservation Commission and Open Space Committee to review the documents and provide us with comments. Mr. Sky said the Board has the ability to decide to exercise the right of first refusal. You can decide to send it to Town Meeting for a vote, which would require a 2/3’s vote. A ballot question is needed if you decide to exercise the right of first refusal. The purchase price is \$13,725,000 for the 61A and B properties. Chairman LaCamera said we should set up a meeting next week to discuss this with the Planning Board, Conservation Commission and Open Space Committee. Mr. Sky noted that July 2nd is the 120-day deadline; we could hold a special election around June 27th. Member Carboni asked what the average increase for the debt exclusion would be. Mr. Sky said approximately \$260 per average household at a \$15 million, 20 year note with 4% interest.

Member Fabian said we should definitely bring this to the residents. She doesn’t want to send something to an election without people being able to speak to the issue. Member Carboni said we can’t vote in support of the right of first refusal unless we have a funding mechanism, so this would go to Town Meeting and then an election, but do we have to vote to exercise the right of first refusal first. Mr. Sky said it goes to Town Meeting first and then goes to the election to pass a debt exclusion. Timing is very tight. Chairman LaCamera said we want to make sure people have the opportunity to speak at this meeting. We can meet in person at the Library or open up the Zoom meeting for anyone that would like to speak. It was decided to hold an in-person meeting.

Discuss 9 Harding Street electronic billboard proposal

Marc Resnick, Town Planner, was present for the meeting. Mr. Resnick said on March 16, 2017, the Zoning Board of Appeals approved a special permit to allow for the construction of an electronic billboard. However, there has been no filing to update the Special Permit. We received a notice from MassDOT about holding a virtual meeting that we believe is on that sign. Member Carboni said because they have exceeded the two (2) year special permit term without acting, they would have to go back to the Zoning Board of Appeals. Chairman LaCamera said they are proposing a 40’ x 14’ electronic billboard on both sides. Member Fabian suggested to send a letter to MassDOT that we do not support this application based on the original special permit being lapsed and that we are trying to change the sign bylaw and we don’t recommend supporting this.

Discuss and possible vote on new job descriptions for Health Agent (Non Union), Treasurer/Collector Clerk and Assistant Facilities Manager

John Viarella, Human Resources Director, was present for the discussion. Chairman LaCamera said the Board will not discuss the Assistant Facilities Manager job description at this meeting. The

Health Agent position is pretty much the same, just making it a non-union position. That was the only change. Member Fabian asked if this has been agreed to by the union. Chairman LaCamera said yes.

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

VOTED: To approve the new job description for the Health Agent (Non-Union).
Roll call vote: Member Carboni – aye; Member Fabian – aye and Chairman LaCamera – aye.

Mr. Viarella said some of the duties are more concise in the Treasurer/Collector Clerk job description. Member Carboni said going forward it would be helpful to provide a red lined copy showing the changes on job descriptions.

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

VOTED: To approve the new job description for the Treasurer/Collector Clerk.
Roll call vote: Member Carboni – aye; Member Fabian – aye and Chairman LaCamera – aye.

Discuss and possible vote on FY23 Wage Scale

John Viarella, Human Resources Director, was present for the discussion. Chairman LaCamera said annually the wage scale is updated for non-union employees. Member Carboni said in the past we always showed what the changes were. She would like to show the changes for comparison. Chairman LaCamera said the changes are for cost of living increases only.

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

VOTED: To approve the FY23 Wage Scale as presented.
Roll call vote: Member Carboni - aye; Member Fabian - aye; and Chairman LaCamera – aye.

Discuss and possible vote on Memoranda of Agreement – Firefighters, Police and Laborers' Unions

John Viarella, Human Resources Director, was present for the discussion. Mr. Sky said this is the implementation of discussions regarding the affordability of health care for employees hired after July 1, 2017, which has led to a 65%/35% split. There were also some concessions for moving the Health Agent to non-union and certifications for Fire and Police hiring steps.

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

VOTED: To approve the Memoranda of Agreement between the Town of Lakeville and Massachusetts Laborers District Council Laborers International Union of North America (NAFLCIO), effective July 1, 2022.
Roll call vote: Member Carboni - aye; Member Fabian - aye; and Chairman LaCamera – aye.

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

VOTED: To approve the Memoranda of Agreement between the Town of Lakeville and the New England Police Benevolent Association Local 185, effective July 1, 2022.
Roll call vote: Member Carboni - aye; Member Fabian - aye; and Chairman LaCamera – aye.

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

VOTED: To approve the Memoranda of Agreement between the Town of Lakeville and the Lakeville Permanent Firefighters IAFF Local 3188, effective July 1, 2022.
Roll call vote: Member Carboni - aye; Member Fabian - aye; and Chairman LaCamera – aye.

Discuss memo received from the Town Clerk regarding Park Commission Election Results

Chairman LaCamera said Michael Smith was a write in candidate for the three (3) year and two (2) year unexpired terms for the Park Commission. He has accepted the two (2) year unexpired term. That leaves two (2) three (3) year terms vacant that must be filled by joint appointment of the Select Board and remaining Park Commission Members.

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

VOTED: To advertise for the vacancies through April 22, 2022 at 12:00 PM.
Roll call vote: Member Carboni - aye; Member Fabian - aye; and Chairman LaCamera – aye.

Discuss and possible vote to approve Sunken Island Triathlon – July 10, 2022

Chairman LaCamera said the Public Way License Application was approved for the Sunken Island Triathlon.

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

VOTED: To approve the Sunken Island Triathlon on July 10, 2022.
Roll call vote: Member Carboni - aye; Member Fabian - aye; and Chairman LaCamera – aye.

Discuss and possible vote on request from Open Space Committee to appoint Joan Morton to the Open Space Committee

Chairman LaCamera said the Board had received a request from the Open Space Committee to appoint Joan Morton to the Open Space Committee to fill a vacancy.

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

VOTED: To appoint Joan Morton to the Open Space Committee for a term to expire July 31, 2022.
Roll call vote: Member Carboni - aye; Member Fabian - aye; and Chairman LaCamera – aye.

Review and possible vote to accept letter of resignation from Donna Wabrek from Open Space Committee

Chairman LaCamera said the Board had received a letter of resignation from Donna Wabrek from the Open Space Committee.

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

VOTED: To accept the letter of resignation from Donna Wabrek from the Open Space Committee.
Roll call vote: Member Carboni - aye; Member Fabian - aye; and Chairman LaCamera – aye.

Review and possible vote to accept letter of resignation from Nora Cline from the Zoning Board of Appeals

Chairman LaCamera said the Board had received a letter of resignation from Nora Cline from the Zoning Board of Appeals since she was elected to the Planning Board. Member Fabian asked about advertising for the vacancy as there are two (2) Associate Members. Member Carboni said the Zoning Board of Appeals will make a recommendation to the Select Board.

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

VOTED: To accept the letter of resignation from Nora Cline from the Zoning Board of Appeals.
Roll call vote: Member Carboni - aye; Member Fabian - aye; and Chairman LaCamera – aye.

Review and possible vote to approve Select Board Meeting Minutes of March 21, 2022

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

VOTED: To approve the Select Board Meeting Minutes of March 21, 2022.
Roll call vote: Member Carboni – aye; Member Fabian - aye and Chairman LaCamera - aye.

New Business

There was no New Business discussed.

Old Business

Member Fabian read the thank you note from the Friends of the Lakeville Council on Aging. Member Carboni thanked Barbara Mancovsky for her years of serving as the Planning Board's representative to SRPEDD. She would like to recommend her as Commissioner of the Year. Member Carboni will submit the nomination.

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

VOTED: To recommend that Barbara Mancovsky be nominated for SRPEDD Commissioner of the Year.

Roll call vote: Member Carboni – aye; Member Fabian – aye and Chairman LaCamera – aye.

Adjournment

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

VOTED: To adjourn the Select Board Meeting at 7:52 PM.

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

Other Items

1. Thank you card from Friends of the Lakeville Council on Aging
2. Notice of 2022 SRPEDD Annual Awards

List of documents provided at the Select Board Meeting of April 11, 2022

1. Agenda sheet
2. Agenda sheet
3. Agenda sheet
4. Agenda sheet; email from Fire Chief
5. Agenda sheet; draft Warrant for Special Town Meeting
6. Agenda sheet; draft Warrant for Annual Town Meeting
7. Agenda sheet; Rollback Tax Calculation; Tax Liens; Notices of Intent to Sell
8. Agenda sheet; notice from MassDOT; memo from Town Planner
9. Agenda sheet; memo from HR Director; proposed job descriptions
10. Agenda page; memo from HR Director; proposed FY23 Wage Scale
11. Agenda page; Memoranda of Agreements
12. Agenda page; memo from Town Clerk; MGL Chapter 41, Sections 10 & 11
13. Agenda page; letter and information on race route from On Your Left; Public Way License Application
14. Agenda page; email from Open Space Committee; email from Joan Morton
15. Agenda page; resignation letter from Donna Wabrek
16. Agenda page; resignation letter from Nora Cline
17. Agenda page; Select Board Meeting Minutes of March 21, 2022
18. Agenda page
19. Agenda page

TOWN OF LAKEVILLE
Select Board Meeting Minutes
April 20, 2022 – 6:30 PM

Lakeville Public Library
4 Precinct Street, Lakeville, MA

On April 20, 2022, the Select Board held a meeting at 6:30 PM at the Lakeville Public Library located at 4 Precinct Street, Lakeville, MA. The meeting was called to order at 6:30 PM by Chairman LaCamera. Members present were Chairman LaCamera, Member Fabian, and Member Carboni. Also present was Ari Sky, Town Administrator, Shirin Everett, Esquire from KP Law and Tracie Craig-McGee, Executive Assistant. LakeCAM was recording the meeting for broadcast.

Meet with Planning Board, Conservation Commission and Open Space Committee to discuss the withdrawal of the Lakeville Country Club property from Chapter 61A/B and whether the Select Board should exercise the Town’s Right of First Refusal to purchase the property

Present for the discussion were Mark Knox; Nora Cline; Jack Lynch; and Peter Conroy from the Planning Board; Robert Bouchard; Joseph Chamberlain; Fred Frodyma; Nancy Yeatts and John Leblanc from the Conservation Commission and Fred Frodyma; Brian Reynolds; Joan Morton; and Martha Schroeder from the Open Space Committee. The Planning Board called their meeting to order at 6:30 PM. The Conservation Commission called their meeting to order at 6:33 PM. The Open Space Committee called their meeting to order at 6:34 PM.

Chairman LaCamera said the Town has four (4) golf courses. He summarized the date of construction, purchase history and tax assessments of Poquoy Brook; Back Nine Golf Course and LeBaron Hills Country Club. Lakeville Country Club (LCC) was built in 1969 and purchased for \$5 million in 2011, foreclosed on in April of 2011 and purchased at auction for \$3.2 million and is assessed for \$1.7 million. Part of the LCC is under Chapter 61A which is agriculture, consisting of 20 acres of cranberry bogs. The Chapter 61B property is 44 Clear Pond Road, which contains 138 acres. State law provides the Town with the opportunity to declare its intention to purchase the property within 120 days (right of first refusal). He reviewed a map of the property. There is other property in a private sale, and the Town does not have the opportunity to purchase them.

Chairman LaCamera summarized the initial notice from the owners of LCC and problems with the proposed Purchase & Sales Agreements (P&S), which invalidated the agreement. The current agreement was submitted on March 4, 2022, one for \$900,000 for the cranberry bogs and \$12,725,000 for the golf course. We have until July 2, 2022 to determine whether to exercise the Town’s right of first refusal for \$13,625,000, which is equivalent to 40% of the Town’s annual operating budget. We do not have financial reports on the current operation. The P&S has been determined to be valid. The amount of \$13,625,000 to purchase must be raised through debt exclusion, which requires approval of Town Meeting and a Special Election to be held prior to the end of the 120-day period. A surcharge would be placed on property tax bills for an estimated \$225 annually based on a house valued at \$400,000. Interest would be \$6.8 million for a total cost of \$20.4 million over 20 years.

Mark Knox asked if the Town could purchase the golf course and not the cranberry bogs and house. Attorney Everett said you can purchase one without the other. Chairman LaCamera said the reservoir is staying with the property. Fred Frodyma said this property is probably one of the largest continuous area of open space and is quite valuable. There are endangered species that are on the

property. Chairman LaCamera said Natural Heritage mitigates the habitat so it will not stop the project. Martha Schroeder said this should go before the Town at Town Meeting so all people in the Town have a chance to express their opinion. Chairman LaCamera said we plan on doing that on May 16, 2022. The Board will be discussing this being placed on the Annual Town Meeting Warrant after this meeting. If it passes, there will be a debt exclusion election. Mr. Knox said to remove a parcel from 61A or B, if the owner is converting the use, that triggers the right of refusal at fair market value determined by an independent appraiser. Recently we received a plan to freeze the zoning, submitted by the current owner and subdivide the property. Because of the way that this is being done, does that negate the P&S and the Town can negotiate to purchase at a market rate. Attorney Everett said the owner is free to submit a plan to change the use and subdivide. The plan is submitted for the purchaser. The owner is not changing the use; the buyer is. The purchase price offered by the buyer is what is offered by the Town. Joseph Chamberlain said under 61B if a change of use occurs, someone has to provide to the Town the difference in funds from what they have been paying on reduced real estate taxes than what they would have been paying. Chairman LaCamera said they owe the Town \$25,000. They removed it from 61B last year, so it is only a four (4) year buyback. Mr. Frodyma asked if the buyer intended to put a distribution facility on the property. Chairman LaCamera said we do not have a site plan. Chairman LaCamera said the P&S states a warehouse/distribution center.

Chairman LaCamera said owning it as a golf course is a big cost to the Town. The costs have not been determined as we have no financial information on the running of the golf course. It will cost \$20 million to buy this over 20 years. The course is not in very good shape and needs improvements. John Leblanc asked is the intention to keep it as open space. Chairman LaCamera said there will be a lot of work to protect it. There was a covenant put on the property before it was sold in 1969 that states that if it does not remain a golf course, the buyer has to pay \$1 million back to the previous owners, the Beech and Ericson family. That is on the deed. Ms. Schroeder said this property is not zoned Industrial; how can it be developed industrially. Mr. Knox said currently there is a Development Opportunities District (DOD), which allows any parcel 25 acres or greater to be subject to that zoning. The seller has found a buyer that is intending to use that zoning. Chairman LaCamera said whatever goes there, the lot coverage cannot include any wetlands or cranberry bogs. Discussion occurred regarding the available land for development. Mr. Knox noted there are density bonuses that can apply, which can go up to 70%.

Audience participation:

Barbara Mancovsky of 17 Johnson Drive said the Town should be using a real estate attorney who is used to negotiating with developers like this. She would like the Select Board to modify the tax schedule to address large distribution centers. There are no contingencies in the P&S, so it could be a warehouse or high-density residential development. Chairman LaCamera said Town Counsel has 40 or 50 specialized attorneys with a lot of experience. To change the tax rate for another group, the Assessors and the State will most likely not approve a specialized tax rate. Lakeville has 4.5% industrial development right now with \$1.2 million in tax revenue. If you were going to double that to pay for this project, the tax rate would be \$28.00, and the State would not approve that.

Mark Bosse of 22 Johnson Drive said it will be \$13-15 million to keep the property green. We will have tax issues for other things coming up. Asking the residents to come up with \$20 million over 20 years may not make sense. The average house is assessed at \$449,000 for a \$225 tax increase. You can try to run it as a golf course, which will cost a lot. It's nice to have open space, but is the

cost worth it and the expenditures after that to try to keep it up. If we need the funds later for other uses, he would rather see it go for that.

Mr. Knox asked if the Town were to exercise the right of first refusal and send it to Town Meeting, what would happen if the Town voted no. Chairman LaCamera said the property would be sold to the buyer. Mr. Sky said it would require a 2/3's vote in Town Meeting to go to the election, which would be a majority vote.

Brynna Donahue of 87 Crooked Lane asked if it has to stay a golf course. Chairman LaCamera said that is questionable as there is a covenant that talks about the \$1 million payment if it doesn't say a golf course. Chairman LaCamera said over 20 years it would be \$1 million a year average. Ms. Donahue said if we bought it for a golf course, would any revenue generated from the course generate funds. She spoke of some potential uses including community gardens, dog park; a green for yoga or exercise class; open space for local artists, such as topiary gardens, and an art park. There could be space for parties. There aren't park spaces in Lakeville that are not dominated by sports. We need a park. Chairman LaCamera said there are costs associated with that.

Richard Scott of 9 Rush Pond Road said looking at the purchase history of the parcel, it has gone higher and higher. This is a \$20 million expenditure. If this property wasn't going to become a warehouse, perhaps the price would be lower. If it went to housing, would the number be lower. Chairman LaCamera said the owner had the opportunity in April of 2020 to ask the Town to purchase the property for a certain amount and they decided not to. The appraisal that was done when the owner bought it was \$3-4 million. Mr. Scott said the DOD is the issue which allows certain uses that bypasses Town Meeting. DOD is a contributor to this because there is a potential use that does not allow the public to comment. There are 3,600 acres in Chapter 61A or B, if we don't get our zoning right, we may be back having this discussion. We could spend \$20 million on something we should be spending half of that on. We don't know what we will do with it and are being faced with the worst possible use of that property.

Joseph Jacques of 16 Stetson Street said Wareham has Little Harbor, which is 54 acres and has been owned by the same family for decades. They wanted to sell and put it up for sale and Massachusetts Audubon Society wanted to buy it for a bird sanctuary. The Town of Wareham wanted to keep it as a golf course and went before the Town and it passed to keep it at a price of \$2.6 million. Would Massachusetts Audubon be willing to buy this for a bird sanctuary? Chairman LaCamera said we don't have the time to try that at this point as we have 120 days to make a decision. We can apply for grant money afterwards. A lot of these agencies do not have this amount of money. When we bought Betty's Neck it took 1.5 years to negotiate with Decas Cranberries at a purchase price of \$11 million. We received \$10 million from the State to purchase 300 acres of land and received 3,500 acres of conservation restrictions. The State did that to protect New Bedford and Taunton's water supply.

Noelle Rilleau of 22 Reservoir Avenue said on April 4, 2022, the Community Preservation Act was passed. The opportunity to purchase the property aligns with the desire to designate open space area as the community grows. We have already had enough distribution centers and the Lakeville Hospital property will provide more. Single family homes about the golf course and enjoy the residential aspect of the neighborhood. If we fail to preserve this property for future use, living in the shadow of a distribution center will create traffic hazards for abutters.

David Lodge of 21 Sandy Circle said he is concerned on how the Town would operate a golf course. Leasing it to someone to operate it would be a quick solution.

Susan Spieler of 10 Valley Road asked if the Town can we keep it as a 9-hole golf course to deal with the covenant or does it need to stay at 18 holes. Chairman LaCamera said he doesn't know; that is what the covenant says. Ms. Spieler asked if we could lease it out like we do with Loon Pond Lodge. Have you checked with the Buzzards Bay Coalition or any land trusts to partner with the Town and CPA funds? Chairman LaCamera said we don't have enough time to do that. It has to go to Town Meeting in three (3) weeks. The first thing they would want to do it an appraisal, and the inflated price would make it not worthy of investment.

Ms. Mancovsky asked if anyone has explored grant opportunities for this? Mr. Sky said not for this acquisition. It is not feasible in our experience that the State or a Trust would consider \$13,625,000 for a golf course. Chairman LaCamera said we would want to do a 21E to make sure it is not contaminated, but we can't do that before the sale. Mr. Knox said there was a big fire there with golf carts. Mr. Sky said if it was a typical arm's length transaction regarding a sale of a property and we had time to assemble the financing, then we could look for grants. If Town Meeting approves it, there is language in the draft article to obtain grants to help pay for it.

Paul Mcallister of 30 Reservoir Avenue asked what controls would the Town have with lights 24/7. He is concerned with trees and aesthetics. Mr. Knox said we don't have a plan yet. There is no guarantee their plan would be approved. It has to be non-impactable to the neighboring community. There are mechanisms for buffers and tree areas that would separate from the abutting residential properties. Mr. Knox said all abutters would be notified of any public hearings to attend. You would be able to speak to the Planning Board. We have a lighting by-law and buffers written into zoning regulations.

Nancy Yeatts said she has spoken to Wildlands Trust about grants, and there are a few land and water grants. When the grants come up, there is a short window to put in for the money and it is only for one (1) year. They are small amounts and do not extend out over a period of time.

John Jenkins of 31 Pickens Street said it would be \$225 on an average household. We can buy one (1) or two (2) pieces. The water reservoir goes with the 61B. The Open Space Committee says it is one of the larger tracts of land in Town. Town Meeting is May 16th, there is not a lot of time. It was stated that the assessed value was \$1.7 million, but the price is about \$14,000,000. When the Town has the option to buy a chapter property, do we have to match the purchase price or the assessed value. Chairman LaCamera said the purchase price. Mr. Jenkins asked if this P&S is a shell to get the Town to overspend on it. Chairman LaCamera said it is a valid P&S according to the Assessors and Town Counsel. Mr. Jenkins said if this goes to a debt exclusion election, is it majority? Member Fabian said 2/3's at Town Meeting; simple majority at the ballot. Mr. Jenkins asked about the current tax revenue on the property. Mr. Knox said it is less than a typical house real estate tax bill; approximately \$5,000 a year. Mr. Jenkins said so our loss would be under \$10,000. If the Town purchases it, we can anything we want with it. We can look at it and say this is what it could be. The Planning Board decides if there is a special permit required for development once you see the plans. Mr. Knox said if they put in an application under the DOD, which they have now, the Planning Board will have to decide on granting the special permit based on the impacts. Mr. Jenkins said to issue that special permit four (4) people have to approve it. You are assuming that the entire Town is covered by the DOD if you have 25 acres, can anyone apply for a DOD special permit. Mr. Knox said the Planning Board will be discussing this tomorrow night. Mr. Jenkins said there is litigation against the Town,

he is one of the plaintiffs, we don't feel the DOD is done properly. Chairman LaCamera said we can't talk about litigation. Member Fabian said we are in active litigation and that prevents us from speaking publicly. Mr. Jenkins said what happens if the DOD is not determined to be Town wide. Mr. Knox said we are discussing eliminating the DOD tomorrow night.

Brian Day said the warrant article is combined for both properties. Chairman LaCamera said we have to verify that before Town Meeting. It can be adjusted on Town Meeting Floor. Mr. Day asked what are they requiring on both properties for density use. Chairman LaCamera said we don't have a plan. Mr. Day said if we bought the smaller one, it could stop the project, but they could come before with a 40B for the larger property. Chairman LaCamera said we received a subdivision plan and they have taken all the property and combined it into one (1) lot. Mr. Day asked how many acres are developable. Mr. Knox said 90 to 100 acres, not including buffer zones. If the town attempted to buy the smaller parcel, it would not affect the project. They are in negotiations with an abutting property to gain access in another area.

Ms. Donahue said every project seems to big. There isn't a lot of information, but no one wants this project. Chairman LaCamera said these are the facts that we are bringing to Town Meeting. Ms. Donahue said we have three (3) weeks to inspire the Town to spend the money and come up with ideas. How do we purchase this; how do we change it? Member Fabian said we all agreed at our meeting on the 11th that we can, as the Select Board, make this decision on behalf of the Town. With no input from the public, we can make the decision. We are here tonight and all three (3) of us have agreed to let the townspeople make this decision. When it comes to taxation, she feels better hearing from the people. That is what we are doing tonight. As far as what we can and can't do, if you are getting a vibe that we are hesitant that could be true because everything we do has MGL written after it. If we discuss things not on the agenda, we have broken the Town Meeting law. We will have answers for Town Meeting. Ms. Donahue asked what can we do. Member Fabian said people need to go to Town Meeting. Our Town Moderator will let people speak. Her concern is where does the operating money come from or to run it as a park. She is not finding a few hundreds of thousands to operate a golf. She is willing to let the people decide. With inflation, she has had residents tell her they can't afford gas to get to work. We need a new fire station and other things we can't live without. The Chairman was appointed by the Board to work on this project; that is why he is speaking. Mr. Knox asked if the Board will you be taking recommendations from the other Boards. Chairman LaCamera said we have already decided to place this on Town Meeting. Member Fabian said we want the people to make this decision.

Martin Schwalm of 22 Stetson Street asked if the Town can sell it afterwards if we buy it? Chairman LaCamera said yes, subject to the \$1 million covenant. Mr. Sky said it depends on the purpose in the article. As it is being purchased with Town money, it has to be used for public use. We could sell it to diffuse the debt. Mr. Schwalm asked regarding tax planning, have you considered the revenue from Lakeville Hospital. Chairman LaCamera said we are restricted under Proposition 2 ½ in increasing the tax levy. It is \$27 million and we can increase it by 2.5%. Any new growth gets added on; it is approximately \$1 million. The Lakeville Hospital is projected around \$430,000 for property taxes. We do have other needs that we need to look at. Mr. Schwalm said is there a possibility that their sale goes through and their price goes down. Attorney Everett said they would have to come back to the Town if the purchase price changes. Mr. Schwalm asked if there are any conflicts of interest on the Boards regarding this? None were noted.

Ann Marie Sherrick of 1 Sterling Court said we have some debt ending for the Council on Aging, Library and Bettys Neck. Member Fabian said we also have some debt beginning for Route 79.

Chairman LaCamera said \$60,000 a year for Bettys Neck expires this year; the Council on Aging debt per year is \$35,000; the Police Station is \$683,000 per year for 15 years; and \$116,000 per year for the Library expires in two (2) years. That would reduce taxes, but not by significant amounts. Member Carboni said this is hard because we don't have a plan. We are asking our taxpayers to ask to spend \$20,000,000 with no plan. She has her own ideas and would hate to see the proposed development. She would like affordable senior housing. Our industrial park was owned by the Town and there was a committee formed to develop it. We could do the same thing here. Residents may decide at Town Meeting not to go to election. It is a big ask, but we need to leave it up to residents.

John Gregory of 8 Bartelli Road asked can Ms. Donahue's plans for the property be presented to the Select Board before Town Meeting. Chairman LaCamera said we don't have time to develop a business plan. Ms. Donahue can present her plans at Town Meeting.

Ms. Schroeder asked the Conservation Commission where would the access to Route 18 be? Mr. Chamberlain said we don't have a plan, so we don't know. Chairman LaCamera said when we received the P&S in April of 2020, we told them that we would not allow them to use Clear Pond Road for access. Mr. Frodyma said the owner would rather have the Town purchase the property than sell it to the prospective buyer. Can we negotiate with him? Chairman LaCamera said he had the opportunity twice to do that and he didn't do it. It's too late. Member Carboni said Chairman LaCamera is the Board's liaison for LCC. There were discussions with them; did they present this type of development. Chairman LaCamera said we told them we needed a site plan or P&S Agreement. Maria Perroni-Martin of 207 Cedar Drive said people need to go to Town Meeting and make your voices heard. If it does pass, you need to go to the election and vote. Those are the most important things to come out of this meeting.

Brad Fahey of Reservoir Avenue asked is there any sort of legal motion that we can file. Chairman LaCamera said no. This has to do with a P&S; it is not related to the DOD. Member Fabian said for anyone that has their land in Chapter 61A or B, this is the same process that is governed by MGL. There is no flexibility. This is not special for this property. Mr. Knox said the process that is happening tonight is more than what is required. We see several of these a year and the Town Boards go through the process. Member Fabian said sometimes people will pull out land to use for their selves and they pay the roll back taxes. The only control we have is out internal process on how the Boards are notified

Kelly Kutchmanich of 93 Crooked Lane said if the Town can't purchase it and the developer purchases it, do they have to put through a plan for us to see. Different boards have to approve the details of the plan. Mr. Knox said yes. Ms. Kutchmanich asked if there is a possibility that their plan would not be approved. Mr. Knox said it is a potential. If the plan shows atrocious traffic and the Planning Board could not vote for it, we could deny it based on potential impacts. We can't say what will happen. They could come back with a different project. Everything is vague right now. The plan we have is an outline of several parcels to freeze the zoning. Ms. Kutchmanich asked does the Town have any say. Mr. Knox said you can come to the Planning Board Meetings. You would be heard, but it is the Planning Board's decision. Ms. Kutchmanich asked can the Planning Board fight the decision. Mr. Know said abutters can take it to court as abutters with standing. Ms. Kutchmanich asked who deals with endangered species. Mr. Chamberlain said the Conservation Commission. Ms. Yeats said the Department of Environmental Protection has the bottom line. The current map will show items of special concern and where turtles have been sighted. Mr. Sky said the matter before the Select Board is not what happens with the property. The only matter is whether the Board exercises its right to purchase. They are sending it to Town Meeting for a decision.

Ms. Spieler said she sent a memo yesterday regarding the formation of the Community Preservation Committee so we could leverage funds. Chairman LaCamera said it doesn't take effect until July 1st. Chairman LaCamera said the CPA doesn't go into effect until July 1. Ms. Spieler said the money starts coming out July 1st. Once the CPA was passed, it says in the bylaw it is in effect.

Upon a motion made by Ms. Cline and seconded by Mr. Conroy, it was:

VOTED: To adjourn the Planning Board at 8:30 PM.
Unanimous in favor.

Upon a motion made by Mr. Chamberlain and seconded by Ms. Yeatts, it was:

VOTED: To adjourn the Conservation Commission at 8:30 PM.
Unanimous in favor.

Upon a motion made by Mr. Frodyma and seconded by Ms. Morton, it was:

VOTED: To adjourn the Open Space Committee at 8:30 PM.
Unanimous in favor.

Review and possible vote to approve Final Warrant for Special Town Meeting – May 16, 2022

Chairman LaCamera said the articles were approved to be placed on the warrant for the Special Town Meeting.

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

VOTED: To approve the final warrant for the Special Town Meeting as presented.
Unanimous in favor.

Review and possible vote to place Warrant Articles 7-11 on Annual Town Meeting Warrant and vote to approve Final Warrant for Annual Town Meeting – May 16, 2022

Chairman LaCamera said Articles 1-6 were approved. We now have articles 7-11 to approve.

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

VOTED: To waive the reading of Articles 7-10.
Unanimous in favor.

Member Carboni said Town Counsel had provided some comments. Mr. Resnick said he had included a memo with some additional questions. Member Carboni said we did not incorporate the additional comments. Mr. Resnick said Town Counsel is making the Planning Board aware of potential issues, including proper notice, off site improvements and sign issues relating to addressing issues considered regulating speech. Political signs to be removed after 48 hours; that is regulating speech, so it was removed. There are some other vague things that can be reviewed over the summer as there are more legal cases coming out. Member Carboni asked when will this be discussed. Mr. Resnick said during the hearing. The Board is already aware of these issues.

Mr. Sky said for Article 11, 131.48 acres is LCC for the \$12,000,000 and the rest is the 61A for \$900,000. Attorney Everett asked if you want to separate the two (2) properties so you don't have to buy both of them? Chairman LaCamera said do we wait to do this at Town Meeting. Member Fabian said to leave it the way it is and it can be amended on Town Meeting Floor. Mr. Sky said we will have amended language from Town Counsel at Town Meeting. Member Fabian read the article into the warrant.

A motion was made by Member Fabian and seconded by Member Carboni to add Article 11 to the Annual Town Meeting Warrant as presented.

Discussion: Member Carboni asked why the legal reference to the private sale properties is mentioned in the article. Mr. Sky said the private sale properties are excluded. After discussion, the motion and second was withdrawn and will be placed on the Board's April 25th agenda.

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

VOTED: To add Articles 7-10 as presented to the Annual Town Meeting Warrant for May 16, 2022.
Unanimous in favor.

New Business

There was no New Business discussed.

Old Business

There was no Old Business discussed.

Any other business that can properly come before the Select Board

There was no Other Business discussed.

Adjournment

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

VOTED: To adjourn the Select Board Meeting at 9:02 PM.
Roll call vote: Member Carboni – aye; Member Fabian – aye and Chairman LaCamera – aye.

List of documents provided at the Select Board Meeting of April 20, 2022

1. Agenda sheet; Notice of Intent To Sell Recreational Land for both properties; Rollback Tax Calculation from Board of Assessors; Letter from Open Space Committee
2. Agenda sheet; draft Special Town Meeting Warrant
3. Agenda sheet; draft Annual Town Meeting Warrant; memo from Town Planner; email from Town Counsel; Acquisition Bond Statement
4. Agenda sheet
5. Agenda sheet
6. Agenda sheet

TOWN OF LAKEVILLE
Select Board Meeting Minutes
April 25, 2022 – 6:30 PM
REMOTE LOCATION

On April 25, 2022, the Select Board held a meeting at 6:30 PM remotely from various locations. The meeting was called to order at 6:30 PM by Chair Fabian. Members present were Member Fabian, Chairman LaCamera and Member Carboni. Also present was Ari Sky, Town Administrator, and Tracie Craig-McGee, Executive Assistant. LakeCAM was recording the meeting for broadcast.

In accordance with provisions allowed by Chapter 20 of the Acts of 2021, the April 25, 2022 public meeting of the Lakeville Select Board will be held remotely. **However, to view this meeting in progress, please go to [facebook.com/lakecam](https://www.lakecam.com) (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/>.**

Select Board Announcements

Chairman LaCamera read the Select Board announcements.

Town Administrator Announcements

Mr. Sky read the Town Administrator announcements.

Meet with Town Moderator and Lakeville Representatives of the Freetown/Lakeville Regional School Committee to discuss the possible reappointment of Robert Marshall to the Old Colony Regional Vocational Technical High School District Committee

Katie Goodfellow, Town Moderator, Stephen Sylvia, Lakeville Representative to the F/L Regional School Committee and Robert Marshall were present for the discussion.

Chairman LaCamera said that Robert Marshall would like to be re-appointed to the Old Colony Regional Vocational Technical High School District Committee.

Upon a motion made by Chairman LaCamera and seconded by Mr. Sylvia, it was:

VOTED: To reappoint Robert Marshall to the Old Colony Regional Vocational Technical High School District Committee for a term to expire May 1, 2025.

Roll call vote: Member Carboni – aye; Member Fabian – aye; Chairman LaCamera – aye and Mr. Sylvia – aye.

Review and possible vote to place Warrant Article 11 on Annual Town Meeting Warrant and vote to approve Final Warrant for Annual Town Meeting – May 16, 2022

Mr. Sky said the article has been drafted as acceptable to Town Counsel – the acreage for the 61B property has a question on some land that may be taken out. We put in 138.10 acres. There are some unknowns: the covenant; some type of lease; operational costs; and equipment in the Purchase and Sale Agreement. Member Carboni read the article into the record. Member Fabian asked if this would

be a Proposition 2 ½ ballot question? Mr. Sky said we went back and forth on this. Proposition 2 ½ applies to debt exclusions and ballot questions.

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

VOTED: To put Article 11 on the May 16, 2022 Annual Town Meeting Warrant as presented.
Roll call vote: Member Carboni – aye; Member Fabian – aye and Chairman
LaCamera – aye.

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

VOTED: To approve the May 16, 2022 Annual Town Meeting Warrant as presented.
Roll call vote: Member Carboni – aye; Member Fabian – aye and Chairman
LaCamera – aye.

Meet with Finance Committee and Town Moderator for May 16, 2022 Special and Annual Town Meeting Warrant Review

Present from the Finance Committee were: Brian Day; Larry Kostant; Adam Lynch; and Christopher Plonka. Mr. Lynch, Vice Chairman, called the Finance Committee meeting to order at 7:00 PM. Chairman LaCamera said that we will review the warrant articles. It is up to the Finance Committee if they want to make a recommendation on the articles, which will be listed on the warrant. The four (4) zoning article hearings have not been held yet; you may not want to make a recommendation on those until those are done.

Special Town Meeting Warrant

Chairman LaCamera said Article 1 is for transfers for unpaid bills. Mr. Sky said the Free Cash balance is \$2,417,877 and \$143,500 for Reserve Fund

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

VOTED: That the Finance Committee recommends Article 1 on the Special Town Meeting Warrant.
Roll call vote: Mr. Day – aye; Mr. Kostant – aye; Mr. Plonka – aye; and Vice Chairman Lynch – aye.

Chairman LaCamera reviewed the transfers in Article 2. Mr. Sky said the snow and ice budget has been increased for FY23 approximately \$30,000.

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

VOTED: That the Finance Committee recommends Article 2 on the Special Town Meeting Warrant.
Roll call vote: Mr. Day – aye; Mr. Kostant – aye; Mr. Plonka – aye; and Vice Chairman Lynch – aye.

Chairman LaCamera said for Article #3, this is a list of items funded previously and we don't need the funds anymore so we are transferring \$96,200 to some FY22 capital projects. Mr. Day asked were these deferred or funding received from other sources. Chairman LaCamera said the radios came from CARES funds and the generator from the Town Office Building came in \$25,000 under budget.

Upon a motion made by Vice Chairman Lynch and seconded by Mr. Kostant, it was:

VOTED: That the Finance Committee recommends Article 3 on the Special Town Meeting Warrant.

Roll call vote: Mr. Day – aye; Mr. Plonka – aye; Mr. Kostant – aye; and Vice Chairman Lynch – aye.

Annual Town Meeting Warrant

Chairman LaCamera said the final budget was distributed last week. Article #1 is for the Town's annual operating budget.

Upon a motion made by Vice Chairman Lynch and seconded by Mr. Day, it was:

VOTED: That the Finance Committee recommends Article 1 on the Annual Town Meeting Warrant.

Roll call vote: Mr. Day – aye; Mr. Plonka – aye; Mr. Kostant – aye; and Vice Chairman Lynch – aye.

Article #2 is in regards to the operational budget for the Park Commission.

Upon a motion made by Vice Chairman Lynch and seconded by Mr. Kostant, it was:

VOTED: That the Finance Committee recommends Article 2 on the Annual Town Meeting Warrant.

Roll call vote: Mr. Day – aye; Mr. Plonka – aye; Mr. Kostant – aye; and Vice Chairman Lynch – aye.

Article #3 is in regards to the operational budget for the Landfill/Transfer Station.

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

VOTED: That the Finance Committee recommends Article 3 on the Annual Town Meeting Warrant.

Roll call vote: Mr. Day – aye; Mr. Plonka – aye; Mr. Kostant – aye; and Vice Chairman Lynch – aye.

Article #4 is to fund items from the Capital Improvement Plan. Chairman LaCamera read the capital improvement items, their amounts and where the funds were coming from. Mr. Day asked what is the procedure on the lease/purchase for the ladder truck; when is payment due. Mr. Sky said upon delivery and then the financing kicks in. Mr. Day asked about the balance on the LeBaron mitigation. Mr. Sky said it is approximately \$90,000. Chairman LaCamera said as units are being occupied, that is when the Town receives the additional fee.

Upon a motion made by Vice Chairman Lynch and seconded by Mr. Kostant, it was:

VOTED: That the Finance Committee recommends approval of Article 4 on the Annual Town Meeting Warrant.

Roll call vote: Mr. Day – aye; Mr. Plonka – aye; Mr. Kostant – aye; and Vice Chairman Lynch – aye.

Article #5 is to add funds to the Stabilization Account. Mr. Sky said approximately \$700,000 is going into Stabilization.

Upon a motion made by Vice Chairman Lynch and seconded by Mr. Day, it was:

VOTED: That the Finance Committee recommends approval of Article 5 on the Annual Town Meeting Warrant.

Roll call vote: Mr. Day – aye; Mr. Plonka – aye; Mr. Kostant – aye; and Vice Chairman Lynch – aye.

Article #6 is in regards to adding to the Other Post-Employment Benefits account (OPEB). Mr. Sky said \$310,000 is going into OPEB to account for non-retirement post-employment costs for employees.

Upon a motion made by Vice Chairman Lynch and seconded by Mr. Day, it was:

VOTED: That the Finance Committee recommends approval of Article 6 on the Annual Town Meeting Warrant.

Roll call vote: Mr. Day – aye; Mr. Plonka – aye; Mr. Kostant – aye; and Vice Chairman Lynch – aye.

Articles #7-10 are for the zoning articles. Chairman LaCamera said the Planning Board will be holding hearings on April 28th for them. Article 7 is for Open Space Residential Development. Article 8 is revisions to the sign by-law. Article 9 is Site Plan Review and Article 10 is a correction to an existing by-law. Vice Chairman Lynch recommended that the Finance Committee wait until after the hearings for a recommendation. Mr. Day noted the Finance Committee can make a recommendation of no recommendation. Mr. Kostant said there is no financial weight in these besides permitting fees.

Upon a motion made by Vice Chairman Lynch and seconded by Mr. Day, it was:

VOTED: That the Finance Committee recommends no recommendation on Article 7 on the Annual Town Meeting Warrant.

Roll call vote: Mr. Day – aye; Mr. Plonka – aye; Mr. Kostant – aye; and Vice Chairman Lynch – aye.

Upon a motion made by Vice Chairman Lynch and seconded by Mr. Day, it was:

VOTED: That the Finance Committee recommends no recommendation on Article 8 on the Annual Town Meeting Warrant.

Roll call vote: Mr. Day – aye; Mr. Plonka – aye; Mr. Kostant – aye; and Vice Chairman Lynch – aye.

Upon a motion made by Vice Chairman Lynch and seconded by Mr. Day, it was:

VOTED: That the Finance Committee recommends no recommendation on Article 9 on the Annual Town Meeting Warrant.

Roll call vote: Mr. Day – aye; Mr. Plonka – aye; Mr. Kostant – aye; and Vice Chairman Lynch – aye.

Upon a motion made by Vice Chairman Lynch and seconded by Mr. Day, it was:

VOTED: That the Finance Committee recommends no recommendation on Article 10 on the Annual Town Meeting Warrant.

Roll call vote: Mr. Day – aye; Mr. Plonka – aye; Mr. Kostant – aye; and Vice Chairman Lynch – aye.

Chairman LaCamera said Article #11 has to do with the proposed purchase of the Lakeville Country Club. Vice Chairman Lynch recommended that the Finance Committee wait on a recommendation on Article #11. Mr. Day asked since last week's meeting, does the warrant as written allow for the individual Purchase and Sales Agreements or are they lumped together. Chairman LaCamera said right now it is all combined. Mr. Kostant asked if this is going to require an override. Chairman LaCamera said yes. If the Finance Committee has not seen the information meeting on April 20th, he suggests that you review that. Mr. Sky said we are learning more about this transaction all the time and we will let the Board and public know. Mr. Day asked if Mr. Sky could send to the Finance Committee any new information. Mr. Sky said we know there is a covenant that requires the property to operate as a golf course. There is language in the Purchase and Sales Agreement regarding personal and real property on the site that does not convey. We don't know anything about operational costs. In the presentation for Town meeting we will note these. Mr. Day said there may be no equipment to operate the golf course. Mr. Sky said that would have to be a separate negotiation with the seller.

Upon a motion made by Vice Chairman Lynch and seconded by Mr. Day, it was:

VOTED: To adjourn the Finance Committee Meeting at 7:30 PM.

Roll call vote: Mr. Day – aye; Mr. Plonka – aye; Mr. Kostant – aye; and Vice Chairman Lynch – aye.

Chairman LaCamera said every year we have a meeting to go over the motions for Town Meeting. Mr. Sky is proposing Wednesday at 10:00 AM. Vice Chairman Lynch said he will attend.

Hearing- 19 South Kingman Street – Estate of Salvatore Cucinotti – Class II Dealer's License

Andrea Cucinotti of 19 South Kingman Street was present for the discussion. Chairman LaCamera read the legal notice into the record.

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

VOTED: To open the hearing for an application for a Class II Motor Vehicle Sales License from the Estate of Salvatore Cucinotti for 19 South Kingman Street, Lakeville, MA.

Roll call vote: Member Carboni – aye; Member Fabian – aye and Chairman LaCamera – aye.

Chairman LaCamera said the previous license expired on January 1, 2022. This license cannot be transferred to another party or issue a license to an estate. According to the Zoning Enforcement Officer, we cannot approve a Class II license on a residential property. Member Carboni said she had asked the Town Administrator to let us know how long this license was approved at this address. Chairman LaCamera said the by-law was changed in 2018, but the license was grandfathered at that time. Member Carboni said because this a new license, we can't follow the grandfathered rules.

Ms. Cucinotti said her father had a business since the mid 1990's – Majestic Auto. The estate's attorney said she should try to function the business as there is still inventory. She is trying to clean up what was left and would like to be able to go to auction to buy and sell. Ms. Cucinotti said she did not know that the license expired. Ms. Cucinotti said she was able to get the business certificate renewed, but had missed the mail for the renewal. The lawyer recommended proceeding with the license renewal. Member Fabian asked if the estate is still in probate? Ms. Cucinotti said it is; she is the personal representative. She is working with the attorney to clear the property.

Chairman LaCamera said there are two (2) pieces of this: a permit from the Town for the Class II license and then a Dealer's License from MassDOT. Ms. Cucinotti said she was not able to renew the dealer's plates. Chairman LaCamera said the plates and license cannot be renewed in Mr. Cucinotti's name. Ms. Cucinotti said she would apply for a plate in her name. Her attorney recommended renewing the license in the Estate's name. Chairman LaCamera said because it is an estate, you can sell those vehicles without a dealer's license. The license is to buy and sell. We can't issue a license under the Estate and its not allowed under the zoning by-laws. Member Fabian said she has legal questions on the Town's responsibility. She would not feel comfortable granting any license until the estate has gone through probate.

Ms. Cucinotti said her first correspondence was in February of 2022 with the Select Board's Office and Ms. Craig-McGee said she would seek guidance on what to do. She then spoke to Mr. Darling. Her lawyer told her to continue the business under SC Auto as the representative. She said she spoke to Ms. Craig-McGee again, who said she had sent a memo to Mr. Darling but had not received a response. On March 22nd Ms. Cucinotti called again, but there was still no response. The most recent contact with Ms. Craig-McGee was on April 19th when she was notified about the meeting. Member Carboni asked what research was conducted in February. Mr. Sky said we knew about the status of the license and estate; the question was the condition of the property. Member Fabian said as the Chair at that time, she was not comfortable putting this on the agenda as there were issues in the past about the property condition. When the request first came in it was for a renewal, but it was not appropriate due to Mr. Cucinotti's passing. She didn't know how to renew a license for someone that had passed away. At that point, Ms. Cucinotti said it was in court and she didn't feel it was the Board's place to hand out a license if probate decision might go in another way. She didn't feel there was enough information to put this on the agenda. She still is questioning why we need to give a license to just sell off the inventory.

Member Carboni read Mr. Darling's memo into the record. Are you aware for a new license there are conditions under MGL that says a license must have a bond of \$25,000. Ms. Cucinotti said she obtained the bond prior to the application for the license. Her father would buy cars and have them repaired at an off property location and then sell. Member Fabian said we cannot give a license to an estate. Member Carboni said Ms. Cucinotti could withdraw this application and resubmit in her name. Mr. Sky said there is the issue of being in a residential location. Member Carboni asked if Town Counsel weighed in on this? Member Fabian said not that she recalled. Member Carboni asked if Ms. Cucinotti would be willing to apply for a license in her name. Ms. Cucinotti said yes. Member

Fabian said as a new license, it is our responsibility to let the abutters know what is going on. Mr. Sky said if we are entertaining a new license, then abutter notification will need to be done and a new hearing. Member Carboni said we should speak to Town Counsel. It is under our jurisdiction whether we approve the license, but there are other circumstances regarding grandfathering. Member Fabian said this application does not specify if this is to continue this business or just sell off the inventory. We don't need to grant a license to sell the inventory if everything has been through probate. She is uncomfortable giving out a new license in a residential neighborhood as the zoning has been changed. Member Carboni said there is no guarantee about a new license being approved.

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

VOTED: To close the hearing for a Class II license for the property located at 19 South Kingman Street, Lakeville, MA.
Roll call vote: Member Carboni – aye; Member Fabian – aye and Chairman LaCamera – aye.

Discussion: Member Fabian said we can't issue a license to an estate. Mr. Sky said he will bring any questions that the Board may have to Town counsel for clarification.

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

VOTED: To deny the application as presented from the Estate of Salvatore Cucinotti for a Class II license for the property located at 19 South Kingman Street, Lakeville, MA as we cannot issue a license to an Estate.
Roll call vote: Member Carboni – aye; Member Fabian – aye and Chairman LaCamera – aye.

Rent Control Board Hearing – Twin Coach Estates Request for Rent Increase

Chairman LaCamera read the legal ad into the record.

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

VOTED: To open the hearing for the Rent Increase from Twin Coach Estates.
Roll call vote: Member Carboni – aye; Member Fabian – aye and Chairman LaCamera – aye.

Chairman LaCamera said at this time, the work has not been completed or paid for, so we do not have all the information to set the rate.

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

VOTED: To continue the hearing for the Rent Increase from Twin Coach Estates until May 23, 2022 at 7:30 PM.
Roll call vote: Member Carboni – aye; Member Fabian – aye and Chairman LaCamera – aye.

Discuss and possible vote to renew the following licenses: Anthony and Dorita Morris – 33 Myricks Street: Auctioneer, Junk Dealer and Junk Collector Licenses; Hugh and Judy Rogers – 201 County Street: Junk Dealer and Junk Collector Licenses; Robin E. Marques and Donald L. Bernier, Jr. – 61 Rhode Island Road: Junk Dealer and Junk Collector Licenses; and Christine Ann Goyette – 330 Bedford Street: Junk Dealer and Junk Collector Licenses

Chairman LaCamera said every year these properties are inspected for compliance. There is a memo from the Building Commissioner/Zoning Enforcement Officer giving his recommendations after his inspections. Anthony and Dorita Morris: Mr. Darling recommends renewal due to the significant effort to organize storage and clean up debris. Last year, Chairman LaCamera inspected the property and there were unregistered vehicles and a lot of things stored in the back part of the property. He would recommend that we renew this license for 90 days and have it re-inspected because he doesn't feel it is cleaned up as it should be. Member Carboni said going by Mr. Darling's recommendation that they have made significant efforts, she assumes they will continue to do so with monitoring. Mr. Sky said Mr. Darling will reinspect and come back in July.

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

VOTED: To approve Anthony and Dorita Morris of 33 Myricks Street Auctioneer, Junk Dealer and Junk Collector Licenses for a period of 90 days.
Roll call vote: Member Carboni – aye; Member Fabian – aye and Chairman LaCamera – aye.

Chairman LaCamera said for Hugh and Judy Rogers – 201 County Street, this property is within the Business district and there is nothing located on the exterior of the building. Mr. Darling recommends approval.

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

VOTED: To renew the Junk Dealer and Junk Collector Licenses for Hugh and Judy Rogers of 201 County Street for a term to expire on May 1, 2023.
Roll call vote: Member Carboni – aye; Member Fabian – aye and Chairman LaCamera – aye.

Chairman LaCamera said in regards to the Junk Dealer and Junk Collector Licenses for Robin Marques and Donald Bernier at 61 Rhode Island Road, this property is located in a Residential District. Mr. Darling does not recommend approval of this license at this time.

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

VOTED: To not renew the Junk Dealer and Junk Collector Licenses for Robin Marques and Donald Bernier at 61 Rhode Island Road.
Roll call vote: Member Carboni – aye; Member Fabian – aye and Chairman LaCamera – aye.

Chairman LaCamera said in regards to the Junk Dealer and Junk Collector Licenses for Christine Ann Goyette at 330 Bedford Street, the property is in a Business District and Mr. Darling recommends approval. It is an antique store in the Savas Plaza.

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

VOTED: To renew the Junk Dealer and Junk Collector Licenses for Christine Ann Goyette at 330 Bedford Street for a term to expire May 1, 2023.

Roll call vote: Member Carboni – aye; Member Fabian – aye and Chairman LaCamera – aye.

Discuss and possible vote on Site Plan Review-156 Rhode Island Road

Marc Resnick, Town Planner, was present for the discussion. Mr. Resnick said the site is licensed for a landscaping business. There is a small building on site. The Site Plan is to add a second larger building on the site. He would locate his business at the end of the new building; the existing building would become storage and the rest of the building would be contractor bays for rent. Revised drawings will be submitted for the Planning Board review on Thursday. Chairman LaCamera said originally they went to the Zoning Board of Appeals to sell retail products. They are running multiple businesses out of there and now a screening truck that is creating a lot of problems in the neighborhood. He is not sure why this is being allowed. They were also flooding out Crooked Lane. The road had to be closed and the water was going into a neighbor's property. The property is a mess.

Member Carboni asked if we have received any written complaints. Chairman LaCamera said we have regarding the water on the street. Member Carboni asked if there were in writing. Chairman LaCamera said he does not know. We received calls; the whole Highway Department had to go out there on a Sunday. Member Carboni said complaints would go to the Zoning Enforcement Officer. They need to be in writing so we can respond. Chairman LaCamera said there was a cease and desist order issued by the Zoning Enforcement Officer. Mr. Sky said we weren't dealing with an action against an existing facility. Member Carboni said the Board's purview is to oversee any municipal water allocation on the site plan. Is there any municipal water? The Special Permit calls for amenities for employees; and the Board of Health needs to follow up. Chairman LaCamera said they have not provided amenities for their employees. Member Carboni said this needs to go back to the Zoning Board of Appeals through the Zoning Enforcement Officer. There are repercussions for violating their permit. Mr. Resnick said he expected that the new building would have restrooms and facilities for each contractor bay. We did not receive floor plans and they are supposed to be submitting those. If there are zoning violations, the Planning Board has no authority. The information on the road flooding is helpful to ensure there are drainage plans and calculations. Member Fabian said she has concerns about the drainage and floods and zoning violations. Also, there are businesses operating out there that do not have business licenses. Member Carboni said we don't have documented issues on this property. Chairman LaCamera said this is about what is being proposed; do we want to allow multiple businesses in that location. Member Carboni said she saw a landscaping business and a garage with vehicles in it. She wants to make sure there is proper drainage. Member Fabian said she wants to make sure the Planning Board knows about these issues. She spoke to Mr. Darling today and there is a cease and desist. The Board of Health is working on the issues, but it is not resolved.

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

VOTED: That we send a memo to the Planning Board with our concerns regarding drainage and flooding problems coming from that area, requiring the Department of Public Works to respond to. Also, the Board of Health knows that there are zoning violations because there are supposed to be restrooms and we are questioning how many businesses are legally operating there.
Roll call vote: Member Carboni – aye; Member Fabian – aye and Chairman LaCamera – aye.

Discuss and possible vote on appointing Select Board SRPEDD delegate

Chairman LaCamera said the Board needs to discuss appointing a delegate to SRPEDD.

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

VOTED: To appoint Lorraine Carboni as SRPEDD Commission Member for a term to expire May 24, 2022.
Roll call vote: Member Carboni – aye; Member Fabian – aye and Chairman LaCamera – aye.

Receive letter of resignation from Council on Aging Director and discuss the hiring process

Mr. Sky said we received a letter of resignation from Kelly Howley, who is going to Barnstable. Her last day of work is May 13, 2022. He is requesting that the Board designate Lori Fahey as Interim Director for a specific period of time. That will be done under New Business. The Board thanked Ms. Howley for her work.

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

VOTED: To accept Kelly Howley’s letter of resignation with the last day of work being May 13, 2022.
Roll call vote: Member Carboni – aye; Member Fabian – aye and Chairman LaCamera – aye.

Discuss and possible vote to appoint David Frates as Animal Control Officer/Constable; Darcy Lee as Assistant Animal Control Officer; Lisa Podielsky as Assistant Animal Control Officer and Ronnie Frates as Assistant Animal Control Officer appointments

Chairman LaCamera said the annual appointments for Animal Control Officer and Assistant Animal Control Officers needed to be made.

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

VOTED: To appoint David Frates as Animal Control Officer/Constable; Darcy Lee as Assistant Animal Control Officer; Lisa Podielsky as Assistant Control Officer and Ronnie Frates as Assistant Animal Control Officer for terms to expire April 30, 2023.
Roll call vote: Member Carboni – aye; Member Fabian – aye and Chairman LaCamera – aye.

Discuss and possible vote on request from Elliot Farm LLC for one-day beer and wine licenses for May 1, 2022; June 5, 2022; July 3, 2022, August 7, 2022 and September 4, 2022

Ken Elliot and Matthew Perkins, Police Chief, were present for the discussion. Mr. Elliot said they will not be having the May 1st date. Each Sunday of the June-September would be a beer garden for charity. Chairman LaCamera asked if he has met with the Police Chief? Mr. Elliot said he believes his sister did. Chairman LaCamera said the main concern is traffic and parking. What is being proposed for parking? Mr. Elliot said they have discussed for the June 5th date parking at the Church and the Lions Club has agreed for them to use their parking lot. During the beer garden time, the farm stand will be closed. Chairman LaCamera talked about the Walk for Hunger. Mr. Sky said the walk permit will be discussed once it goes through the process. Chairman LaCamera said need to clarify the license address for the vendor. Ms. Craig-McGee will verify the address information.

Member Fabian asked about possible Police details. Chief Perkins said a detail was hired for the Fall Festival. There was a parking plan in place to park at the Church and the Lion's Club. The traffic problem was because people were parking in the breakdown lane. Member Fabian said the beer garden will probably not be as popular as the festival. Perhaps we can approve the first one and go from there. Chairman LaCamera said the first event is the walk a thon. Mr. Elliot said they will have a good idea of how many people will be walking prior to the event. Chairman LaCamera said you will need to work with the Police Chief. Member Carboni said there are three (3) other dates other than the walk date. Mr. Elliot said the beer gardens will run until the harvest festival in October. Chairman LaCamera said Harper Brewery will need to make sure the license is correct.

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

VOTED: To approve the one-day beer and wine licenses for Elliot Farm LLC on June 5, July 3, August 7 and September 4, 2022 from 5:00 PM to 8:00 PM.
Roll call vote: Member Carboni – aye; Member Fabian – aye and Chairman LaCamera – aye.

Discuss and possible vote on request from the Tuesday Club of Assonet to place a sign on Town Property for the annual Strawberry Festival

Chairman LaCamera said the Board had received a request from the Tuesday Club of Assonet to place a sign on Town property for the Annual Strawberry Festival on June 19, 2022.

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

VOTED: To allow for a sign to be placed at the intersection of Pickens and Precinct Street advertising the Annual Strawberry Festival on June 19, 2022.

Roll call vote: Member Carboni – aye; Member Fabian – aye and Chairman LaCamera – aye.

Discuss and schedule Select Board Meeting Dates for June, July and August

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

VOTED: To schedule the Select Board Meetings as May 16; May 23; June 13; June 27; July 11; July 25; and August 22, 2022.

Roll call vote: Member Carboni – aye; Member Fabian – aye and Chairman LaCamera – aye.

Member Carboni said she would like to go back to in person meetings beginning on May 23rd. Chairman LaCamera said he is okay going back in person as long as a hybrid option is available. Member Fabian was also okay with that . It was decided to begin the Select Board Meetings at 6:00 PM beginning with the May 23rd meeting.

New Business

Interim Council on Aging Director

Mr. Sky said he is requesting that Lori Fahey be appointed as Interim Council on Aging Director for a period not to exceed six (6) months at the starting salary rate of that position which is \$66,593 as of May 14, 2022. This is due to the resignation of Kelly Howley as Council on Aging Director. We may need temporary help to assist with the front counter.

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

VOTED: To appoint Lori Fahey as the Interim Director of the Council upon the departure of Kelly Howley for a period not to exceed six (6) months at a salary of \$66,593.

Roll call vote: Member Carboni – aye; Member Fabian – aye and Chairman LaCamera – aye.

Old Business

Member Carboni said based on the vote of the Town, we do have a current by-law in place. The advocates who supported the Community Preservation Act (CPA) have been very interested in getting the Committee up and running. We wouldn't be charging assessments until July 1st but there is no reason why we can't start the process to get a committee in place. Chairman LaCamera said we will be discussing this on May 23rd. Member Carboni said they are interested in getting some of the planning done, especially for the Lakeville Country Club property. Mr. Sky said he reached out to Town Counsel regarding the permissibility on issuance, as well as, CPA bond and if this effects the article. He received a response today; it is a bad idea to rush forth with a funding proposal before the Community Preservation Committee (CPC) does the work they are supposed to do, which is developing the plan, application and reaching out to stakeholders. The funds would not be available

until next year and the match won't come in until the fall of 2023. The bylaw makes it clear that CPC is to come to the Annual Town Meeting with funding proposals. So that would be in May of 2023 using the anticipated match from the State. Member Carboni asked about borrowing against future funds. Mr. Sky said you can anticipate ahead for borrowing, but Town Counsel's advice was that it would be putting the cart in front of the horse before the plan and application are in place. The CPC should be soliciting projects and recommending what the funds should go for. Does it make sense to designate all your open space money to one project. If you issue debt, you are locked into keeping the CPA in place for the length of the debt. It is general obligation debt and part of our debt limit. He discussed other funding information. Member Carboni said people are trying to develop financial streams to support the purchase price for the Lakeville Country Club.

Member Carboni asked if a plan was provided for what was planned for the site when Chairman LaCamera had met with the developer. Chairman LaCamera said they talked about a warehouse/distribution center. We discussed the problems with the first Purchase and Sale Agreement which was inaccurate. We asked them to come forward with a correct agreement. He would never accept a Site Plan; that is the Planning Board's purview. Member Carboni said she was wondering if they talked about their plans at that time for the property. Chairman LaCamera said that is what is says in the Purchase and Sale Agreement. We did speak about that he would not support any access on Crooked Lane or Clear Pond Road. They needed to figure out access for Route 18.

Member Fabian said our Town government works with a combination of volunteers and professional staff. Sometimes as volunteers we need to listen to the professionals. The staff feels that rushing the CPA is not the right thing. This was the third attempt to pass the CPA and it passed. We don't want to make quick decisions. We can work on alternate funding. She appreciates people's passion, but we need to listen to our professionals. Voters were told July 1st but now we want to drop a decision on this Town Meeting. People weren't expecting to make a funding decision until next year. We don't want to rush a massive decision like this, tying up money for 30 years. Member Carboni said it wouldn't necessarily be a rush and not listening to the professionals. Why did this come up so late when we knew about this in March. Member Fabian said the first Purchase and Sale Agreement was not a legitimate offer. Member Carboni said we should have had this on a meeting to let people know what is going on. We could have told people that we sent this to Town Counsel for review. We can get better bringing information forward in public meetings. Member Fabian said the last time this happened, we had an executive session to hash out the details. This time we skipped that step and we are finding out new things every day. Member Carboni said we had time to bring it to the public in March. Chairman LaCamera said the letter from Mr. Maksy was sent to our Town Boards. Everyone all got it on the same day. The Planning Board talked about it at one of their meetings and it wasn't on their agenda. We have to give it to the Board of Assessors and then back taxes are calculated. Then it goes to Town Counsel and it was a mess. Its not a good idea to bring a mess forward. Chairman LaCamera said residents are taking out their anger on the Board; where are the owners in this.

Member Carboni said we can get better on the timing. Member Fabian said the first two (2) or three (3) weeks were eaten up by the first agreement. Chairman LaCamera said some of the misinformation out there is atrocious. We are trying to provide any information we have. There is a public document request and we are not withholding any information. Member Carboni asked if the Select Board received one. Chairman LaCamera said yes from Heather Bodwell and John Jenkins to Nathan Darling, Ari Sky, Derek Maksy and himself. Chairman LaCamera said he has none. Member Fabian said why do we have the Planning Board on Facebook telling us they received it three (3) weeks later. Chairman LaCamera said the letter sent from Mr. Maksy was sent to the Planning Board.

Mr. Sky said he took the one we received and shared with the Board and Town Counsel. Mr. Resnick said the Planning Board did receive their agreement at the same time it was sent to the Select Board. That is why it was discussed at the meeting.

Any other business that can properly come before the Select Board

There was no Other Business discussed.

Adjournment

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

VOTED: To adjourn the Select Board Meeting at 9:18 PM
Roll call vote: Member Carboni – aye; Member Fabian– aye and Chairman LaCamera – aye.

Other Items

1. Cemetery Commission reorganization memo
2. Board of Health Reorganization memo

List of documents provided at the Select Board Meeting of April 25, 2022

1. Agenda sheet
2. Agenda sheet
3. Agenda sheet
4. Agenda sheet;
5. Agenda sheet;
6. Agenda sheet
7. Agenda sheet;
8. Agenda sheet;
9. Agenda sheet;
10. Agenda page;
11. Agenda page;
12. Agenda page;
13. Agenda page;
14. Agenda page
15. Agenda page;
16. Agenda page;
17. Agenda page;
18. Agenda page
19. Agenda page

TOWN OF LAKEVILLE
Select Board Meeting Minutes
May 16, 2022 – 6:00 PM
Apponequet Regional High School Auditorium

On May 16, 2022, the Select Board held a meeting at 6:00 PM at Apponequet Regional High School Auditorium. The meeting was called to order at 6:00 PM by Chairman LaCamera. Members present were Chairman LaCamera, Member Fabian and Member Carboni. Also present was Ari Sky, Town Administrator. LakeCAM was recording the meeting for broadcast.

Revisit and ratify vote from April 25, 2022 meeting to appoint Lori Fahey as Interim Council on Aging Director

Chairman LaCamera noted that the Board needed to ratify its vote from April 25, 2022 appointing Lori Fahey as Interim Council on Aging Director.

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

VOTED: To ratify the Select Board's vote of April 25, 2022 to appoint Lori Fahey as Interim Council on Aging Director.
Unanimous in favor.

Discuss and possible vote to approve request for a Part Time Temporary Clerk for the Council on Aging

Chairman LaCamera said the Board has received a request from the Human Resources Director to advertise for a Part Time Temporary Clerk for the Council on Aging while Lori Fahey is acting as Interim Council on Aging Director. The hourly rate would be \$19.58 per hour for a maximum of 19 hours per week.

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

VOTED: To approve the job description for a Part Time Temporary Clerk for the Council on Aging.
Unanimous in favor.

Discuss and possible vote as Wage & Personnel Board to approve the request from Lori Fahey to carry over an additional three (3) days of FY22 vacation time

Chairman LaCamera said a request had been received from Lori Fahey to carry over an additional three (3) days of FY22 vacation time. Member Carboni asked Ms. Fahey if this is her only remaining vacation time. Ms. Fahey said she does have some scheduled vacation time; these would be days not scheduled yet.

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

VOTED: To approve the request for Lori Fahey to carryover an additional 24 hours of FY22 vacation time.
Unanimous in favor.

Discuss request from Old Colony Elder Services to nominate a representative to serve on the Old Colony Elder Services Board of Directors

Chairman LaCamera said a request has been received from Old Colony Elder Services to nominate a representative to serve on the Old Colony Elder Services Board of Directors.

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

VOTED: To nominate Lori Fahey to serve on the Old Colony Elder Services Board of Directors for a term to expire June 30, 2023.
Unanimous in favor.

Discuss and possible vote to appoint Christina Cotsoridis as representative to the GATRA Board of Director

Chairman LaCamera said a memo was received from the Town Administrator requesting that Christina Cotsoridis be appointed as the Town's GATRA representative on the Board of Directors.

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

VOTED: To appoint Christina Cotsoridis as representative to the GATRA Board of Directors pending recruitment of a permanent director for the Council on Aging.
Unanimous in favor.

Discuss and possible vote to approve the Elliot Farm Walk for Hunger Event – June 5, 2022

Chairman LaCamera said the Board has received a request for the Elliot Farm Walk for Hunger Event to be held June 5, 2022. They have completed the Public Way Use application, which has been approved.

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

VOTED: To approve the June 5, 2022 Walk for Hunger Event for Elliot Farm.
Unanimous in favor.

Discuss and possible vote to approve Outdoor Entertainment Permits for The Back Nine Club for live music on Thursday-Saturday from 6-9 PM starting May 26, 2022 through October 15, 2022

Chairman LaCamera said the Back Nine Club has applied for outdoor entertainment permits for live music on Thursdays-Saturdays from 6:00 PM to 9:00 PM beginning May 26, 2022 through October 5, 2022.

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

VOTED: To approve the request for Outdoor Entertainment Permits for the Back Nine Club for live music on Thursdays through Saturdays from 6:00 PM to 9:00 PM, starting May 26, 2022 through October 15, 2022.
Unanimous in favor.

New Business

There was no New Business discussed.

Old Business

There was no Old Business discussed.

Any other business that can properly come before the Select Board

There was no Other Business discussed.

Attend Special and Annual Town Meetings

The Select Board attended the Special and Annual Town Meetings.

Adjournment

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

VOTED: To adjourn the Select Board Meeting at 10:17 PM.

Roll call vote: Member Carboni – aye; Member Fabian - aye and Chairman LaCamera – aye.

Other Items

1. Library Board of Directors Reorganization memo
2. Notice of reappointment of Jared Darling as Inspector of Animals from MDAR
3. Notice from Eversource Energy 2022 Energy Efficiency Reconciling Factors

List of documents provided at the Select Board Meeting of May 16, 2022

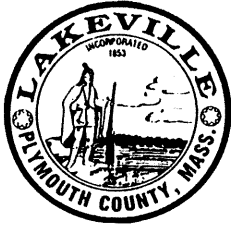
1. Agenda sheet
2. Agenda sheet; draft job description for Part Time Temporary Clerk
3. Agenda sheet; vacation time carryover request
4. Agenda sheet; letter from Old Colony Elder Services
5. Agenda sheet; memo from Town Administrator
6. Agenda sheet; Public Way License Application; information from Elliot Farm
7. Agenda sheet; outdoor entertainment permit application
8. Agenda sheet
9. Agenda page
10. Agenda page
11. Agenda page

**AGENDA ITEM #16
MAY 23, 2022**

NEW BUSINESS

Request from Open Space Committee to use Select Board SRPEDD
Municipal Assistance Hours

The Open Space Committee is requesting use of the remainder of the Select Board SRPEDD Municipal Assistance Hours to update maps in the Open Space Plan.



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

Date: May 18, 2022

To: Lakeville Select Board

From: Marc Resnick, Town Planner

Re: SEPEDD Hours

On behalf of the Open Space Committee, I am requesting to utilize the remainder of Lakeville's 2022 SRPEDD community assistance hours on the Lakeville Open Space and Recreation Plan. Specifically, the hours are necessary to update several of the required maps in the Plan. Many of the maps within the 2012 plan were created by SRPEDD and having them update these maps is most efficient way to finish this task. The committee does not have any funds to complete these maps.

AGENDA ITEM #17
MAY 23, 2022

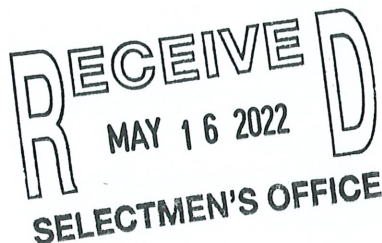
OLD BUSINESS

**AGENDA ITEM #18
MAY 23, 2022**

**ANY OTHER BUSINESS THAT CAN PROPERLY COME
BEFORE THE SELECT BOARD**

OTHER ITEMS

1. Letters from KP Law regarding rate increases
2. Flyer from South Coast Rail regarding Lakeville Community Meeting



May 13, 2022

Lauren F. Goldberg
lgoldberg@k-plaw.com

Mr. Ari J. Sky
Town Administrator
Lakeville Town Hall
346 Bedford Street
Lakeville, MA 02347

Re: Notice of Rate Increases

Dear Mr. Sky:

I am writing on behalf of the Firm's Management Committee to notify you of an upcoming rate change. We, like you, must address increasing operational costs due to the current economic climate, inflation and wage pressure and the need to attract and retain talent.

Effective July 1, 2022, the hourly rate for legal services will be \$220 for Town Counsel Services and \$200 for Board of Health Betterment Legal Services. Additionally, be informed that we will be charging higher rates for certain complex issues requiring a significant investment of time and specialized expertise, and for which specific appropriations are often made, as well as for those services that are often paid by an entity other than the Town. These "Specialty Legal Services" rates reflect the high demand for such services and the intensity of the work required to provide the same:

- comprehensive permit matters, including hearings, and similar matters paid for by third parties such as host community agreement negotiations and the like, and including any administrative or court appeals (\$360/hour if fees are not paid by municipality; or \$330/hour if paid by the municipality);
- comprehensive general or zoning bylaw revision or review and comprehensive form of government charter or special act adoption or amendment (\$300);
- cable television licensing (\$300); and
- bond counsel work (fees calculated based upon "standard" factors in the field).

As always, paralegal services will be billed at one-half the quoted attorney rate and we will continue to pass through to you disbursements and other costs incurred by the Firm on your behalf.

We are confident that the rates we have developed provide the Town with tremendous value reflective of our commitment to public sector work and our vast experience with the many legal issues faced by cities and towns.



Mr. Ari J. Sky
Town Administrator
May 13, 2022
Page 2

Finally, this is to notify you that since Covid began, we have not passed along any in-house copying charges and only limited postage charges. In FY 2023, we will continue this practice and will not pass through any charges for in-house copying and postage.

The Firm very much appreciates and values our relationship with the Town. Please call or e-mail me at your convenience with any further questions.

Very truly yours,

A handwritten signature in blue ink that reads "Lauren F. Goldberg".

Lauren F. Goldberg

LFG/aem
813827/KP/0017

RECEIVED
MAY 18 2022
SELECTMEN'S OFFICE

101 Arch Street, Boston, MA 02110
Tel: 617.556.0007 | Fax: 617.654.1735
www.k-plaw.com

May 16, 2022

Lauren F. Goldberg
lgoldberg@k-plaw.com

Mr. Ari J. Sky
Town Administrator
Lakeville Town Hall
346 Bedford Street
Lakeville, MA 02347

Ms. Ericka Correia
Treasurer/Collector
Lakeville Town Hall
346 Bedford Street
Lakeville, MA 02347

Re: Notice of Rate Increase

Dear Mr. Sky and Ms. Correia:

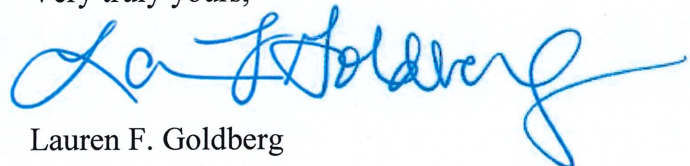
I am writing on behalf of the Management Committee to notify you of an upcoming rate change. We, like you, must address increasing operational costs due to the current economic climate, inflation and wage pressure and the need to attract and retain talent.

Effective July 1, 2022, we will be raising our blended rate for Tax Title legal services to \$160.00 per hour.

Finally, this is to notify you that since Covid began, we have not passed along any in-house copying charges and only limited postage charges. In FY 2023, we will continue this practice and will not pass through any charges for in-house copying and postage.

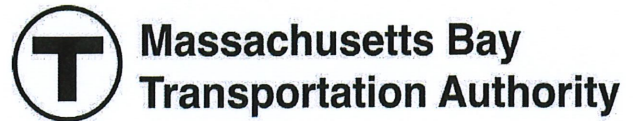
The firm very much appreciates and values our relationship. Should you have further questions, please contact Thomas W. McEnaney (tmcenaney@k-plaw.com) or me at 617-556-0007 (press 9999 if a code is requested).

Very truly yours,



Lauren F. Goldberg

LFG/aem
810554/KP/0017



Join the MBTA for a
Lakeville Community Meeting
on the South Coast Rail Project

DATE: Thursday, June 9, 2022

TIME: 6:00 PM

LOCATION: Lakeville Public Library

You are invited to join the Massachusetts Bay Transportation Authority (MBTA) for a **LAKEVILLE COMMUNITY MEETING** on the South Coast Rail Project. The project team will present an update on Phase 1 construction, including progress on stations and layovers. Following the presentation, the team will be available to answer questions.

Please join us in the Community Meeting Room at Lakeville Public Library, 4 Precinct Street, Lakeville.

For more information about South Coast Rail, visit the website:

www.mbta.com/southcoastrail

Please contact the project team with any questions at

SouthCoastRail@dot.state.ma.us

*This is **one of a series of community meetings** that will be hosted by the MBTA. Future meetings in other communities will be announced via email updates and on the project website, www.mbta.com/southcoastrail.*

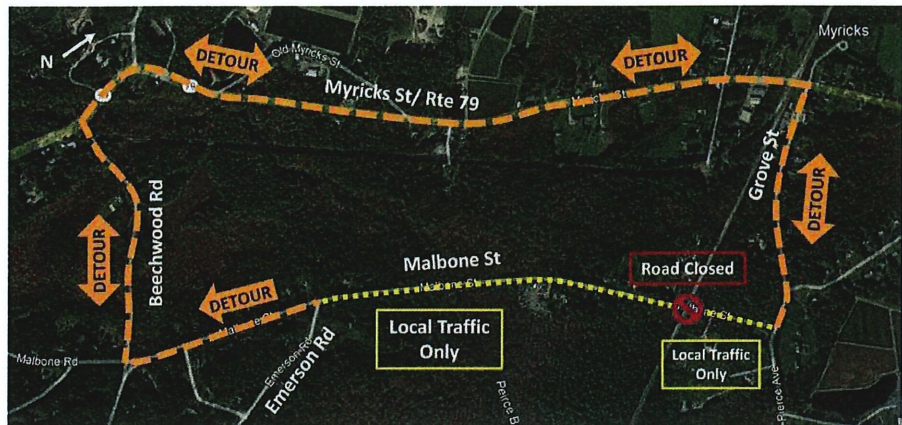
This meeting is accessible to people with disabilities and those with limited proficiency in English. Accessibility accommodations and language services will be provided free of charge, upon request, as available. Such services include documents in alternate formats, translated documents, and interpreters. For more information or to request a reasonable accommodation and/or language services, please email SouthCoastRail@dot.state.ma.us by May 31, 2022.

Berkley and Lakeville Railroad Grade Crossing Detours for June 2022

Malbone Street Crossing, Lakeville

Single Lane Closure:
Monday, June 6 to
Wednesday, June 8

Full Road Closure:
Thursday, June 9 to
Monday, June 13,
24-hours/day



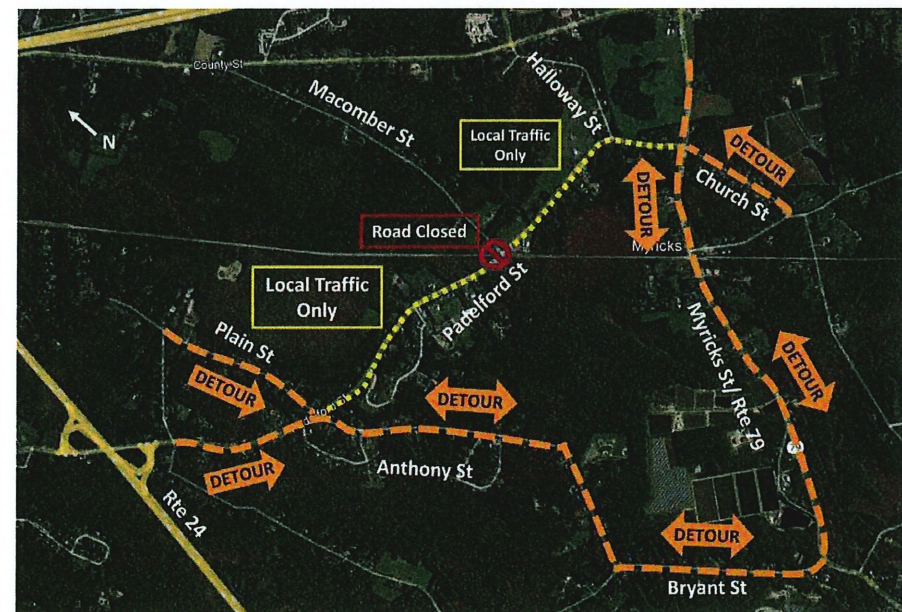
Myricks Street Crossing, Berkley

Full Road Closure:
Monday, June 13 to
Monday, June 20,
24-hours/day

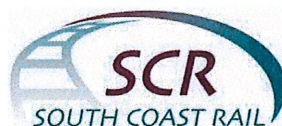


Padelford Street Crossing, Berkley

Full Road Closure:
Thursday, June 23 to
Monday, June 27,
24-hours/day



For project information & updates: www.mbta.com/southcoastrail



Massachusetts Bay
Transportation Authority