

TOWN OF LAKEVILLE MEETING POSTING & AGENDA

*Town Clerk's Time Stamp
received & posted:*

*48-hr notice effective
when time stamped*

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

Name of Board or Committee:	<u>Select Board</u>
Date & Time of Meeting:	<u>Monday, May 6, 2024 @ 5:30 PM</u>
Location of Meeting:	<u>Lakeville Police Station</u> <u>323 Bedford Street</u>
Clerk/Board Member posting notice:	<u>Tracie Craig-McGee</u>

Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

PLEASE ASK IF ANYONE IS RECORDING THE MEETING AND ANNOUNCE THAT LAKECAM IS RECORDING

A G E N D A

1. Call to Order
2. Pledge of Allegiance
3. Select Board Announcements
4. Town Administrator's Report
5. Discuss and possible vote to approve Select Board Meeting Minutes of April 17, 2024 and April 18, 2024
6. Revisit update and possible vote on American Recovery Plan Act capital item requests
7. Discuss and possible vote to fund four (4) firefighters with American Recovery Plan Act funds in FY25
8. Discuss request from MassHousing for comments in regards to proposed development located at 43 Main Street
9. Discuss and possible vote to place articles on Annual and Special Town Meeting Warrants and vote to approve the Warrants
10. Discuss Select Board hours at the Senior Center
11. Discuss Wage and Classification Study
12. Discuss and possible vote to approve revised Town Administrator job description
13. Discuss and possible vote on Town Administrator salary
14. Discuss and possible vote to approve revised Town Administrator job posting
15. Discuss and possible vote to approve revised Community Profile
16. Discuss and possible vote on whether Clear Pond Park will be open to Lakeville residents only
17. Request from Planning Board to review revised Site Plan for 2 & 4 Bedford Street
18. Discuss and possible vote to appoint a representative and alternate to Joint Transportation Planning Group

19. Discuss and possible vote on request from the Tuesday Club of Assonet to place a sign on Town Property for the Annual Strawberry Festival
20. Building Committee Updates:
 - a. Senior Center Feasibility
 - b. Fire Station Building Committee
 - c. Old Colony Regional Vocational Technical Building Committee
 - d. Town Administrator Search Committee
21. New Business
22. Old Business:
 - a. Schedule goal setting workshop – proposed dates of
 - b. Revisit and possible vote to publish entire warrant in the Nemasket Week
23. Announce next Select Board meeting date – May 20, 2024 at 5:30 PM
24. Correspondence

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

AGENDA ITEM # 1
MAY 6,2024

CALL TO ORDER

**AGENDA ITEM #2
MAY 6, 2024**

PLEDGE OF ALLEGIANCE

AGENDA ITEM #3 MAY 6, 2024

SELECT BOARD ANNOUNCEMENTS

There is a Beautification Project being planned for Assawompset School which includes purchasing mulch and plantings for the entrance side of the building and plants for the barrels on the front lawn. Donations are being sought for the cost of the materials. Anyone looking to donate can mail it to Assawompset PTO, 232 Main Street, Lakeville MA 02347 and note Flowers and Mulch Project on the check.

They are also seeking volunteers to help spread the mulch. A date will be announced in the future.

The Treasurer/Collector would like to remind residents that 4th quarter real estate taxes are due on May 1, 2024.

Transfer Station stickers will be available for purchase on Tuesday, April 16th. Contact the DPW office with any questions - 508-947-9521.

The DPW has scheduled a Hazardous Waste Day on May 18, 2024 to be held at the Transfer Station. Please visit the Town's website at www.lakevillema.org for details under the Home Page News tab.

List of vacancies: Cable Advisory Committee; Cemetery Commission (elected); Energy Advisory Committee; Park Commission (elected); Lakeville Arts Council; and Open Space Committee.

Fun fact:

Assawompset Pond (across from the Lakeville Town Offices) is the largest natural lake in Massachusetts covering 2,404 acres (4 square miles). Long Pond is the third largest natural lake in Massachusetts covering 1,721 acres.

**AGENDA ITEM #4
MAY 6, 2024**

INTERIM TOWN ADMINISTRATOR REPORT

Please see attached.



TOWN OF LAKEVILLE

Town Administrator's Office

346 Bedford Street
Lakeville, MA 02347
(508) 946-8803

Project Team for Capital Projects/Equipment over \$5,000.

- Following the Select Board meeting of April 22, 2024 a working group consisting of the Interim Town Administrator, Building Commissioner, Facilities Director, DPW Director and Assistant to the Town Administrator was assembled to review the list of current projects, discuss centralizing the oversight of those projects, and map the process by which the status of each project would be reported to the Select Board.
- The working group agreed to meet monthly to review the current list of projects and the Town Administrator's Office will provide support to advance projects once procurement has been completed.
 - The Interim Town Administrator will also provide updates to the Select Board monthly by way of an excel document that will provide a brief status report on each project following those meetings.



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

Interim Town Administrator's Report
April 22, 2024 – May 2, 2024

Meetings with Department Heads

- 1. Accountant**
 - a. FY25 Budget
 - b. ARPA
 - c. ATM & STM Warrants
- 2. Building Commissioner, Facilities Manager, DPW Director, Assistant to the TA**
 - a. Project Team
 - b. Projects
 - c. Select Board Meeting
- 3. Chairman, Board of Assessors**
 - a. Overlay Surplus
- 4. DPW Director**
 - a. Staffing
- 5. Select Board Member Brian Day**
 - a. IT Services RFP
- 6. Chief O'Brien**
 - a. Access to Betty's Neck
- 7. Accountant**
 - a. FY25 Budget Update
 - b. Gift Accounts
 - c. ARPA
 - d. School Transportation
- 8. Building Commissioner, Facilities Manager**
 - a. ADA Compliance
 - b. Projects
 - c. Funding
- 9. Select Board Member Day, Chairman of the Board of Assessors, Representative of RRG, Assistant to the TA**
 - a. Review of Chapter 61 Right of First Refusal Policy
 - b. Land Acquisition Committee

Meetings with Town Personnel (Non-Department Heads)

None

Meetings/Telephone Calls/Zoom Meetings with Non-Town Personnel

1. Discussion on the Town Administrator search with representatives of Municipal Recruitment, Inc.
2. Discussion on Property Liability Insurance with a representative of World Associates, LLC
3. Discussion on the redevelopment of 43 Main Street with representatives of Rhino Capital, SB Chairperson Carboni, SB Member Day, PB Chairperson MacEachern and Building Commissioner Darling
 - a. Project Update
 - b. Project Milestones
 - c. MEPA Filing
 - d. Local Permitting
 - e. Infrastructure
 - f. Fiscal Impact Study
4. Discussion on community outreach of the proposed new fire station with representatives of Pomroy Associates, Saccoccio & Associates, Select Board Chairperson Carboni, Fire Chief O'Brien and Building Commissioner Darling
5. Discussion on Plymouth County eligible ARPA projects with representatives of CLA Connect Accounting Firm and the Assistant to the Town Administrator
 - a. Eligibility guidelines
 - b. Projects
 - c. Next Steps
6. Discussion with Senator Michael Rodrigues on local priority projects
 - a. Capital Projects
 - b. FY25 State Budget

Building Committee

1. Fire Station
 - a. Project Update
 - b. Annual Town Meeting
 - c. Community Outreach

Committees

None

**AGENDA ITEM #5
MAY 6, 2024**

**DISCUSS AND POSSIBLE VOTE TO APPROVE SELECT
BOARD MEETING MINUTES OF APRIL 17, 2024**

PROPOSED MOTION: To approve the Select Board Minutes of (date) as presented (or amended).

TOWN OF LAKEVILLE
Select Board Meeting Minutes
April 17, 2024 – 5:30 PM

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

On April 17, 2024, the Select Board held a meeting at 5:30 PM at the Lakeville Police Station Meeting Room. The meeting was called to order at 5:30 PM by Chair Carboni. Members present were Chair Carboni, Member Fabian, Member Day and Member Donahue. Member Candito was attending remotely. Also present was Robert Nunes, Interim Town Administrator, Todd Hassett, Town Accountant, and Tracie Craig-McGee, Executive Assistant to the Select Board and Town Administrator. LakeCAM was recording the meeting for broadcast.

Also present for the meeting were Finance Committee Members: Darren Beals, Lawrence Kostant and Chairman Christopher Plonka. Finance Committee Chairman Plonka called their meeting to order at 5:32 PM.

FY25 Proposed Budget Overview/Update with the following Departments:

Animal Control

David Frates, Animal Control Officer, was present for the discussion. Mr. Frates said he has asked for a new truck to replace the 2002 truck he has due to the frame rotting away. Member Fabian noted that in the last couple of years there has been work done at the shelter and it looks pretty good. The vehicle is his only capital request. Chair Carboni said it looks like there is not much change in the budget and reviewed Mr. Frates' accomplishments for the year.

Town Administrator

Robert Nunes, Interim Town Administrator, was present for the discussion. Mr. Nunes said the Town Administrator's budget funded the five (5) Select Board members. There is \$165,000 for the new Town Administrator, subject to negotiations and a minimal increase to the bottom line. Mr. Hassett said the first line under Select Board expense is up \$10,000 because every other year we need an independent actuarial study done. We are subject to additional audit expenses regarding our Federal Aid through the ARPA program. Chair Carboni asked if the Town is in line with the \$75,000 for FY24. Mr. Hassett said we will likely need a transfer; have about \$16,000 left. Member Fabian said the Board should talk about the Town Administrator proposed salary. Chair Carboni reviewed the accomplishments for the year.

Mr. Beals said there is a big decrease in other contracted services. Mr. Nunes said he cut contracted services. Mr. Beals asked if that is for land lines. Mr. Hassett said he will ask the IT Director. Member Day said there is a redundant line at Town Hall so that may be it. Member Day said the Board discussed potentially having Town Counsel put on two (2) classes next year. Where would that come from? Chair Carboni said we will find out what the cost will be for Town Counsel to come in for those classes. Member Fabian said we get two (2) free every year. Mr. Kostant

said in other general government, the line for electricity and fuel is zeroed out. Mr. Hassett said we combined the utilities for Town Hall, Old Town house and Inspectional Services. Finance Chairman Plonka said the reserve fund was cut to \$75,000. Mr. Hassett said the Board does have an older policy that the reserve fund should be funded between \$100,000 to \$300,000. In recent years, State law has changed and allowed departmental transfers between May 1st to mid-July. We didn't have that several years ago, so our rationale was the extraordinary need from the reserve fund has diminished. The Board can consider moving this up to \$100,000, which is the policy minimum. Member Fabian said now that we can move between the lines we should look at the policy. Mr. Hassett said he has done a preliminary listing on needs for this year for transfer; there is about eight (8) items, one of which we have submitted a reserve fund transfer for. The other seven (7) we have funding from other budgets. At this time, we don't anticipate using more than \$11,000. Mr. Nunes said that \$11,000 is for the MRI Contract for the Town Administrator search. Finance Committee Chairman Plonka said the Finance Committee tabled this from the last meeting as we had a few questions.

Treasurer/Collector

Erika Correia, Treasurer/Tax Collector was present for the discussion. Ms. Correia said the salaries are either COLA or step increases. Under expenses: the banking services and printing costs have increased. We are using a new financial advisor which is a bit costlier. Chair Carboni reviewed the accomplishments. Mr. Beals asked about the Assistant Treasurer salary. Mr. Hassett said this year's budget the salary was put in a step lower than it should have been. It is underfunded this year, but properly funded for next year.

Town Clerk

Lillian Drane, Town Clerk, was present for the discussion. Ms. Drane said the Assistant Town Clerk stayed at Grade c, Step 6 with an increase. She has increased her wage line due to the election workers coming in to assist with vote by mail. Other contracted services had to be increased for shredding on site. She inherited the King Information System, where everything has been organized. They will come in and destroy things that need to go after retention is met. Her voting equipment expense had to increase for seven (7) poll pads and maintenance for six (6) voting machines. They are at least six (6) years old and will need to be replaced. Her registration fee went up, and there is a small increase in printing and paper. Mr. Hassett said we handed out a revised numbers list sheet tonight and there is a \$22,000 part time clerk was added to support the Town Clerk. That is a direct reduction in the floater position in Human Resources. Mr. Beals asked if that was permanent part time. Mr. Hassett said yes. Member Candito asked is the clerk strictly dedicated to the Town Clerk's Office. Mr. Hassett said yes. Ms. Drane said this is something that she was looking for four (4) years ago. Going forward her office is in good shape. Member Day asked about the ARPA capital project request. Ms. Drane said the tabulators are on top of the voting boxes. In 2030 we will have a 4th precinct. The machines are at the end of their life span. The new machines are faster with longer lasting batteries. Member Day asked if they should that be in the capital plan. Ms. Drane said she added it to ARPA. Member Day asked if ARPA doesn't work out, should we add them to the capital plan.

Ms. Drane said Ms. Marshall shared with her a comparison of the pay for Department Heads and Assistants. Her pay has not increased for 10 years; there has only been a COLA increase. Her requested pay increase is close to a 25% increase to keep it in line with the Department Heads. If you look at the population of other towns, their salaries are in the \$90,000s. She is bringing 10 years of experience and State and nationwide certifications. The complexity of her job has increased. In 2022 she brought forward for her position to be appointed and that needs to be looked at due to the complexity of the job. Looking at the past four (4) to five (5) years, you have attracted new employees with higher pay rates, but what about the people doing the job for a while. The class and compensation study was done in August last year, but she doesn't know where we stand with that. She has been a dedicated employee for 24 years and Town Clerk for 10 years. Every year she has asked for an increase, but it is told not this year, although others have received increases. It is time for her this year and feels she has been left behind.

Member Donahue said your pay seems rather low. Are you considering a warrant article regarding an appointed Town Clerk? Ms. Drane said maybe in the fall or April of next year. Member Day said there is definitely a discrepancy from a lot of other department heads and we all see you at Town Hall at nights or on weekends. He would like to discuss fixing this, perhaps spreading the increase out. Member Candito said she would like to see the study in order to see what it came up with for numbers and if we have something that we need to address we should be moving forward as soon as possible. Chair Carboni reviewed the Town Clerk's Office accomplishments.

Human Resources

Lacey Marshall, Human Resources Director, was present for the discussion. Ms. Marshall said salary increases was a step and COLA for the assistant and a 3% COLA for her. She has moved \$22,000 into the Town Clerk's budget for the part time clerk and there is \$8,000 for floaters in Human Resources. Payroll services was \$12,000; she put \$2,000 in to upgrade the services and databases. She listed the services that are under Contracted Service. Under training, her assistant is going to class in September and she is going to training herself. Postage has increased. Advertising went down as she is using LinkedIn; social media and the Town website. She left \$5,000 in for the Town Administrator Search. Office supplies is low, but she is hoping that is where they will stay. She left in state travel for training. Mr. Hassett said the expense budget in FY23 was larger for the classification and compensation study for \$25,000. Member Day asked why we carry a line item for office supplies for each department. Mr. Hassett said there are shared services for copiers, but for State reporting we have to report at a Department level. Ms. Marshall said in her budget she has enough money for the part time clerk for the Town Clerk's Office to start in FY24 and in FY25 that funding can be switched to the Town Clerk so she doesn't have to wait until July to hire. Mr. Hassett said the only risk is not getting the funding from Town Meeting. Chair Carboni reviewed the Department's accomplishments. The monthly newsletter should be added.

Veterans

Wilford Corey, Veterans' Agent, was present for the discussion. Mr. Corey said he used last year's budget to go from. He put in enhancements; his position should have 24 hours per week.

Lakeville is at the point with 375 more veterans that you would need a full time Veterans Agent. He will be retiring and will work until the start of August. Working with the State and Federal procedures is getting ridiculous. It takes 2/3 times the time to do the same job. Chair Carboni said you are recommending the hours for that position be increased to at least 24. Mr. Corey said once the population hits 12,000 it is State law for a full-time agent. Member Fabian asked is that regardless of the number of veterans. Mr. Corey said you could work with another Town to do a district position. Chair Carboni said it is hard to find a Veterans' Service Officer. Member Fabian said you must be a veteran. Mr. Corey said they must be certified as well. You could hire someone to get certified. Mr. Corey was thanked for his work with veterans. Member Day asked about the money from last year for the grave markers. Mr. Corey said he will be getting an invoice for that and will have them by the time he needs them. Chair Carboni said this is to replace those that needed replacement and new ones. Mr. Corey said there are locks on a few cemeteries so we can't get in there. He could use a key. Chair Carboni asked about the databases. Mr. Corey said the Federal government is going into a different system, so he has been using mail for the past year. They are supposed to have it straightened out. The State's system is ridiculous and is problematic and they are requiring more information. Chair Carboni spoke about the Agent's accomplishments.

Council on Aging

Lori Fahey, Council on Aging Director, was present for the discussion. Ms. Fahey said she has two (2) full time staff; three (3) part time van drivers and shares a part time outreach worker and two (2) volunteer SHINE counselors. Expense is level funded with no changes. The salaries show contractual step and COLA raises. She handed out a packet regarding enhancement requests. There is an enhancement for the Administrative Assistant; she is requesting a level increase from Level 2, Step 6 to Level 1, Step 5. The increase allows here another year with a step raise. She reviewed her reasoning for the level increase for her assistant and discussed the FY25 enhancement request form. She reviewed the justification for her own salary enhancement request. Member Fabian said there has not been a change in salary for a bit and as we hire new Department Heads, Ms. Fahey's salary has lagged behind. Member Day said Ms. Fahey was a bit of a victim of the previous Director's salary being too low and it was never reviewed. Member Fabian said the previous Director was given a \$5,000 increase and it is still low. Member Day asked about outreach worker. Ms. Fahey said in the previous year the grant money was used up. This year she requested additional funds. Mr. Hassett said we were at risk at not having the grant renewed, so we funded this line. Most of the outreach worker costs are funded by the State so we don't need the amount that we have in there. Ms. Fahey said we share the worker with Berkley and consortiums usually get the grant funding. Finance Committee Chairman Plonka asked are we allowed to reallocate the funds to cover other salaries. Mr. Hassett said the grant is very restrictive and only to be used for outreach. Member Fabian said she has been working with Ms. Fahey very closely and she has identified sources for funding. Ms. Fahey said formula grant funding was \$14.00 per senior and there are talks of \$15.00 per senior. This money has to benefit the seniors directly.

Member Day said do we anticipate an opportunity to review the classification and compensation study before the budget books are done for Town Meeting. Department Heads were told not to ask for enhancements, so we may get more. Mr. Hassett said we encouraged

enhancements, but told people it was going to be a tight year, but share with the Board what you would like. Mr. Nunes said at a Department Head meeting several weeks ago, he told Department Heads to advocate for their Departments. We have been working on the food pantry extension and \$250,000 has been approved from ARPA. Ms. Fahey said we can use the LeBaron fund with a balance of \$100,000 and formula grant moneys as long as it benefits the seniors. here should be plenty to construct and furnish a food pantry. The previous food pantry was in the custodial closet in the middle of the great room and did not offer any privacy. She hopes that the door on the outside will be locked with a doorbell or appointments will be made for the food pantry. The Friends of the Senior Center are willing to supply a refrigerator/freezer. Member Fabian said seniors are very proud and we need to respect their dignity and she wants people that are struggling to come forward. Ms. Fahey said we had 42 recipients of brown bags in the program before it was stopped. We would be able to start our brown bag program again once a month with the food pantry. Finance Committee Chairman Plonka asked about the funding. Ms. Fahey said she applied for ARPA funding for the construction. She has already spoken to another food pantry worker on doing food drives and we will use the Friends Group. Member Day asked do we need to talk about the assistant's increase now or in the future. Chair Carboni said at a future meeting. She spoke about the accomplishments at the senior center.

Fire Department

Michael O'Brien, Fire Chief, was present for the discussion. Chief O'Brien said salary and wages represents 90% of the budget. There are contractual increases and non-union increases and when salary changes, bonuses and overtime rates change. The budget that is submitted reflects the direct changes and we have trouble with the overtime and we correct programs. This past year, the Select Board was supportive and provided four (4) additional posting using ARPA funds. This budget is destined to be different. It is an analytical in nature budget. His takeaway was that he wanted to right size his budget and make it realistic and have a predictable number. Call volume is the #1 driver; staffing turnover also affects overtime expense, as well as, multiple calls. He does not have a sample size that is measurable; it is too small so he doesn't know what the savings will be. He is caught in limbo to make budget changes on a 3-month sample. Early reviews are positive; reduction in overtime for holidays and call back. If we have a long-term injury or a resignation, savings evaporate. He doesn't spend for the budget; he spends to the mission to protect lives and save property. He will work hard to provide surplus, but doesn't have enough data yet to provide a budget with certainty. He is asking for patience for a good data set and a good situational awareness to make a decent budget that is predictable. Member Candito said overtime has always been a black hole in the budget as it is dictated by necessity. When you spoke to the Select Board about the SAFER Grant and addition of staff, you said this would have a mitigating effect on the overtime. Did you have a new policy put into place in order to ensure you are able to deliver on asking for the new positions. Chief O'Brien said in the past, he maintained three (3) people on duty. Prior to the addition of the new position, anytime someone was absent, it cost overtime. Our off-duty personnel cannot reset and recuperate. With four (4) people on, not every sick day or injury or day off means overtime. It shows a 30% reduction, but there are so many other variables. Additional employees require additional benefits. There will be savings to the Town to help offset the cost of additional employees, but it is just a guess. He needs to analyze this and get it right. Member Candito asked it is the policy now only to replace three (3) employees and not the fourth when on duty. Chief O'Brien said yes. Member Candito said we didn't delve

in to the how it was achieved, but a policy gets us closer to the goals. Member Fabian said the Chief has done a very good job alerting the Board on large incidents in Town, especially with mutual aid. The fact that the fire last weekend did not spread to the adjacent duplex unit has a savings associated with it. When you get to a fire attacking it with four (4) people, the responsibility is on us to try to fund these positions going forward. Chief O'Brien said operationally it has been huge. Member Fabian said hope we get to the point where we see savings. Chief O'Brien said if multiple calls happen, we can now handle two (2) basic calls at the same time or one (1) major call.

Member Fabian said the Town received some opioid settlement money. There is an increase in EMS Supplies. Mr. Hassett said the Town received \$10,000. Member Fabian said is that money being applied anywhere. Mr. Nunes said met with Chiefs and Health Agent. Chief O'Brien came forth with a plan to expend \$5-6,000 to use some of the money prior to June 30th. Chief O'Brien said there is a medication we added to our protocol for overdoses. It takes away those symptoms so they are more likely to consent to treatment. He also wanted to fund leave behind Narcan when we leave the scene. That allows us to give a caretaker Narcan in case of another overdose. We would need approval from our local medical director to purchase the drug and do in service training. Member Donahue asked about contract specialization? Chief O'Brien said there are EMT bonus for the level of medical training: Basic EMT, Paramedic and Community Para Medicine. We are able to do medical screening. Member Donahue asked about a cap. Chief O'Brien said it is based on base pay. All of our employees are required to become paramedics. Member Donahue asked about the increase of \$20,000 per year. Chief O'Brien said it depends on the pay rates. It does not capture the four (4) new employees. When they are brought in there would be an adjustment. A discussion occurred regarding community para medicine and the cost and liability to the Town.

Member Day said on overtime FY 24 says \$150,000 but the budget before was \$110,000. Is it going to be \$150,000? Mr. Hassett said there was an amendment to the budget in the fall. When the tax rate was set that is where we say this is our original budget. There is always some budget that requires adjustment. Don't go by Annual Town Meeting; wait until we set the tax rate. Member Day said the last report said \$101,000 was spent by the end of March, which was 67%. He wanted to see a benefit in the budget. He recommends moving \$25,000 to the reserve fund with the policy that the Chief may have to come back. Chief O'Brien said he has not considered the specialization bonus for paramedics or if he loses an employee. His spending is based on the need to get out the door and do the job. He won't put people on or call people back in because he has money left. If you think the trends and data is adequate to make that sort of cut, he can't guarantee he won't be back looking for money. The mission is what drives the budget. Member Day said his recommendation is to deduct \$25,000 and put it into the reserve fund to see if the additional employees affect the budget. Chief O'Brien said he wants one year of wiggle room to figure out the budget. Chair Carboni said if we do end up moving the money into the reserve fund, we will be able to monitor it. When you are recruiting to fill positions, what is the level of training they have? Your line for training has gone up. Are we funding the Fire Academy? We did a payback program. Chief O'Brien said that became an obstacle to recruitment and retention and some did not accept the position. We don't have that many paramedics available. Member Fabian said we don't want them coming here to be educated and then leave. Chief O'Brien said in a normal job market it is beneficial, but in this job market it is an obstacle. Chair Carboni said

it seems that we may need to take a step back and look at the current situation for hiring. If this is what the market is looking for, what do we need to do to adjust to be able to attract candidates. Member Fabian said maybe it is time to revisit that; it is a 50/50 shot on whether they will stay. So many were leaving when we paid for training. Chief O'Brien said the academy is free; the cost is covering their position. That has been decreased by the staffing you gave me. The line item is overtime for training. Once a month the call firefighters and firefighters are paid 1.5 times for training. That line item has been stagnant for a time and the line item is out of whack to keep pace with the pay rates. That change is internal, taking away from call firefighter callback so that line has been reduced and been moved to training. Member Candito said there are incentives for training for different levels for continuous education. Chief O'Brien said there is a degree incentive; NFA certification incentive; and a sick leave bonus for not using it. Firefighters don't lose retirement time when they leave a Town. Towns bring them in at the same pay right and carry over retirement. Our Town does not pay for paramedic training and they must complete it within 24 months or they are dismissed. Our expense for new employees is equipment and covering shifts while someone is at the academy. Traditionally this was very impactful, but the expense has become significantly less.

Mr. Nunes asked about the ambulance fee estimate of \$1,000,000 a year. Chief O'Brien said we will hit \$1,000,000. The Board asked to reduce the number of trips of our ambulance going out of town, especially to Middleborough. When we revealed to Middleborough the revenue we made off of their residents, the private company they employ added another ambulance. We are down about 45% in our trips to Middleborough, but that is a significant loss to the revenue. We received a rate change and a rate change from the State in Medicare. Member Donahue asked would a successful community paramedic program reduce the ambulance revenue. Chief O'Brien said it would reduce the number of transports and workload, but it has to generate revenue. Chair Carboni reviewed the Department accomplishments. Chief O'Brien said we are on pace to have \$2 million in grant opportunities before the end of the year. Member Candito asked who was the primary grant writer. Chief O'Brien said Lt. Silvia works on Federal grants and he does the State applications.

New Business

Chair Carboni noted the budget meeting on April 18th and the Departments being discussed.

Old Business

There was no Old Business discussed.

Finance Committee Business

Reserve Fund Transfer

Finance Committee Chairman Plonka said there is a request to transfer \$11,000 from the Reserve Fund to cover the costs associated with the Town Administrator Search. Mr. Kostant asked why can't we do the search. Mr. Nunes said many communities hire search firms as they have a network and a larger outreach and contacts. We did solicit proposals and received two (2)

proposals and MRI was the low bidder. It is expensive, but they put in a lot of time. Member Fabian said it is really time restrictive to review 50 resumes. They go in and do the first look. The last time the applicants were reduced to 15-18. They will do a first interview and help with background checks and assign essay questions so you get a lot of information from those questions that you might not capture in an interview. Member Day said they know the current market and give salary information. They are also talking to people who may be looking. They cut down on so much legwork that we don't have time for. Member Candito said they also provide an unbiased opinion of the candidate. Mr. Kostant said they are still presenting multiple candidates. He sees this as a skilled survey situation. Member Fabian said they also attend the actual interviews and stress an equitable search. Chair Carboni said the pool of candidates is shallow. We want to make sure that the people that know the market can ask the question if they are interested. Member Day said they have a guarantee in case the applicant chosen doesn't stay for a certain time.

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

VOTED: To approve the transfer of \$11,000 from the Reserve Fund.
Unanimous in favor.

Discuss possible vote for April 3, 2024 meeting minutes

This item was tabled.

Adjournment

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

VOTED: To adjourn the Finance Committee Meeting at 8:05 PM.
Unanimous in favor.

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

VOTED: To adjourn the Select Board Meeting at 8:06 PM.
Unanimous in favor.

List of documents provided at the Select Board Meeting of April 17, 2024

1. Agenda page

**AGENDA ITEM #6
MAY 6, 2024**

**REVISIT UPDATE AND POSSIBLE VOTE ON AMERICAN
RECOVERY PLAN ACT CAPITAL ITEM REQUESTS**

The Interim Town Administrator will update the Board.

**AGENDA ITEM #7
MAY 6, 2024**

**DISCUSS AND POSSIBLE VOTE TO FUND FOUR (4)
FIREFIGHTERS WITH AMERICAN RESCUE PLAN ACT
FUNDS IN FY25**

Attached is information from the Fire Chief regarding the funding amount for the four (4) firefighters.

Please find the requested ARPA cost for the 4 firefighters for next fiscal year.

7/1/2024 - 12/31/2024 (FY25)				
	Hourly rate	Pay Period	13.2 pay periods	
Firefighter salary	\$ 24.53	\$ 2,060.52	\$ 27,198.86	\$ 108,795.46
Medic Bonus	\$ 5.49	\$ 461.16	\$ 6,087.31	\$ 24,349.25
total salary expence:				\$ 133,144.70
1/1/2025 - 6/30/2025 (FY25)				
	Hourly rate	Pay Period	13.1 pay periods	
Firefighter salary	\$ 24.96	\$ 2,096.64	\$ 27,465.98	\$ 109,863.94
Medic Bonus	\$ 5.49	\$ 461.16	\$ 6,041.20	\$ 24,164.78
total salary expence:				\$ 134,028.72
FY25 total salary expence:				\$ 267,173.42

These figures are aggressive; they account for contractual obligations and assume that all firefighters will have their medic licenses.

Thank you,

Mike

Michael P. O'Brien

FIRE CHIEF
LAKEVILLE FIRE DEPARTMENT
 346 Bedford Street
 Lakeville, MA 02347
 PH 508-947-4121



**AGENDA ITEM #8
MAY 6, 2024**

**DISCUSS REQUEST FROM MASSHOUSING FOR
COMMENTS IN REGARDS TO PROPOSED DEVELOPMENT
LOCATED AT 43 MAIN STREET**

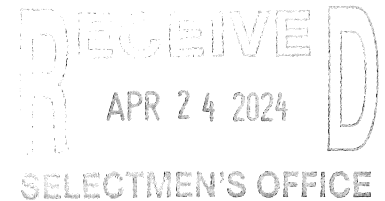
Attached is a letter from MassHousing regarding 43 Main Street proposed 40B.

Comments are being asked for by May 16, 2024.



Massachusetts Housing Finance Agency
One Beacon Street Boston, MA 02108

Tel: 617-854-1000 | Relay 711
Fax: 617-854-1091 | www.masshousing.com



April 16, 2024

VIA ELECTRONIC MAIL

Lorraine Carboni, Chair
Select Board
Town of Lakeville
346 Bedford Street
Lakeville, MA 02347

RE: **Proposed 40B—43 Main St
Lakeville, MA
MH ID No. 1223**

Dear Ms. Carboni:

MassHousing is currently reviewing an application for Site Approval submitted by Lakeville Owner LLC (the Applicant). The proposed development consists of 200 units of rental housing on approximately 6.1 acres of land located at 43 Main Street in Lakeville, MA.

The site approval process is offered to project sponsors who intend to apply for a Comprehensive Permit under Chapter 40B. MassHousing's review involves an evaluation of the site, the design concept, the financial feasibility of the proposal, and the appropriateness of the proposal in relation to local housing needs and strategies. As part of our review, we are soliciting comments from the local community, and we would appreciate your input. You also may wish to include in your response, issues or concerns raised by other Local Boards, officials, or other interested parties. Pursuant to the new Massachusetts General Laws Chapter 40B regulations (760 CMR 56.00) your comments may include information regarding municipal actions previously taken to meet affordable housing needs such as inclusionary zoning, multifamily districts adopted under G.L. c.40A and overlay districts adopted under G.L. c.40R. Your comments will be considered as part of our review.

We have been informed by the Applicant that the town has received a copy of the application and site plans for 43 Main St. Please inform us of any issues that have been raised or are anticipated in the town's review of this application. We request that you submit your comments to this office by Thursday, May 16, 2024, so we may process this application in a timely manner.

During the course of its review, MassHousing will conduct a site visit, which Local Boards, as defined in 760 CMR 56.02, may attend. The site visit for 43 Main St has been tentatively scheduled for Friday, April 26 at 10:00 am. Please notify me promptly if any representatives of your office or if other Local Boards plan to attend the scheduled site visit.

Maura Healey, Governor
Kim Driscoll, Lt. Governor

Jeanne Pinado, Chair
Carolina Avellaneda, Vice Chair

Chrystal Kornegay,
Chief Executive Officer

Please note that if and when an application is submitted for a comprehensive permit, assistance is available to the Zoning Board of Appeals (ZBA) to review the permit application. The Massachusetts Housing Partnership's (MHP) Ch. 40B Technical Assistance Program administers grants to municipalities for up to \$15,000 to engage qualified third-party consultants to work with the town's ZBA in reviewing the Chapter 40B proposal. For more information about MHP's technical assistance grant visit MHP's web site, www.mhp.net/40B or e-mail MHP at emcgurren@mhp.net.

If you have any questions, please do not hesitate email me at kmiller@masshousing.com.

Thank you for your assistance.

Sincerely,

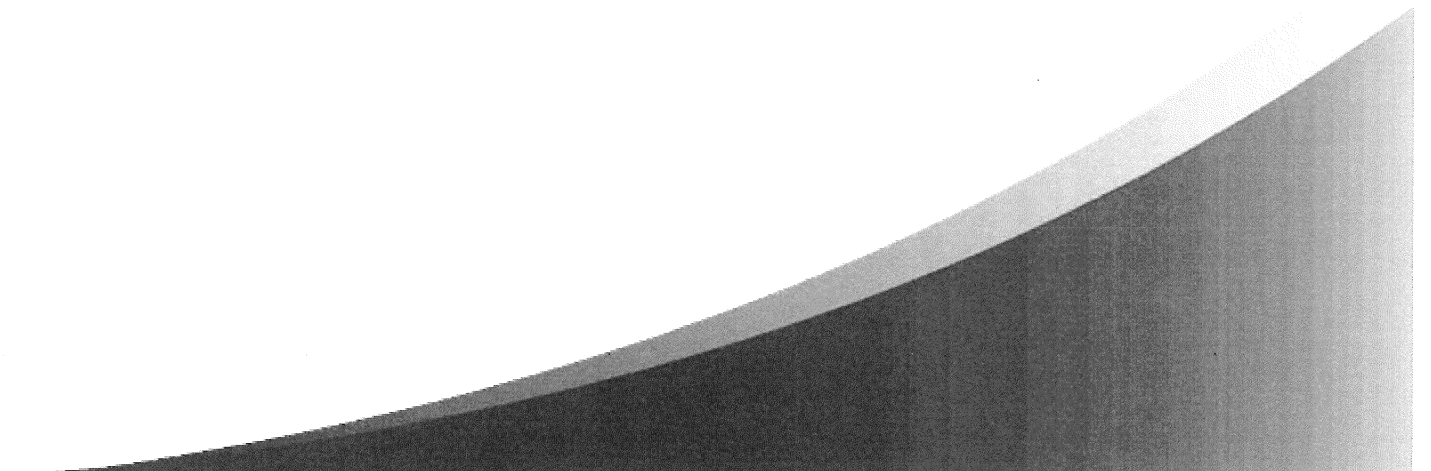
Kat Miller
Planning and Programs Specialist

cc: Robert Nunes, Interim Lakeville Town Administrator



**Comprehensive Permit
Site Approval Application
Rental**

www.masshousing.com | www.masshousingrental.com



Comprehensive Permit Site Approval Application/Rental

Attached is the Massachusetts Housing Finance Agency (“MassHousing”) application form for Project Eligibility/Site Approval (“Site Approval”) under the state’s comprehensive permit statute (M.G.L. c. 40B, Sections 20-23 enacted as Chapter 774 of the Acts of 1969) known as “Chapter 40B”. Developers seeking a comprehensive permit to construct affordable housing under Chapter 40B and intending to use a MassHousing financing program or financing through the New England Fund (“NEF”) program must receive Site Approval from MassHousing. This approval (also referred to as “project eligibility approval”) is a required component of any comprehensive permit application to be submitted to the local Zoning Board of Appeals of the municipality in which the development is to be located.

As part of its review of your application, MassHousing will conduct an inspection of the site and will solicit comments from the relevant municipality. MassHousing will consider any relevant concerns that the municipality might have about the proposed project or the developer. The applicant is encouraged, therefore, to make contact with the municipality prior to submitting the Site Approval application in order to ensure that the applicant understands any concerns that the municipality may be likely to raise regarding the proposed development.

In order for a project to receive Site Approval, MassHousing must determine that (i) the applicant has sufficient legal control of the site, (ii) the applicant is a public agency, non-profit organization or limited dividend organization, and (iii) the applicant and the project are generally eligible under the requirements of the MassHousing program selected by the applicant, subject to final eligibility review and approval. Furthermore, MassHousing must determine that the site of the proposed project is generally appropriate for residential development (taking into consideration municipal actions previously taken to meet affordable housing needs) and that the conceptual project design is generally appropriate for the site. In order for MassHousing to be able to make these findings (required by 760 CMR 56.04 (4)), it is important that you answer all questions in the application and include all required attachments.

Please note that MassHousing requires that all applicants meet with a member of our Planning and Programs Department staff before submitting their application. Applications for any projects that have not been the subject of a required pre-application meeting will not be accepted or processed.

Upon completion of its analysis, MassHousing will either issue a Site Approval Letter that approves, conditionally approves or denies the application. If the application is approved, the applicant should apply to the Zoning Board of Appeals within two years from the date of the Site Approval Letter (unless MassHousing extends such term in writing).

Please note that Site Approval from MassHousing does not constitute a loan commitment by MassHousing or any other financing program. All potential MassHousing financing is subject to further review and underwriting by MassHousing’s Rental Lending Department.

Please be sure you have familiarized yourself with all of the applicable requirements set forth in the Chapter 40B regulations and guidelines, which can be found at

<https://www.mass.gov/doc/760-cmr-56-comprehensive-permit-low-or-moderate-income-housing/download>
www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf.

Instructions for completing the Site Approval Application are included in the application form which is attached. The completed application form and all additional documentation should be sent, after your pre-application meeting has been held, to:

**Manager of Planning Programs
One Beacon Street, Boston, MA 02108**

We look forward to working with you on your proposed development. Please contact Jessica Malcolm at 617-854-1201 or jmalcolm@masshousing.com to discuss scheduling your pre-application meeting or if there is any assistance that we can provide in the meantime to make your application process a smooth and efficient one.

Our Commitment to You

MassHousing recognizes that applicants seek some measure of predictability regarding the timeframe for our processing of their applications. Our staff will endeavor to adhere to the following schedule for reviewing applications for site approval :

Within one week of receipt of your application (provided that you have attended a required pre-application meeting) a member of our staff will notify you of any of the items listed on the checklist at the end of the application form that were missing from your application package. Please note that our acknowledgement of receipt of an item does not indicate that any substantive review has yet taken place.

If your application package is missing any of the items indicated on the checklist by an asterisk, we will not be able to continue processing your application until such items are received.

If we have received the information which is crucial to the commencement of our review process, we will proceed to (i) give the municipality a period of thirty (30) days in which to submit comments relating to your proposal, (ii) schedule and conduct a site visit, and (iii) solicit bids for and commission and review an "as is" appraisal of your site.

If during our review of your application package we determine that additional information or clarification is needed, we will notify you as soon as possible. Depending on when we receive such additional information, this may affect the amount of time required for MassHousing to complete the site approval process.

Assuming that your application package was complete and that you respond in a timely manner to requests for additional information or clarification, we would expect to issue or deny your site approval within 90 days of our receipt of your application package.



Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund ("NEF") Rental Projects

Section 1: GENERAL INFORMATION

Name of Proposed Project: 43 Main
Municipality: Lakeville County: Plymouth
Address of Site: 43 Main Street
Cross Street:
Zip Code: 02347
Tax Parcel I.D. Number(s): 060/007/001

Name of Proposed Development Entity Lakeville Owner LLC
(typically a single purpose entity):

Entity Type: Limited Dividend Organization

* If the Proposed Development Entity is a Non-Profit, please contact MassHousing regarding additional documentation that must be submitted.

Has this entity already been formed? Yes State Formed: Massachusetts

Name of Applicant: Lakeville Owner LLC
(typically the Proposed Development Entity or its controlling entity or individual)

Applicant's Web Address: www.rhinocre.com

Does the applicant have a related party relationship with any other member of the development team? No

If yes, please explain:

Primary Contact Information:

Contact Name: John O'Leary Relationship to Applicant:
Company Name: Lakeville Owner LLC
Address: 2 International PI, #2410
Municipality: Boston State: Massachusetts Zip: 02110
Phone: Cell Phone: (781) 820-0161
Email: john@rhinocre.com

Secondary Contact Information:

Contact Name: Relationship to Applicant:
Company Name:
Address:
Municipality: State: Zip:
Phone: Cell Phone:
Email:

Additional Contact Information:

Contact Name: _____ **Relationship to Applicant:** _____
Company Name: _____
Address: _____
Municipality: _____ **State:** _____ **Zip:** _____
Phone: _____ **Cell Phone:** _____
Email: _____

Anticipated Construction Financing: NEF
Name of Lender (if not MassHousing financed): Harbor One

Anticipated Permanent Financing: NEF

Other Lenders: Harbor One (maybe)

Please note: under the NEF Program, a minimum of 25% of the Permanent financing must be obtained from an NEF Lender and remain in place for 5 years

Age Restriction: None

Brief Project Description:

43 Main Street is a proposed 200-unit mixed-income multifamily project, which will be an integral component of the master planned mixed-residential redevelopment of the former Lakeville State Hospital site.

The approximately 50-acre site currently consists of seven structures totaling approximately 400,000 square feet with buildings varying in height from 1 to 8 stories. In addition to the seven structures, the property also includes a solid waste disposal area, parking areas, and site driveways, all of which together constitute the former Lakeville State Hospital. The State Hospital, originally opened in 1910, was closed in 1992 and has remained vacant and abandoned for the last three decades. The property is a blight and is known for trespassers, ghost hunters, drug users, and thrill seekers alike. The buildings, all in various states of disrepair, contain asbestos and have the potential to be a health and safety hazard to the general public. Under the proposed redevelopment, the property will be remediated in its entirety, the existing buildings will be razed, and a master planned mixed-residential development will breathe new life onto Main Street.

The 200-unit multifamily building will be an integral component of the overall master plan redevelopment of the site. The building will be accessed by an entry drive off of Main St (Rte 109) and will include surface parking and robust tenant amenities. In addition to the multifamily building, the master plan includes the full continuum of market rate senior living facilities including 55+ Active Adult cottages, an Independent Living facility and an Assisted Living/Memory Care facility. The property will also be improved by publicly accessible amenities such as dog parks, walking trails and robust landscape improvements.

Redevelopment of the former Lakeville State Hospital site is long overdue. This blighted property poses a health and safety hazard in its current state. The proposed 200-unit multifamily project will play a key role in breathing life back into this Main Street property at the heart of Lakeville.

**Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Rental Projects**

Section 2: EXISTING CONDITIONS / SITE INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the site is generally appropriate for residential development.

Buildable Area Calculations (Acres)

Total Site Area:	6.10
Wetland Area (per MA DEP):	0.00
Flood Hazard Area (per FEMA):	0.00
Endangered Species Habitat (per MESA):	0.00
Conservation / Article 97 Land:	0.00
Protected Agricultural Land (i.e. EO 193):	0.00
Other Non-Buildable:	0.00
Total Non-Buildable Area:	0.00
Total Buildable Area:	6.10

Current use of the site and prior use if known:

The site was formerly a State Hospital originally constructed in the early 20th century. For nearly a century, the State owned and operated the facility before closing it in 1992. Since 1992, the property has sat vacant and abandoned.

Is the site located entirely within one municipality? Yes

If not, in what other municipality is the site located?

How much land is in each municipality?

Additional Site Addresses:

Address 1	Address 2	Municipality	State	Zip Code	County	Tax Parcel
43 Main St		Lakeville	Massac	02347	Plymouth	060/007/001L
43 Main St		Lakeville	Massac	02347	Plymouth	060/007/001E
43 Main St		Lakeville	Massac	02347	Plymouth	060/007/001G
43 Main St		Lakeville	Massac	02347	Plymouth	060/007/001J
43 Main St		Lakeville	Massac	02347	Plymouth	060/007/001I
43 Main St		Lakeville	Massac	02347	Plymouth	060/007/001P

Current zoning classification and principal permitted uses:

Residential, Business, & Mixed Use Overlay

Previous Development Efforts

Please list any previous applications pertaining to construction on or development of the site, including (i) type of application (comprehensive permit, subdivision, special permit, etc.); (ii) application filing date; (iii) date of denial, approval or withdrawal. Also indicate the current Applicant's role, if any, in the previous applications.

Note that, pursuant to 760 CMR 56.03 (1), a decision of a Zoning Board of Appeals to deny a Comprehensive Permit, or (if the Statutory Minima defined at 760 CMR 56.03 (3) (b or c) have been satisfied) grant a Comprehensive Permit with conditions, shall be upheld if a related application has previously been received, as set forth in 760 CMR 56.03 (7).

This site has a long history of attempted development. Most recently, a 400,000sf warehouse development was granted a Special Permit by the Planning Board. The Special Permit was appealed on the basis of an improperly enacted zoning district. The land courts ruled in favor of the Appellants, stating that that Town failed to properly enact the Development Opportunities Overlay district in 2012, which the warehouse was approved under.

To the best of your knowledge, has this site ever been rejected for project eligibility/site approval by another subsidizing agency or authority? No

If Rejected, Please Explain:

Existing Utilities and Infrastructure	Yes/No	Description
Wastewater- private wastewater treatment	Yes	Redevelopment will include the construction of a private waste water treatment
Wastewater - public sewer	No	
Storm Sewer	Yes	New stormwater infrastructure will be constructed onsite as part of redevelopment
Water-public water	Yes	Intermunicipal agreement with Taunton Water Dept.
Water-private well	No	
Natural Gas	Yes	National Grid
Electricity	Yes	Middleboro Gas & Electric
Roadway Access to Site	Yes	The site has frontage along Main St (Rte 104) and Rhode Island Rd. The multif
Sidewalk Access to Site	Yes	Sidewalk access will exist internal to the redevelopment and be connected to a
Other	No	

Describe Surrounding Land Uses:

To the north and southwest, the property is surrounded by residential uses. To the northeast and east, the property is surrounded by various commercial and office uses including a recently constructed funeral home and self storage facility , as well as a restaurant, CVS and Walgreens, a regional DEP office, and a gas station containing a Mary Lou's Coffee.

Surrounding Land Use/Amenities	Distance from Site	Available by Public Transportation?
Shopping Facilities	1.40	No
Schools	7.60	No
Government Offices	2.80	No
Multi-Family Housing	0.50	No
Public Safety Facilities	2.60	No

Office/Industrial Uses	2.30	No
Conservation Land	0.00	No
Recreational Facilities	2.50	No
Houses of Worship	1.50	No
Other	0.00	N/A

Public transportation near the Site, including type of transportation and distance from site:

The subject property is located 0.7 miles from the existing Middleboro/Lakeville Commuter Rail station. As part of the new MBTA South Coast Rail Project, a new station is under construction in Middleboro that will provide new access south to New Bedford and Fall River as well as north to Boston. The new Middleboro station is approx. 1 mile from the subject property. Phase I, which includes the Middleboro station, is anticipated to commence passenger service in summer 2024 according to the MBTA.

Site Characteristics and Development Constraints

Are there any easements, rights of way or other restrictions of record affecting the development of the site?	No
Is there any evidence of hazardous, flammable or explosive material on the site?	Yes
Is the site, or any portion thereof, located within a designated flood hazard area?	No
Does the site include areas designated by Natural Heritage as endangered species habitat?	No
Are there documented state-designated wetlands on the site?	No
Are there documented vernal pools on the site?	No
Is the site within a local or state Historic District or listed on the National Register or Historic Places?	No
Has the site or any building(s) on the site been designated as a local, state or national landmark?	No
Are there existing buildings and structures on site?	Yes
Does the site include documented archeological resources?	No
Does the site include any known significant areas of ledge or steep slopes?	No

Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

Section 3: PROJECT INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the proposed project appears generally eligible under the requirements of the housing subsidy program and that the conceptual project design is generally appropriate for the site.

Construction Type: New Construction

Total Dwelling Units:	200	Total Number of Affordable Units:	50
Number of Market Units:	150	Number of AMI 50% Affordable Units:	0
		Number of AMI 80% Affordable Units:	50

Unit Information:

Unit Type	Bedrooms	Baths	# Of Units	Unit Sq. Ft.	Rent	Utilities
Market	1 Bedroom	1 Bath	64	832	\$2,706	\$0
Affordable Unit - Below 80%	1 Bedroom	1 Bath	21	832	\$1,775	\$162
Market	2 Bedroom	2 Baths	71	1,019	\$3,210	\$0
Affordable Unit - Below 80%	2 Bedroom	2 Baths	24	1,019	\$2,130	\$211
Market	3 Bedroom	2 Baths	15	1,365	\$4,300	\$0
Affordable Unit - Below 80%	3 Bedroom	2 Baths	5	1,365	\$2,460	\$268

Utility Allowance Assumptions (utilities to be paid by tenants):

All utilities to be paid by tenants

Percentage of Units with 3 or More Bedrooms: 10.00

* Note that the January 17, 2014 Interagency Agreement Regarding Housing Opportunities for Families with Children requires that at least 10% of the units in the Project must have three (3) or more bedrooms. Evidence of compliance with this requirement must be provided at Final Approval.

Handicapped Accessible Units - Total:	10	Market Rate:	7	Affordable:	3
Gross Density (units per acre):	32.7869	Net Density (units per buildableacre):	32.7869		

Building Information:

Building Type	Building Style	Construction Type	Stories	Height	GFA	Number Bldg
Residential	Multi-family	Construction	5	53	234,991	1

Will all features and amenities available to market unit residents also be available to affordable unit residents?

Yes

If not, explain the differences:

Parking

Total Parking Spaces Provided: 358

Ratio of Parking Spaces to Housing Units: 1.79

Lot Coverage

Buildings: 18%

Parking and Paved Areas: 59%

Usable Open Space: 23%

Unusable Open Space: 0%

Lot Coverage: 77%

Does project fit definition of "Large Project" (as defined in 760 CMR 56.03 (6))?

No

Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund ("NEF") Rental Projects

Section 4: SITE CONTROL

Grantor/Seller:

Grantee/Buyer:

Grantee/Buyer Type: Applicant

If Other, Explain:

Are the Parties Related? Yes The overall parcel (for entire master plan) is owned by Lakeville Owr

For Deeds or Ground Leases:

Date(s) of Deed(s) or Ground Leases(s): 04/06/2021

Purchase Price: \$1,300,000

For Purchase and Sales Agreements or Option Agreements:

Date of Agreement:

Expiration Date:

Date of Extension (if extension granted):

New Expiration Date (if extension granted):

Purchase Price: \$0

Will any easements or rights of way over other properties be required in order to develop the site as proposed?: Yes

If Yes, Current Status of Easement: Owned by Development Entity

Date(s) of Easements(s): 01/01/2025

For Easements:

Date of Agreement:

Purchase Price: \$0

For Easement Purchase and Sales Agreements or Easement Option Agreements:

Expiration Date:

Date of Extension (if extension granted):

New Expiration Date (if extension granted)

Purchase Price: \$0

**Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Rental Projects**

Section 5: FINANCIAL INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that an initial pro forma has been reviewed and that the Proposed Project appears financially feasible and consistent with the Chapter 40B Guidelines, and that the Proposed Project is fundable under the applicable program.

Initial Capital Budget

Sources

Description	Source	Budgeted
Private Equity	Owner's Cash Equity	\$28,170,143
Private Equity	Tax Credit Equity	\$0
Private Equity	Developer Fee Contributed or Loaned	\$4,825,171
Private Equity	Developer Overhead Contributed or Loaned	\$0
Other Private Equity		\$0
Public/Soft Debt		\$0
Subordinate Debt		\$0
Permanent Debt		\$42,701,234
Permanent Debt		\$0
Construction Debt	<i>for informational purposes only, not included in Sources T</i>	\$0
Additional Source		\$0
Additional Source		\$0
Total Sources		\$75,696,548

Pre-Permit Land Value

Item	Budgeted
As-Is Market Value*:	\$2,000,000
Reasonable Carrying Costs:	\$0
Total Pre-Permit Land Value:	\$2,000,000

** As-Is market value to be determined by a MassHousing commissioned appraisal*

Uses (Costs)

Item	Budgeted
Acquisition Cost (Actual):	
Actual Acquisition Cost: Land	\$2,000,000
Actual Acquisition Cost: Buildings	\$0
Reasonable Carrying Costs	\$0
Subtotal - Acquisition Costs	\$2,000,000
Construction Costs-Building Structural Costs (Hard Costs):	
Building Structure Costs	\$47,820,669
Hard Cost Contingency	\$2,773,533
Subtotal - Building Structural Costs (Hard Costs)	\$50,594,202
Construction Costs-Site Work (Hard Costs):	
Earth Work	\$950,000
Utilities: On-Site	\$950,000
Utilities: Off-Site	\$250,000
Roads and Walks	\$650,000
Site Improvement	\$1,200,000
Lawns and Plantings	\$900,000
Geotechnical Condition	\$450,000
Environmental Remediation	\$650,000
Demolition	\$900,000
Unusual Site Conditions/Other Site Work	\$750,000
Subtotal - Site Work (Hard Costs)	\$7,650,000
Construction Costs-General Conditions, Builders Overhead and Profit (Hard Costs):	
General Conditions	\$0
Builder's Overhead	\$0
Builder's Profit	\$0
Subtotal - General Conditions, Builder's Overhead & Profit	\$0
General Development Costs (Soft Costs):	
Appraisal and Marketing Study <i>(not 40B "As Is" Appraisal)</i>	\$15,000
Marketing and Initial Rent Up <i>(include model units if any)</i>	\$400,000
Real Estate Taxes <i>(during construction)</i>	\$125,000
Utility Usage <i>(during construction)</i>	\$30,000
Insurance <i>(during construction)</i>	\$1,650,000
Security <i>(during construction)</i>	\$50,000
Inspecting Engineer <i>(during construction)</i>	\$50,000
Construction Loan Interest	\$1,750,000
Fees to Construction Lender:	\$650,000
Fees to Permanent Lender:	\$0
Fees to Other Lenders:	\$50,000

General Development Costs (Soft Costs) - *continued*

Item	Budgeted
Architecture / Engineering	\$1,600,000
Survey, Permits, etc.	\$350,000
Clerk of the Works	\$0
Construction Manager	\$350,000
Bond Premiums	\$0
Environmental Engineer	\$425,000
Legal	\$525,000
Title (<i>including title insurance</i>) and Recording	\$35,000
Accounting and Cost Certification (<i>incl. 40B</i>)	\$75,000
Relocation	\$0
40B Site Approval Processing Fee	\$25,000
40B Technical Assistance / Mediation Fee	\$10,000
40B Land Appraisal Cost (<i>as-is value</i>)	\$6,500
40B Final Approval Processing Fee	\$47,000
40B Subsidizing Agency Cost Certification Examination Fee	\$15,000
40B Monitoring Agent Fee	\$15,000
MIP	\$0
Credit Enhancement	\$0
Letter of Credit Fees	\$0
Tax Credit Allocation Fee	\$0
Other Financing Fees	\$100,000
Development Consultant	\$0
Other Consultant:	\$0
Other Consultant:	\$0
Syndication Costs	\$0
Soft Cost Contingency	\$453,675
Other Development Costs:	\$725,000
Subtotal - General Development Costs (Soft Costs)	\$9,527,175
Developer Fee and Overhead:	
Developer Fee	\$4,825,171
Developer Overhead	\$0
Subtotal Developer Fee and Overhead	\$4,825,171
Capitalized Reserves:	
Development Reserves	\$400,000
Initial Rent Up Reserves	\$0
Operating Reserves	\$700,000
Net Worth Account	\$0
Other Capitalized Reserves	\$0

Subtotal - Capitalized Reserves \$1,100,000

Summary of Subtotals

Item	Budgeted
Acquisition Costs (Actual):	\$2,000,000
Building Structural Costs (Hard Costs)	\$50,594,202
Site Work (Hard Costs)	\$7,650,000
General Conditions, Builder's Overhead & Profit (Hard Costs)	\$0
Developer Fee and Overhead	\$4,825,171
General Development Costs (Soft Costs)	\$9,527,175
Capitalized Reserves	\$1,100,000
Total Development Costs (TDC)	\$75,696,548
Summary	
Total Sources	\$75,696,548
Total Uses (TDC)	\$75,696,548

Projected Developer Fee and Overhead*: \$4,825,171

Maximum Allowable Developer Fee and Overhead:**: \$4,825,171

Projected Developer Fee and Overhead Equals 100.00% of Maximum Allowable Fee and Overhead

** Note in particular the provisions of Section IV.B.5.a of the Guidelines, which detail the tasks (i) for which a developer may or may not receive compensation beyond the Maximum Allowable Developer Fee and Overhead and (ii) the costs of which must, if the tasks were performed by third parties, be included within the Maximum Allowable Developer Fee and Overhead.*

*** Please consult the most recent DHCD Qualified Allocation Plan (QAP) to determine how to calculate the maximum allowable developer fee and overhead. If you have any questions regarding this calculation, please contact MassHousing.*

Initial Rental Operating Pro-Forma (for year one of operations)

Item	Notes	Amount
Permanent Debt Assumptions		
Loan Amount	Lende Harbor One (Maybe)	\$0
Annual Rate		0.06%
Term		360 Months
Amortization		0 Months
Lender Required Debt Service Coverage Ratio		1.25
Gross Rental Income		\$6,676,892
Other Income (utilities, parking)		\$186,000
Less Vacancy (Market Units): 5% (vacancy rate)		\$0
Less Vacancy (Affordable Units): 5% (vacancy rate)		\$0
Gross Effective Income		\$6,519,748
Less Operating Expenses		\$13,398
Net Operating Income		\$3,840,232
Less Permanent Loan Debt Service		\$3,072,186
Cash Flow		\$768,046
Debt Service Coverage		0.00

Describe Other Income:

Parking and miscellaneous (pets, fees, etc.)

Rental Operating Expense Assumption

Item	Notes	Amount
Assumed Maximum Operating Expenses	Calculated based on Net Operating Income, Debt Service and required Debt Service Coverage listed above.	\$13,398
Assumed Maximum Operating Expense/Unit*	Number of Units: 200	\$0

* MassHousing may request further detail regarding projected operating expenses if such expenses appear higher or lower than market comparables.

Application for Chapter 40B Project Eligibility / Site Approval

for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION, AND CERTIFICATION

In order to issue Site Approval MassHousing must find (as required by 760 CRM 56.04 (4)) that the applicant is either a non-profit public agency or would be eligible to apply as a Limited Dividend Organization and meets the general eligibility standards of the program.

Development Team:

Company Name	Contact Name	Contact Role	Applicant	Dev Entity	Primary For Role
Lakeville Owner LLC	John O'Leary	Developer	Yes	Yes	Yes
VHB		Consultant - Architect and Engineer	No	No	Yes
TAT		Consultant - Architect and Engineer	No	No	No

Entities Responsible for Development Tasks:

Development Task	Developer / Applicant	Contact Name / Company
Architecture and Engineering	No	VHB
Construction Management	Yes	Lakeville Owner LLC, John O'Leary
Finance Package	Yes	Lakeville Owner LLC, John O'Leary
Local Permitting	Yes	Lakeville Owner LLC, John O'Leary

Affiliated Entities:

Company Name	Individual Name	Affiliation	Relation
--------------	-----------------	-------------	----------

Previous Applications:

Project Name:	Filing Date:
Municipality:	
Subsidizing Agency:	Decision:
Type:	Other Reference:

Certification and Acknowledgement

I hereby certify on behalf of the Applicant, under pains and penalties of perjury, that the information provided above for each of the Applicant Entities is, to the best of my knowledge, true and complete; and that each of the following questions has been answered correctly to the best of my knowledge and belief.

(Please attach a written explanation for all of the following questions that are answered with a "Yes". Explanations should be attached to this Section 6.)

Question	Answer
Is there pending litigation with respect to any of the Applicant Entities ?	No
Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities ?	No
Have any of the Applicant Entities failed to comply with provisions of Massachusetts law related to taxes , reporting of employees and contractors, or withholding of child support?	No
Have any of the Applicant Entities ever been the subject of a felony indictment or conviction ?	No
During the last 10 years, have any of the Applicant Entities ever been party to a lawsuit involving fraud , gross negligence, misrepresentation, dishonesty, breach of fiduciary responsibility or bankruptcy?	No
Have any of the Applicant Entities failed to carry out obligations in connection with a Comprehensive Permit issued pursuant to M.G.L. c. 40B and any regulations or guidelines promulgated thereunder (whether or not MassHousing is or was the Subsidizing Agency/Project Administrator) including, but not limited to, completion of a cost examination and return of any excess profits or distributions?	No
Have any of the Applicant Entities ever been charged with a violation of state or federal fair housing requirements ?	No
Are any of the Applicant Entities not current on all existing obligations to the Commonwealth of Massachusetts , and any agency, authority or instrument thereof?	No

I further certify that the information set forth in this application (including attachments) is true, accurate and complete as of the date hereof to the best of my/our knowledge, information and belief. I further understand that MassHousing is relying on this information in processing the request for Site Approval in connection with the above-referenced project; and

I hereby acknowledge our commitment and obligation to comply with requirements for cost examination and limitations on profits and distributions, all as found at 760 CMR 56.04(8) and will be more particularly set forth in a Regulatory Agreement by and between the Applicant and MassHousing .

I hereby acknowledge that will be required to provide financial surety by means of bond, cash escrow and a surety escrow agreement or letter of credit with the agreement that it may be called upon or used in the event that the Developer fails either to (i) complete and submit the examined Cost Certification as required by 760 CMR 56.04(8) and the Regulatory Agreement, or (ii) pay over to the Subsidizing Agency or the Municipality any funds in excess of the limitations on profits and distributions from capital sources as required by 760 CMR 56.04(8) and as set forth in the Regulatory Agreement.

Signature: _____

Name: John O'Leary

Title: Senior Manager

Date: 04/02/2024

Application for Chapter 40B Project Eligibility / Site Approval

for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

Section 7: NOTIFICATION AND FEES

Notices

Event	Date
Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing :	08/01/2023
Date of Pre-Application Meeting with MassHousing:	08/23/2023
Date copy of complete application sent to chief elected office of municipality :	04/08/2024
Date notice of application sent to DHCD:	04/08/2024

Fees

All fees that are payable to MassHousing should be sent via ACH/Wire Transfer. Please contact MassHousing for the ACH/Wire Transfer instructions.

Fees payable to the Massachusetts Housing Partnership should be sent directly to MHP with the [MHP Cover Letter](#)

Fee	Amount	Description
MassHousing Application Processing Fee:	\$7,959	<i>payable to MassHousing</i>
Chapter 40B Technical Assistance/Mediation Fee:	\$2,500	<i>(Limited Dividend Sponsor \$2,500, Non-Profit or Public Agency Sponsor \$1,000)</i>
Unit Fee:	\$10,000	<i>(\$50 per Unit)</i>
Total TA/Mediation and Unit Fee:	\$12,500	<i>(Payable to Massachusetts Housing Partnership)</i>

Land Appraisal Cost: You will be required to pay for an "as-is" market value appraisal of the Site to be commission by MassHousing. MasHousing will contact you once a quote has been received for the cost of the appraisal.

SUSTAINABLE DEVELOPMENT CRITERIA

MassHousing encourages housing development that is consistent with sustainable development designs and green building practices. Please provide information indicating that your development complies with either Method 1 or Method 2 of the Sustainable Development Principles

Method 2 - Consistency with Sustainable Development Principals

Development meets a minimum of **five (5)** of the Commonwealth's *Sustainable Development Principles* as shown in the next section below.

If the development involves strong municipal support, the development need only meet four (4) of the Sustainable Development Principles. However, one (1) of the Principles met must be **Protect Land and Ecosystems**. Please check the applicable boxes within the "Optional - Demonstration of Municipal Support" section below, include an explanation in the box if necessary and provide attachments where applicable.

Optional - Demonstration of Municipal Support

- | | |
|---|----|
| - Letter of Support from the Chief Elected Official of the municipality * | No |
| - Housing development involves municipal funding | No |
| - Housing development involves land owned or donated by the municipality | No |

**Other acceptable evidence: Zoning variance issued by ZBA for project; Minutes from Board of Selectman meeting showing that project was discussed and approved, etc.*

Explanation (Required)

Please explain at the end of each category how the development follows the relevant *Sustainable Development Principle(s)* and explain how the development demonstrates each of the checked "X" statements listed under the *Sustainable Development Principle(s)*.

(1) Concentrate Development and Mix Uses

Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, and integrates uses. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, educational, and recreational activities with open spaces and homes.

- | | |
|---|-----|
| - Higher density than surrounding area | Yes |
| - Mixes uses or adds new uses to an existing neighborhood | Yes |
| - Includes multi-family housing | Yes |
| - Utilizes existing water/sewer infrastructure | No |
| - Compact and/or clustered so as to preserve undeveloped land | Yes |
| - Reuse existing sites, structured, or infrastructure | No |
| - Pedestrian friendly | Yes |
| - Other (discuss below) | No |

Explanation (Required)

The proposed project features rental units that are targeted to serve a largely under-served market, as it will be higher density than the surrounding residential areas (largely single family homes on 1/4 to 1/2 acre lots) and provide much needed affordable housing in the Town of Lakeville. The proposed project within the overall master planned community has been proposed in a way

(2) Advance Equity & Make Efficient Decisions

Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning and decision making to ensure social, economic, and environmental justice. Ensure that the interests of future generations are not compromised by today’s decisions .

Promote development in accordance with smart growth and environmental stewardship.

- Concerted public participation effort (beyond the minimally required public hearings) Yes
- Streamlined permitting process, such as 40B or 40R Yes
- Universal Design and/or visitability No
- Creates affordable housing in middle to upper income area and/or meets regional need Yes
- Creates affordable housing in high poverty area No
- Promotes diversity and social equity and improves the neighborhood Yes
- Includes environmental cleanup and/or neighborhood improvement in an Environmental Justice Community Yes
- Other (discuss below) No

Explanation (Required)

This project will be permitted using Chapter 40B. The applicant held a voluntary community meeting in Dec 2023 to discuss the proposed development with interested parties. The proposed project will include mixed-income housing opportunities and typologies. This development is proposed to significantly improve the site of a previously abandoned state hospital.

(3) Protect Land and Ecosystems

Protect and restore environmentally sensitive lands, natural resources, agricultural lands, critical habitats, wetlands and water resources, and cultural and historic landscapes. Increase the quantity, quality and accessibility of open spaces and recreational opportunities.

- Creation or preservation of open space or passive recreational facilities Yes
- Protection of sensitive land, including prime agricultural land, critical habitats, and wetlands No
- Environmental remediation or clean up Yes
- Responds to state or federal mandate (e.g., clean drinking water, drainage, etc.) No
- Eliminates or reduces neighborhood blight Yes
- Addresses public health and safety risk No
- Cultural or Historic landscape/existing neighborhood enhancement No
- Other (discuss below) No

Explanation (Required)

The property currently features abandoned buildings as well as areas of contamination that will be remediated as part of the development. The proposed 40B program will exist within the overall master planned community and will feature walking trails and other passive recreation opportunities for residents and the general public.

(4) Use Natural Resources Wisely

Construct and promote developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy, water and materials.

- Uses alternative technologies for water and/or wastewater treatment Yes
- Uses low impact development (LID) for other innovative techniques Yes
- Other (discuss below) No

Explanation (Required)

The project will be designed for energy efficiency with a goal of reducing the overall energy consumption by approximately 20% over the baseline. Recycled and non-toxic materials will be used throughout the building. Apartments will be supplied with Energy Star rated lights and appliances and low flow plumbing fixtures. The project will also tie into a newly constructed Waste Water Treatment Plant which will feature the latest technologies for effluent processing .

(5) Expand Housing Opportunities

Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels and household types. Build homes near jobs, transit, and where services are available. Foster the development of housing, particularly multifamily and single-family homes, in a way that is compatible with a community's character and vision and with providing new housing choices for people of all means.

- Includes rental units, including for low/mod households Yes
- Includes homeownership units, including for low/mod households No
- Includes housing options for special needs and disabled population Yes
- Expands the term of affordability No
- Homes are near jobs, transit and other services Yes
- Other (discuss below) No

Explanation (Required)

Lakeville has very limited rental housing of this size, scale and quality. Moreover, it does not have a concentration of affordable units of this scale priced for households earning up to 80% of the area median income. The proposed project will include handicap accessible units and can be further adapted to specific special needs populations.

(6) Provide Transportation Choice

Maintain and expand transportation options that maximize mobility, reduce congestion, conserve fuel and improve air quality. Prioritize rail, bus, boat, rapid and surface transit, shared-vehicle and shared-ride services, bicycling and walking. Invest strategically in existing and new passenger and freight transportation infrastructure that supports sound economic development consistent with smart growth objectives.

- Walkable to public transportation No
- Reduces dependence on private automobiles (e.g., provides previously unavailable shared transportation, such as Zip Car or shuttle buses) No
- Increased bike and ped access No
- For rural areas, located in close proximity (i.e., approximately one mile) to a transportation corridor that provides access to employment centers, retail/commercial centers, civic or cultural destinations Yes
- Other (discuss below) No

Explanation (Required)

The project site has direct access onto to Route 105 which is a main transportation corridor, and the location is less than one mile from Route 495. The project site is +/- 1 miles from the newly construction Middleboro Commuter Rail station providing better access north to Boston and south to New Bedford and Fall River.

(7) Increase Job and Business Opportunities

Attract businesses and jobs to locations near housing, infrastructure, and transportation options. Promote economic development in industry clusters. Expand access to education, training and entrepreneurial opportunities. Support growth of local businesses, including sustainable natural resource-based businesses, such as agriculture, forestry, clean energy technology and fisheries.

- Permanent Jobs Yes
- Permanent jobs for low- or moderate- income persons Yes
- Jobs near housing, service or transit No
- Housing near an employment center Yes
- Expand access to education, training or entrepreneurial opportunities No
- Support local business No
- Support natural resource-based businesses (i.e., farming, forestry, or aquaculture) No
- Re-uses or recycles materials from a local or regional industry's waste stream No
- Support manufacture of resource-efficient materials, such as recycled or low-toxicity materials No
- Support businesses that utilize locally produced resources such as locally harvested wood or agricultural products No
- Other (discuss below) No

Explanation (Required)

This project will create new residential opportunities near retail/commercial areas as the site is proximate to the Route 495 corridor. Permanent moderate income jobs will be created for the maintenance of the site. The building will also require full-time and part-time staff from a property management company in order to operate the building.

(8) Promote Clean Energy

Maximize energy efficiency and renewable energy opportunities. Support energy conservation strategies, local clean power generation, distributed generation technologies, and innovative industries. Reduce greenhouse gas emissions and consumption of fossil fuels.

- Energy Star or Equivalent* Yes
- Uses renewable energy source, recycled and/or non-/low-toxic materials, exceeds the state energy code, is configured to optimize solar access, and/or otherwise results in was reduction and conservation of resources No
- Other (discuss below) No

*All units are required by MassHousing to be Energy Star Efficient. Please include in your explanation a description of how the development will meet Energy Star criteria.

Explanation (Required)

Energy Star efficient appliances will be included in all units.

(9) Plan Regionally

Support the development and implementation of local and regional, state and interstate plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider the long term costs and benefits to the Commonwealth.

- Consistent with a municipally supported regional plan Yes
- Addresses barriers identified in a Regional Analysis of Impediments to Fair Housing No
- Measureable public benefit beyond the applicant community Yes
- Other (discuss below) No

Explanation (Required)

The proposed development supports a local and regional housing need and provides mixed-income rental housing within a convenient commute by train and car to employment hubs in the Boston and southwestern MA areas. Moreover, the proposed project responds to a number of needs identified in the Lakeville Planned Production Plan.

**AGENDA ITEM #9
MAY 6, 2024**

**DISCUSS AND POSSIBLE VOTE TO PLACE ARTICLES ON
ANNUAL AND SPECIAL TOWN MEETING WARRANTS AND
VOTE TO APPROVE THE WARRANTS**

Attached are the draft warrants for your review.

There will be 2 motions:

To place Article 1 on the Special Town Meeting Warrant on June 10, 2024 and approve and sign the warrant.

To place Articles 1-12 on the Annual Town Meeting Warrant on June 10, 2024 and approve and sign the warrant.

COMMONWEALTH OF MASSACHUSETTS

Town of Lakeville
Special Town Meeting
Monday, June 10, 2024

To any of the Constables of the **TOWN OF LAKEVILLE**,

Greetings:

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

**APPONEQUET REGIONAL HIGH SCHOOL AUDITORIUM
100 HOWLAND ROAD, LAKEVILLE, MA**

On Monday, June 10, 2024 at 6:30 PM, then and there to act on the following articles:

ARTICLE 1: To see if the Town will vote to transfer from the unused balances of the capital projects identified below the sum of \$50,000.00 and to transfer \$25,000.00 from Overlay Surplus for the capital projects stated below and anything incidental or related thereto, or take and other action in relation thereto.

Unused Capital Projects balances (to close/transfer):

Department	Project/Purpose	Town Meeting	Amount
Select Board	Financial Software	ATM 06/2016, Article 26	\$1,495.49
Select Board	Feasibility Study	ATM 05/2021, Article 4	500.00
Facilities	Demo John Paun Building	ATM 05/2022, Article 4	22,700.00
Facilities	Guard Shack/Clear Pond	ATM 05/2022, Article 4	1.00
Police	Cruisers replacement	ATM 05/2021, Article 4	328.10
Police	Cruisers replacement	ATM 05/2022, Article 4	3,000.99

Police	Boat Motor replacement	STM 11/2023, Article 3	1,492.48
Fire	Permitting Software	STM 11/2020, Article 3	10,000.00
Fire	Command Vehicle	STM 05/2022, Article 3	1,100.06
Fire	Thermal Imaging	STM 05/2023, Article 2	670.00
Public Works	Air Compressor	STM 05/2022, Article 3	2,864.28
Public Works	Front End Loader	ATM 05/2022, Article 4	9,000.00
Public Works	4x4 Pickup Truck	ATM 05/2023, Article 4	692.60
Parks	Demo Haunted House	ATM 05/2021, Article 4	155.00
		TOTAL (close/transfer)	\$54,000.00

Proposed by Select Board

And Transfer the Unused Funds to the Following FY2024 Capital Projects:

Line	Department	Item	Amount
1	Police	Tasers replacement	\$15,000.00
2	Animal Control	Truck replacement, w/ equipment	39,000.00
3	Public Works	Riding & Zero Turn Mowers, w/equipment	25,000.00
		Total	\$79,000.00

Or take any other action relative thereto.

Proposed by Select Board

You are directed to serve this warrant by posting an attested copy hereof fourteen (14) days at least before the day appointed for the Special Town Meeting at the following places: Town Office Building, Nemasket Week, Baldies Pizzeria, Fat Cousins, the Clark Shores Association Bulletin Board, Apponequet Regional High School, Lakeville Senior Center, and Assawompset Elementary School.

Hereof fail not and make return of the warrant with your doings hereon at the time and place of said meeting.

Given under our hands this 6th day of May, 2024.

Lorraine Carboni, Chair

Evagelia Fabian

Brian Day

Maureen Candito

Brynna Donahue

LAKEVILLE SELECT BOARD

A true copy, Attest:

Constable
Lakeville, MA May 2024

COMMONWEALTH OF MASSACHUSETTS
Town of Lakeville
Annual Town Meeting
Monday, June 10, 2024

To any of the Constables of the **TOWN OF LAKEVILLE**,

Greetings:

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

**APPONEQUET REGIONAL HIGH SCHOOL AUDITORIUM
100 HOWLAND ROAD, LAKEVILLE, MA**

On Monday, June 10, 2024 at 7:00 PM, then and there to act on the following articles:

ARTICLE 1: To see if the Town will vote to determine the salaries of all elected officers and to raise and appropriate and/or transfer from available funds such sums of money as may be necessary to defray Town expenses for the fiscal period July 1, 2024 to June 30, 2025 inclusive, said sums to be allocated in accordance with the budget document to be presented at Town Meeting, and to make appropriation, or take any other action relative thereto.

Proposed by Select Board

ARTICLE 2: To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money as may be necessary to operate the Park Department for the fiscal period July 1, 2024 to June 30, 2025, inclusive, and to make appropriation, or take any other action relative thereto.

Proposed by Select Board

ARTICLE 3: To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money as may be necessary to operate the Landfill/Transfer Station for the fiscal period July 1, 2024 to June 30, 2025, inclusive, and to make appropriation, or take any other action relative thereto.

Proposed by Select Board

ARTICLE 4: To see if the Town will vote to raise and appropriate, transfer from available funds, borrow or otherwise provide a sum of money for capital improvements and equipment shown below and all costs incidental or related thereto, and to authorize Town Officials to take such action and execute all documents as may be necessary to effectuate the purposes of this vote, or take any action relative thereto.

Line	Department	Item	Amount	Funding Source
1	Police	Cruiser replacements w/ equipment	\$182,000.00	Free Cash
2	Fire	Ladder Truck lease payment w/ equipment	\$175,000.00	Free Cash
3	Public Works	Roadway Improvements	\$250,000.00	Free Cash
4	Public Works	Bud Permit Material Removal	\$25,000.00	Free Cash
5	Public Works	1 Ton Dump truck w/equipment	\$95,000.00	Free Cash
6	Public Works	Pave DPW Lot & Install Drainage	\$85,000.00	Free Cash
7	Public Works	Relocate Radio Repeater & equipment	\$25,000.00	Free Cash
8	Transfer Station	Roll-off Truck w/equipment	\$260,000.00	\$95,000 Free Cash \$165,000 Landfill Retained Earnings
9	Parks	North Fields Water/Electric	\$15,000.00	Park Retained Earnings
		TOTAL	\$1,112,000.00	

Proposed by Select Board

ARTICLE 5: To see if the Town will vote to raise and appropriate and/or transfer from available funds, a sum of money for the purpose of adding to the Stabilization Fund pursuant to the provisions of M.G.L. Chapter 40, Section 5B, or take any action relative thereto.

Proposed by Select Board

ARTICLE 6: To see if the Town will vote to raise and appropriate and/or transfer from available funds, a sum of money for the purpose of adding to the Other Post Employment Benefits Trust (OPEB), or take any action relative thereto.

Proposed by Select Board

ARTICLE 7: To see if the Town will vote to appropriate or reserve from the Community Preservation Fund annual revenues in the amounts recommended by the Community Preservation Committee for committee administrative expenses, community preservation projects and other expenses in Fiscal Year 2025, as shown below, with each item to be considered a separate appropriation, or take any other action relative thereto.

<u>Appropriations:</u>	<u>Reserves:</u>
From FY2025 estimated revenues for Community Administrative Expenses	\$8,250
From FY2025 estimated revenues for Historic Resources Reserve	\$27,500
From FY2025 estimated revenues for Community Housing Reserve	\$27,500
From FY2025 estimated revenues for Open Space/Recreation Reserve	\$27,500
From FY2025 estimated revenues for Budgeted Reserve	\$184,250

Proposed by Community Preservation Committee

ARTICLE 8: To see if the Town will vote to transfer from available funds in the Community Preservation Fund the following amount for a project as recommended by the Community Preservation Committee, including anything incidental or related thereto, or take any action relative thereto.

Line	Department	Project	Amount	Funding Source
1	Facilities	Historic Town Hall Door Replacement	\$6,950.00	Historic Resources Reserve
		TOTAL	6,950.00	

Proposed by Community Preservation Committee

ARTICLE 9: To see if the Town will vote to transfer from available funds in the Community Preservation Fund the following amount for a project as recommended by the Community Preservation Committee, including anything incidental or related thereto, or take any action relative thereto.

Line	Department	Project	Amount	Funding Source
1	Lakeville Historical Society	Cupola Repairs for the Lakeville Historical Museum	\$20,000.00	Historic Resources Reserve
		TOTAL	\$20,000.00	

Proposed by Community Preservation Committee

ARTICLE 10: To see if the Town will vote to raise and appropriate and/or transfer from available funds, \$655,000.00 for design development costs and related expenses for the construction of a new Fire Station and anything incidental or related thereto; or take any action relative thereto.

Proposed by Fire Station Building Committee

ARTICLE 11

To see if the Town will vote to amend the Town of Lakeville Code Bylaws by deleting in its entirety Chapter 270, § 270-7.5 Mixed Use Development District regulations and to amend the following Sections of the Town Code Bylaws with deletions noted in strikethrough.

Chapter 270, §270-3.1, Zoning districts, ~~H. Mixed use Development District (Overlay)~~,

Chapter 270, §270-3.2, Location of districts, ~~G. Mixed Use Development District (Lakeville Hospital)~~. Refer to ~~§ 270-7.5A~~ for district designation. and renumber accordingly, and to amend the Zoning Map by removing the Mixed-Use Development District consisting of:

The land shown as Lot 1 on Assessor's Map 60 (with the balance shown on Assessor's Map 62), and more specifically described as follows:

The land with the buildings thereon situated in Lakeville, Plymouth County, Commonwealth of Massachusetts, on the westerly side of Main Street (Route 105) comprising about seventy-three (73) acres of land, more or less, and now or formerly known as the Lakeville State Hospital and formerly known as Lakeville State Sanatorium and bounded and described as follows:

Beginning at the most northerly corner of the premises to be described at land now or formerly of Richmond Family Trust and on the southerly sideline of Rhode Island Road;

Thence S 34 ° 56' 40" E, a distance of 1005.56 feet by land of said Richmond Family Trust and by land now or formerly of Stillman K. Leonard to a point; Thence N 88° 54' 05" E, a distance of 294.36 feet by land of said Leonard to a point on the westerly sideline of Main Street (Route 105);

Thence the following eight courses by the westerly and northerly sidelines of Main Street:

Southerly on a curve to the right with a radius of 1970.00 feet for an arc distance of 111.70 feet to a Massachusetts Highway Bound;

S 13° 16' 05" W, a distance of 116.78 feet to a Massachusetts Highway Bound;

Southerly on a curve to the right with a radius of 1970.00 feet for an arc distance of 243.55 feet to Massachusetts Highway Bound;

S 20° 21' 05" W, a distance of 71.44 feet to a Massachusetts Highway Bound;

Southerly on a curve to the right with a radius of 1000.00 feet for an arc distance of 458.37 feet to a Massachusetts Highway Bound;

S 46° 36' 50" W, a distance of 241.93 feet to a Massachusetts Highway Bound;
S 46° 59' 20" W, a distance of 512.93 feet to a Massachusetts Highway Bound;
S 46° 08' 49" W, a distance of 6.17 feet to a point at land now or formerly of Bruce A. Benoit;
Thence N 43° 04' 23" W, a distance of 2634.80 feet by various owners as shown on the aforementioned plan to a point on the southerly sideline of Rhode Island Road;
Thence the following six courses by the southerly sideline of Rhode Island Road:
N 68° 16' 47" E, a distance of 78.74 feet to a concrete bound;
Easterly on a curve to the right with a radius of 2238.25 feet for an arc distance of 678.64 feet to a concrete bound;
N 85° 39' 07" E, a distance of 202.14 feet to a concrete bound;
Easterly on a curve to the right with a radius of 1560.18 feet for an arc distance of 353.92 feet to a concrete bound;
Easterly on a curve to the left with a radius of 838.52 feet for an arc distance of 609.30 feet to a concrete bound;
Easterly on a curve to the right with a radius of 1564.50 feet for an arc distance of 12.89 feet to the point of beginning.

The above described premises contain 73.3 acres more or less, or take any other action thereto.

Proposed by the Planning Board

ARTICLE 12: To see if the Town will vote to amend Article II, Select Board, Section 15-7, Limitation of Office of the Town's General Bylaws by the addition of the following shown in highlighted/underlined:

“No person shall hold at one time the office of Select Board and the office of Assessor or Planning Board, in the Town of Lakeville; or take any action relative thereto.

Petition Article

You are directed to serve this warrant by posting an attested copy hereof seven (7) days at least before the day appointed for the Annual Town Meeting at the following places: Town Office Building, Nemasket Week, Baldies Pizzeria, Fat Cousins, the Clark Shores Association Bulletin Board, Apponequet Regional High School, Lakeville Senior Center, and Assawompset Elementary School.

Hereof fail not and make return of the warrant with your doings hereon at the time and place of said meeting.

Given under our hands this 6th day of May, 2024.

Lorraine Carboni, Chair

Evagelia Fabian

Brian Day

Maureen Candito

Brynna Donahue

A true copy, Attest:

Constable

Lakeville, MA May _____, 2024

LAKEVILLE SELECT BOARD

AGENDA ITEM #10
MAY 6, 2024

**DISCUSS SELECT BOARD HOURS AT THE SENIOR
CENTER**

Chair Carboni will speak to this item.