

# 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, July 10, 2023 @ 6:00 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: \_\_\_\_\_

## A G E N D A

1. Select Board announcements
2. Town Administrator announcements
3. Discuss and possible vote to approve gift agreement with TAC Vega MA LLC for installation of a guardrail on Town property located opposite 310 Kenneth Welch Drive
4. 6:15 PM Meet with the Finance Committee to discuss end of the year Departmental transfer requests (MGL Ch. 44, Sec. 33B)
5. 6:30 PM Meet with the Lakeville members of the F/L Regional School Committee to appoint a member to fill the vacant position
6. Discuss and possible vote on request from Director of Inspectional Services to appoint Todd McNeill as Wiring Inspector
7. Update from Town Planner on MBTA Communities
8. Discuss and possible vote to approve ambulance billing rates
9. Discuss and possible vote on annual Board, Committee and Commission reappointments (see attached list)
10. Discuss draft calendar for Fall Special Town Meeting
11. Discuss scheduling August, September and October Select Board Meeting Dates
12. Building Committee Updates:
  - a. Senior Center Feasibility Study
  - b. Fire Station Building Committee
13. Discuss and possible vote to designate Select Board Member to conduct contract negotiations with the Town Administrator
14. New Business

15. Old Business
16. 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  
JULY 10, 2023**

**SELECT BOARD ANNOUNCEMENTS**

The Lakeville Arts Council is sponsoring 4 free concerts to be held on July 11, July 18, July 25, and August 1<sup>st</sup> from 6 PM to 8 PM at the Center Stage located at the old Town House building – 2 Precinct Street. In case of rain, the concerts will be moved 2 days later on the Thursday of the week.

For additional information please visit [www.LakevilleArtsCouncilMA.org/concerts](http://www.LakevilleArtsCouncilMA.org/concerts)

Brian Procida, a Lakeville Call Firefighter, has been deployed to Quebec as part of a 16-member Department of Conservation and Recreation wildland firefighting team. Brian works for the DCR as his full-time job. He will help battle some of the more than 70 wildfires that have continued to burn in the Quebec Province since the beginning of June.

If you have ever wanted to volunteer on a Commission or Committee, the Town has vacancies on the Conservation Commission; Cable Advisory Committee, Capital Expenditures Committee, Energy Advisory Committee and Open Space Committee. To apply, please visit the Town's website on the Town Clerk's page – Volunteer Form.

**AGENDA ITEM #2  
JULY 10, 2023**

**TOWN ADMINISTRATOR ANNOUNCEMENTS**

**AGENDA ITEM #3  
JULY 10, 2023**

**DISCUSS AND POSSIBLE VOTE TO APPROVE GIFT AGREEMENT  
WITH TAC VEGA MA LLC FOR INSTALLATION OF A GUARDRAIL  
ON TOWN PROPERTY LOCATED OPPOSITE 310 KENNETH WELCH  
DRIVE**


Attached is a memo from the Town Administrator and a copy of the Gift Agreement and License to enter and use Real Property regarding the installation of a guardrail on Town Property.



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

RECEIVED  
JUL - 6 2023  
SELECTMEN'S OFFICE

July 6, 2023

**TO:** Select Board  
**FROM:** Ari J. Sky, Town Administrator   
**SUBJECT:** Kenneth Welch Guardrail Agreement

Staff has been working with TAC Vega to address several issues associated with their facility at 310 Kenneth Welch Drive. Coordination meetings over the past several months have been productive, with tangible progress made in the areas of public safety, water usage and parking.

While the long-term solution to parking issues onsite is under consideration by the Conservation Commission, TAC Vega has worked with their tenants to identify interim offsite locations. In addition, the ownership has agreed to install a guardrail at their expense to physically prevent parking on Town-owned land located across the street from the building, and to remediate damage to the site by reseeding the area. The attached agreement authorizes TAC Vega's to access the Town's property to conduct the work as described.

Thank you for your consideration, and please let me know if you have any questions.

*Attachment*

KENNETH WELCH DRIVE

GIFT AGREEMENT AND  
LICENSE TO ENTER AND USE REAL PROPERTY

This Gift Agreement and License to Enter and Use Real Property (the “Agreement”) is made this \_\_\_\_ day of \_\_\_\_\_, 2023 by and between the Town of Lakeville, acting by and through its Select Board, hereinafter referred to as the “Town”, and TAC Vega MA, LLC, having a usual place of business at 310 Kenneth Welch Drive, Lakeville, MA, hereinafter referred to as “TAC Vega”.

Whereas, TAC Vega is the owner of certain real property located at 310 Kenneth Welch Drive, hereinafter referred to as the “TAC Vega Property”; and

Whereas, representatives from TAC Vega and the Town have participated in periodic meetings to discuss and address ongoing concerns related to the TAC Vega Property; and

Whereas, the Town has articulated a concern related to parking by tenants of the TAC Vega Property on a Town-owned parcel located on the opposite side of Kenneth Welch Drive, which property is more specifically depicted in the crosshatched area on Exhibit A attached hereto and incorporated herein by reference (the “Town Property”); and

Whereas, parking by tenants of the TAC Vega Property on the Town Property has resulted in ongoing damage to the Town Property, potentially threatening adjacent wetlands; and

Whereas, TAC Vega has worked with its tenants to identify alternative off-site parking arrangements; and

Whereas, TAC Vega has agreed to install physical obstacles to prevent continued use of the Town Property and to remediate existing damage; and

Whereas, the Town, acting by and through its Select Board, determines to accept the gift of materials and services from TAC Vega for the purposes of addressing issues at the Town Property, subject to the conditions set for the herein.

Now, therefore, the Town hereby grants to TAC Vega the non-exclusive right to enter onto and access the Town Property for the Permitted Use (as defined in Section 1, below).



1. REFERENCE DATA

Date of License: \_\_\_\_\_, 2023

Mailing Address of Licensor: Select Board  
Lakeville Town Hall  
346 Bedford Street  
Lakeville, MA 02347

Mailing Address of Licensee: TAC Vega MA, LLC  
310 Kenneth Welch Drive  
Lakeville, MA 02347

Permitted Use: Installation of approximately 745 linear feet of 6”x  
12” single face timber guardrail with 8” x 8” posts  
on south side of Kenneth Welch Drive, per the  
attached design, sublet to the following conditions:

1. Work shall be performed at TAC Vega’s sole expense.
2. The Town will facilitate necessary permitting through the appropriate Town departments and committees.
3. Following completion of the work, the Town will be solely responsible for ongoing maintenance and repair.
4. Upon completion of the work, the Town will affirmatively release and discharge TAC Vega from any and all liability associated with the work except to the extent arising solely from negligence or willful misconduct of TAC Vega, its employees, contractors, and agents.

Loam and seed for damaged areas within the footprint of the guardrail after September 1, 2023.

Term of License: 6 months from the date of this License

Consideration to be paid by Licensee: Value of materials and services provided as a gift and accepted pursuant to G.L. c. 44, sec. 53A1/2

2. RIGHTS APPURTENANT

TAC Vega shall have the non-exclusive use, in common with others entitled thereto, of the Town Property for the period of this Agreement and only for the purposes of the Permitted Use defined in Section 1.

3. CONDITION OF PREMISES

TAC Vega acknowledges and agrees that it accepts the Town Property in “as is” condition for the purpose of this Agreement, and that the Town has made no representation or warranty regarding the fitness of the Town Property for the Permitted Use.

4. ALTERATION OF THE PROPERTY

TAC Vega shall not make any alterations or improvements upon the Town Property except to undertake the Permitted Use under this Agreement.

5. EQUIPMENT

TAC Vega may bring such vehicles and other equipment upon the Town Property as would ordinarily be used to undertake the Permitted Use.

6. CONDUCT OF LICENSEE

Compliance with Laws

TAC Vega shall at all times perform the Permitted Use in accordance with all applicable laws, statutes, ordinances, regulations, permits, licenses, orders and requirements of governmental authorities and with all requirements of its insurance policies.

Repair of Damage

TAC Vega shall restore or repair of any and all damage to the Town Property resulting from any act, failure to act or negligence of TAC Vega in connection with the Permitted Use. This obligation shall survive the termination of the Agreement.

Sanitation

TAC Vega shall maintain the Town Property in a sanitary condition and shall follow all directions of Town with regard to the collection and disposal of refuse or construction debris.

Costs of Operations

TAC Vega shall be solely responsible for any and all costs expenses, damages and liabilities associated with the exercise of its rights under this Agreement. The materials and

services anticipated hereunder shall be provided to the Town as a gift pursuant to the provisions of G.L. c. 44, sec. 53A1/2.

#### Operations Limited to Permitted Use

TAC Vega shall not conduct any operations upon the Town Property except for the Permitted Use under Section 1 of this Agreement and except for any requirement set forth in this Agreement.

#### 7. RISK OF LOSS

TAC Vega agrees that it shall use and occupy the Town Property at its own risk, and the Town shall not be liable to TAC Vega for any injury or death to persons entering the Town Property pursuant to the Agreement, or loss or damage to vehicles, equipment, structures or other personal property of any nature whatsoever of TAC Vega, or of anyone claiming by or through any of them, that are brought upon the Town Property pursuant to the Agreement, except if such injury, death, loss or damages is caused by the willful act or gross negligence of the Town, or its employees, agents, contractors or invitees.

#### 8. INDEMNIFICATION

TAC Vega agrees to indemnify, defend and hold harmless the Town against any claim by any third person for any injury or death to persons or loss or damage to or diminution in value of any property occurring upon the Town Property or relating in any way to TAC Vega's exercise of its rights under this Agreement except to the extent arising out of or related to the willful act or gross negligence of the Town, its employees, agents, contractors or invitees.

#### 9. INSURANCE

TAC Vega shall keep in force, at its sole cost and expense, during the full term of this Agreement, commercial general liability insurance, in the amount of one million dollars (\$1,000,000), insuring TAC Vega as Insured and the Town as Additional Insured against all claims and demands for personal injury or damage to property which may be claimed to have occurred upon the Town Property as a result of the exercise by TAC Vega of the rights granted by this Agreement and including the Town as an additional insured. Failure to obtain and keep in force said insurance, and failure to provide the Town with proof of same, shall automatically terminate this Agreement and any rights granted herein.

#### 10. RIGHTS OF LICENSOR TO ENTER

The Town reserves the right and TAC Vega shall permit the Town and its employees, contractors, agents and invitees to enter upon and use the Town Property at any time and for any and all purposes at the Town's sole discretion, provided that the Town's use shall not interfere with TAC Vega's Permitted Use.

11. TERMINATION

This Agreement is terminable at any time by the Town or TAC Vega following notice by certified U.S. Mail, return receipt requested, to the other party. This Agreement shall expire on the date specified in such notice.

12. NO ESTATE CREATED

This Agreement shall not be construed as creating or vesting in TAC Vega any estate in the Town Property or any interest in real property.

13. MISCELLANEOUS

This Agreement may not be modified except in writing, duly executed by both parties.

This Agreement contains the entire agreement of the parties and there are no other agreements or understandings between the parties regarding the subject matter of the Agreement.

TAC Vega is not authorized to bind or involve the Town in any contract or to incur any liability for or on the part of the Town; likewise, the Town, its employees, agents, contractors or invitees, is not authorized to bind or involve TAC Vega in any contract or to incur any liability for or on the part of TAC Vega.

If any portion of this Agreement is declared to be illegal, unenforceable or void, then all parties to this Agreement shall be relieved of all obligations under that portion; provided, however, that the remainder of this Agreement shall be enforced to the fullest extent permitted by law.

The captions in this Agreement are inserted for convenience of reference only and in no way define, describe or limit the scope or intent of this Agreement or any of the provisions thereof.

This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts, and any and all legal actions brought in connection with this Agreement shall be brought in courts within the Commonwealth of Massachusetts.

This Agreement is to take effect as a sealed instrument as of the date first written above.

TOWN OF LAKEVILLE  
SELECT BOARD

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Brian Day

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Lorraine Carboni

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Evagelia Fabian

TAC Vega MA, LLC.

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Authorized Signature

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Title

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Print Name





**AGENDA ITEM #4  
JULY 10, 2023**

**MEET WITH THE FINANCE COMMITTEE TO DISCUSS END OF THE  
YEAR DEPARTMENTAL TRANSFER REQUESTS (MGL Ch 44, Sec.  
33B)**

Attached are the Departmental Transfers being requested.

**LAKEVILLE - FY2023 Operating Budget Transfers**

07/06/23  
SUMMARY

<u>Available (From):</u>	<u>Projected Shortfalls (To):</u>
132 Reserve Fund	51,555
 <u>Departmental</u>	
122 Select Board - Expenses	1,268
175 Planning Board - Expenses	237
630 Park Enterprise - Expenses	1,298
210 Fire - Expenses	10,725
914 Group Ins - Wellness	460
	122 Select Board - Salaries
	175 Planning Board - Salaries
	630 Park Enterprise - Salaries
	220 Fire - Overtime
	945 General Ins - Auto Policy
	<b>1,268</b>
	<b>237</b>
	<b>1,298</b>
	<b>10,725</b>
	<b>460</b>

**TOWN OF LAKEVILLE**  
**Transfer of Appropriations**  
 Fiscal Year 2023

Transfer From		Transfer To	
Account#	DEPARTMENT/Description	Account#	DEPARTMENT/Description
0112200-531000	SELECT BOARD - EXPENSES (SERVICES)	01122100-51xxxx	SELECT BOARD - SALARIES
01175200-531200	PLANNING BOARD - EXPENSES (TRAINING)	01175100-511100	PLANNING - SALARIES (TOWN PLANNER)
60630200-531000	PARKS - EXPENSES (OTHER CONTRACTUAL)	60630100-512200	PARK - SALARIES (LIFEGUARDS)
	Amount		Amount
	\$ 1,268.00	1	\$ 1,268.00
	237.00	1	237.00
	1,298.00	2	1,298.00
	\$ 2,803.00		\$ 2,803.00

**Explanation:**

- 1) original budget did not include extra work day at beginning of fiscal year
- 2) increased lifeguard hours needed

Art J Sky, Town Administrator

Select Board

Finance Committee

Chair, Select Board

Chair, Finance Committee

Date

Date

Massachusetts General Laws, Chapter 44, section 33B:

(b) A town may, by majority vote at any meeting duly held, transfer any amount previously appropriated to any other use authorized by law. Alternatively, the selectmen, with the concurrence of the finance committee or other entity established under section 16 of chapter 39, may transfer within the last 2 months of any fiscal year, or during the first 15 days of the new fiscal year to apply to the previous fiscal year, any amount appropriated, other than for the use of a municipal light department or a school department, to any other appropriation.

**TOWN OF LAKEVILLE**  
**Transfer of Appropriations**

Fiscal Year 2023

Transfer From		Transfer To	
Account#	DEPARTMENT/Description	Account#	DEPARTMENT/Description
01220200-531200	FIRE - EXPENSES (TRAINING/EDUCATION)	01220100-513200	FIRE - SALARIES (HOL/VAC OVRT COVERAGE)
01220200-558600	FIRE - EXPENSES (FIRE EQUIPMENT)		
	Amount		Amount
	\$ 6,225.00		\$ 10,725.00
	4,500.00		
	\$ 10,725.00		\$ 10,725.00

**Explanation:**  
The vacation/holiday overtime coverage line deficit is the result of a combination of factors. These factors include an increase in the number of holidays provided to all firefighters and the increased number of vacation days provided to employees due to improved employee retention.  
The major drivers include: call volume, number of simultaneous calls, increased transport time, and increased complexity of the work; all of which necessitates 3 on-duty firefighters at a minimum. With only 3 firefighters on each of the 4 work groups, every hour of vacation or holiday leave taken creates the need to hire back staffing to meet the demand for services.  
Budget forecasting for this line is very challenging for the following reasons: 1) contractually provided benefits include the ability to bank a holiday and use it as leave within a specified time period, creating a corresponding overtime expense; 2) staff may also elect to "cash out" that holiday for an extra day's pay, creating a straight-time expense; and 3) it is difficult to predict which type and level of expense the holiday leave will create. A change to the staffing structure would provide increased budget predictability given the current demand for services.

Michael O'Brien, Fire Chief

Select Board

Finance Committee

Chair, Select Board

Chair, Finance Committee

Date

Date

Massachusetts General Laws, Chapter 44, section 33B:

(b) A town may, by majority vote at any meeting duly held, transfer any amount previously appropriated to any other use authorized by law. Alternatively, the selectmen, with the concurrence of the finance committee or other entity established under section 16 of chapter 39, may transfer within the last 2 months of any fiscal year, or during the first 15 days of the new fiscal year to apply to the previous fiscal year, any amount appropriated, other than for the use of a municipal light department or a school department, to any other appropriation.



# TOWN OF LAKEVILLE

## Transfer of Appropriations

Fiscal Year 2023

Transfer From		Transfer To	
Account#	DEPARTMENT/Description	Account#	DEPARTMENT/Description
01914200-518800	GROUP INSURANCE - WELLNESS PROGRAM	01945200-574000	PROPERTY & LIABILITY INSURANCE
	\$ 460.00		\$ 460.00
	1		1
	\$ 460.00		\$ 460.00

**Explanation:**

1) Additional premium to Automobile Insurance Policy, re: FY2024 vehicle changes

Ari J Sky, Town Administrator

Select Board

Finance Committee

Chair, Select Board

Chair, Finance Committee

Date

Date

Massachusetts General Laws, Chapter 44, section 33B:

(b) A town may, by majority vote at any meeting duly held, transfer any amount previously appropriated to any other use authorized by law. Alternatively, the selectmen, with the concurrence of the finance committee or other entity established under section 16 of chapter 39, may transfer within the last 2 months of any fiscal year, or during the first 15 days of the new fiscal year to apply to the previous fiscal year, any amount appropriated, other than for the use of a municipal light department or a school department, to any other appropriation.

**AGENDA ITEM #5  
JULY 10, 2023**

**MEET WITH THE LAKEVILLE MEMBERS OF THE F/L REGIONAL  
SCHOOL COMMITTEE TO APPOINT A MEMBER TO FILL THE  
VACANT POSITION**

The Select Board has received 2 letters of interest for the vacant seat on the F/L Regional School Board.

The appointment would be a joint appointment between the Select Board and the remaining Lakeville School Committee members as per the F/L Regional Intermunicipal Agreement School (see attached)

Letters have been received from Crystal Ng and Brynna Donahue. Their letters and background information are attached.

The expiration of the term would be April 1, 2024.

each member town shall be the same as that set forth above. The town clerks from each member town shall forward to the district clerk a certified copy of the election results, and the district clerk shall declare the results. The persons so elected shall be sworn into office by the town clerk in the town in which they are registered to vote.

If there is a failure to nominate or a failure to elect a candidate, including a tie vote, then the Board of Selectmen of the member town in which such failure to nominate or elect occurs shall appoint a member in accordance with Section 1E of this Agreement.

Except as otherwise specifically provided herein, the nomination and election of Committee members shall be in accordance with state election law.

C. Organization

At the first regular meeting of the Transitional Committee following the acceptance of this Agreement by the member towns, and, thereafter at the first regular meeting of the Committee following election of members, the Committee shall organize and choose by ballot a chairperson and vice-chairperson from its own membership. The chair and vice-chair shall serve for terms on one year respectfully. The chairmanship shall rotate annually between the member towns, and the vice chair shall be from a different town than the chair, provided that members from each town are willing to serve in said positions. At the same meeting, or at any other meeting, the Committee shall appoint from among its members a district clerk. The Committee may also appoint a treasurer and a secretary who may be the same person but who need not be members of the Committee.

D. Vacancies

If a vacancy occurs on the Committee, such vacancy shall be filled within thirty (30) days therefrom by the Board of Selectmen along with the members of the Committee from the town in which the member vacating the office resided. The person so appointed shall be a resident and a registered voter of the town from which the vacancy occurred, and shall serve until the next election of Committee members, at which election a successor shall be elected to serve the balance of the unexpired term if any. Notice of such appointment shall be provided to the district clerk. Any person so appointed shall be sworn into office by the town clerk in the town in which they are registered to vote.

E. Quorum

A majority of the Committee shall constitute a quorum for the purpose of voting, however less than a majority may adjourn a meeting.

## Tracie Craig-McGee

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**From:** Brynna Donahue <brynna.donahue@gmail.com>  
**Sent:** Monday, July 3, 2023 2:13 PM  
**To:** Tracie Craig-McGee  
**Subject:** Expression of Interest - Joining the School Committee

To whom it may concern,

I hope this message finds you well. I am writing to express my interest in joining the school committee for the remainder of the current term ending in April.

As we navigate the present challenges, I believe my niche experience and ability to handle contentious situations as a bridge can bring about constructive solutions and a fresh perspective. I am well-equipped to address our current issues with nuance and keen understanding.

Thank you for considering my interest in joining the committee. I look forward to the possibility of contributing positively to our community.

Best regards,

Brynna Donahue





# Town of Lakeville

Town Office Building

346 Bedford Street

Lakeville, Massachusetts 02347

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

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

Full Name: Brynna Donahue Date: 7/6/23

Home Address: 87 Crooked Lane

Mailing Address (if different from above): \_\_\_\_\_

Email Address: Brynna.Donahue@gmail.com

Home Phone: 508 889 1256 Cell Phone: \_\_\_\_\_

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

### B/C/C Applying To:

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

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

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

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

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

Brynna Donahue  
Signature of Applicant

7/6/23  
Date

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



# BRYNNA DONAHUE

LAKEVILLE RESIDENT

(58) 889-1256

Bryнна.Donahue@gmail.com



Passionate community member with communication experience seeking to bring a balanced and empathetic perspective to the Freetown-Lakeville School Committee. Committed to fostering an environment that respects and supports all students while ensuring that parents feel heard and involved in the decision-making process.

## EXPERIENCE

### Manager | Le Central Bistro

May 2012 - September 2019

- Managed daily restaurant operations, ensuring a smooth and efficient service.
- Handled customer complaints and feedback, maintaining a high level of customer satisfaction.
- Managed a diverse team, fostering a positive and productive work environment.

### Worker | Nature's Pantry

September 2019 - 2023

## EXPERTISE

- Community Engagement
- Conflict resolution
- Leadership
- Mediation

## SKILLS

- Strong interpersonal and communication skills
- Problem Solving
- Team management
- Unique perspective as a transgender individual (Relevant to policy being developed during this time period)

6/22/23

Lakeville Selectboard,

My name is Crystal Ng. I want to apply for the open position on the Freetown-Lakeville School Committee. My family and I have been residents of Lakeville for over 20 years. During that time, I have been involved with the Freetown-Lakeville SEPAC (Special Education Parents Advisory Council), Chairperson for eleven years, Treasurer for two years, and currently a member. I'm a Special Education Advocate and volunteer throughout the district, helping parents to understand the IEP process. I volunteer as SESPP (Special Education Surrogate Parent) through DCF ( Department of Children and Family), advocating for children in DCF custody. Our family is in our sixth year of foster parenting. Through this, we have expanded our family with two adoptions. I'm currently a Family Partner/ Community Health Worker. This role allows me to work with children and their families in the mental health field. I am providing them with the necessary support and programs in their area.

I look forward to hearing from The Selectboard. Thank you for your time.

Crystal Ng

RECEIVED  
JUN 22 2023  
SELECTMEN'S OFFICE



# Town of Lakeville

Town Office Building

346 Bedford Street

Lakeville, Massachusetts 02347

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

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

Full Name: Crystal Ng Date: 6/21/23

Home Address: 457 Bedford St. LAKEVILLE, MA, 02347

Mailing Address (if different from above): \_\_\_\_\_

Email Address: fostradopt88@gmail.com

Home Phone: \_\_\_\_\_ Cell Phone: 508-965-4629

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

### B/C/C Applying To:

- Agricultural Commission
- Zoning Board of Appeals
- Cable TV Advisory
- Conservation
- Energy Advisory
- Historical Commission
- Lakeville Arts Council
- Open Space Committee
- Master Plan Implementation
- Rent Control Board
- Zoning By-law Review Advisory
- Project Review for 43D <sup>Free town - Lakeville</sup> \* School Committee

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

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

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

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

Crystal Ng  
Signature of Applicant

6/21/23  
Date

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

## Crystal Ng

457 Bedford St. • Lakeville, MA • 02347

508-965-4629

Fosteradopt88@gmail.com

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### PROFILE

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**Experienced Education Advocate** with over 10 years of experience working with families in Southcoast Massachusetts. Motivated self-starter with a proven track record of working successfully as a leader and contributing team member.

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### PROFESSIONAL EXPERIENCE

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**Family Partner, Bay State Community Services Plymouth, MA** **2022 – Present**

- Assist parent/caregiver with meeting the needs of the youth through educating, supporting, coaching, modeling, and guiding.
- Teaching the parent/caregiver how to navigate the child services systems and processes.

**Special Education Surrogate Parent, Lakeville, MA** **2022 – Present**

- Volunteer special education decision-maker to a student in State custody.

**Education Advocate, Lakeville, MA** **2010 – Present**

- Assisting families in acquiring services or benefits for their children.
- Guiding and navigating families throughout the IEP process at their local schools.
- Provided pro bono IEP work for Early Intervention and referrals.
- Conducted classes to teach families how to advocate.

**Paralegal, Lakeville, MA** **2019 – Present**

- Completed Paralegal course at Boston University.

**SEPAC Chairwoman, Freetown-Lakeville School District** **2010 - 2021**

- Coordinate meetings for families to provide resources and services.
- Assist in resolving special needs students' issues within the school district.

**Foster Parent, DCF Plymouth District** **2017 - Present**

- Fostering children through DCF Plymouth.
- Foster Parent Trainer for MAPP courses.

**Simply Stated Crafts, Lakeville, MA** **2007 - Present**  
**Owner – Handmade crafts and goods**

---

### EDUCATION / PROFESSIONAL DEVELOPMENT

---

**Bachelor of Arts, Communications, Bridgewater State College 1990**

**Bachelor of Science, Microbiology, Salve Regina University 1995**

**Master of Science, Biomedical Technology & Management, Salve Regina University 1997**

**St. Joseph's Hospital School of Cytology, Cytology Certification 1996**

**Federation of Children Special Needs, Advocacy Training 2010**

**DCF MAPP Certified 2017**

**Wright's Law Training 2018**

**DCF Foster Parent Trainer 2019**

**DCF Foster Care Reviewer 2020**

**Certified Paralegal Training, Boston University - 2019**

**AGENDA ITEM #6  
JULY 10, 2023**

**DISCUSS AND POSSIBLE VOTE ON REQUEST FROM  
DIRECTOR OF INSPECTIONAL SERVICES TO APPOINT TODD  
MCNEILL AS WIRING INSPECTOR**

Attached is a memo from the Director of Inspectional Services regarding the appointment of Todd McNeill as Wiring Inspector.

The typical expiration date for this position is July 31<sup>st</sup> . As the Board is voting on the annual reappointments later on, you could make the appointment term to expire on July 31, 2024.





OFFICE OF  
BUILDING COMMISSIONER

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

RECEIVED  
JUL - 5 2023  
SELECTMEN'S OFFICE

TO: Ari Sky, Town Administrator  
Brian Day, Chairman of Select Board

FROM: Nathan P. Darling, Director of Inspectional Services

DATE: July 5, 2023

SUBJECT: Appointment of Todd McNeill as Wiring Inspector

ND

Subject to a pre-employment/reference check, I respectfully request that the Select Board appoints Todd D. McNeill as the Town's Wiring Inspector at the July 10, 2023 meeting. Todd is a Lakeville resident and is the President/Owner of McNeill Electric Company, Inc. Todd's experience and knowledge of the Town will be an asset to Inspectional Services.

This request is due to the retirement of Robert Canessa, who has served as the Town's Wiring Inspector for the past 32 years. Bob's knowledge, expertise and unmatched work ethic were an asset to the Town. His friendly demeanor and sense of humor will be sorely missed by all.

cc: John Viarella, HR Director

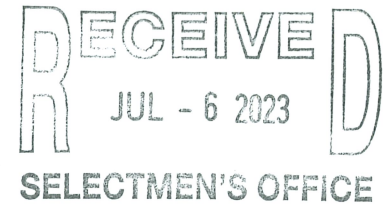
**AGENDA ITEM #7  
JULY 10, 2023**

**UPDATE FROM TOWN PLANNER ON MBTA COMMUNITIES**

Attached is the Lakeville Section 3A Final Technical Assistance Report from SRPEDD and a memo from the Town Planner regarding MBTA Section 3A compliance.



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



Date: July 6, 2023

To: Ari Sky, Town Administrator

From: Marc Resnick, Town Planner

Re: MBTA Section 3A compliance

I have received the Final Technical Assistance Report completed by Southeastern Regional Planning and Economic Development District (SRPEDD) and have attached it for your review. This is the project which was funded by a grant from Massachusetts Housing Partnership (MHP). This report was completed to assist the Town in determining whether the existing 40R District meets the requirements of the Section 3A compliance.

Under Section 3A of the Zoning Act Lakeville is an MBTA adjacent Small Town and must provide a multi-family district which has a unit capacity of 5% of the Town's total housing units, 231 units. There are specific density requirements for this district which must be approved by the Executive Office of Housing and Livable Communities (EOHLC). This report completed an analysis of Lakeville's existing 40R overlay district and determined that in SRPEDD's opinion the district meets these requirements. The next step will be for SRPEDD to complete an application for submission to EOHLC to approve the district.

Let me know if you have any questions.





# Lakeville Section 3A Technical Assistance (3ATA) Final Technical Assistance Report

SRPEDD, Town of Lakeville | June 2023

## Contents

- Lakeville Section 3A Technical Assistance (3ATA).....1
- Final Technical Assistance Report.....1
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## In Summary

SRPEDD believes Lakeville's existing 40R District, which includes the Lakeville Station Sub-District and the Nemasket River Sub-District, meets the requirements of Section 3A and the associated Compliance Guidelines. We entered our interpretation of Lakeville's 40R zoning language into the Commonwealth's official Compliance Model, which determined that Lakeville's existing 40R meets the following standards:

- Has a gross density of 24.1 units per acre;
- Has a total unit capacity of 770 units; and
- Is 35.1 acres in size and meets the contiguity requirements.

These findings, discussed in detail below, are subject to review by the Executive Office of Housing and Livable Communities in order for Lakeville to receive an official certification of District Compliance.

Additionally, SRPEDD conducted an analysis to determine areas highly suitable for future multi-family housing development, should the Town wish to expand multi-family capacity, now or in the future. Areas for the Town's consideration include:

- Near the Middleborough border and existing 40R District;
- Along the northeastern portions of Route 105, Route 18, and Route 79; and
- Near the Taunton border along Precinct St.

## Lakeville's Obligations Under Section 3A

Section 3A of M.G.L. c. 40A ("The Zoning Act") provides that:

"An MBTA Community shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right; provided, however, that such multi-family housing shall be without age restrictions and shall be suitable for families with children. For the purposes of this section, a district of reasonable size shall: (i) have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 21A; and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable."

Under the final Compliance Guidelines, released by the Executive Office of Housing and Livable Communities (EOHLC) on October 21st, 2022, Lakeville is considered an Adjacent Small Town. An Adjacent Small Town is an MBTA community that:

- (i) Has, within its boundaries, less than 100 acres of developable station area; and
- (ii) Either has a population density of less than 500 persons per square mile, or a population of not more than 7,000 year-round residents as determined in the most recently published United States Decennial Census of Population and Housing.

As an Adjacent Small Town, Lakeville has: no minimum size requirement for their compliant zoning district and no applicable locational requirement for siting a district. Therefore, the Town's compliant zoning district must only meet the following requirements:

- Have a gross density of 15 units per acre;
- Have multi-family permitted as-of-right with no age restrictions; and
- Have a unit capacity of 5% of the town's total housing units (231 units).

It is important to note that this unit capacity requirement is not a requirement to produce a specified number of housing units and is not a housing production target. Demonstrating compliance with unit capacity requirements for Section 3A only requires that an MBTA Community show that the zoning in place allows for multi-family housing as-of-right and that enough multi-family units could be added or replace existing uses and structures over time, even though, in some cases, these additions or replacements may be unlikely to occur soon.

Adjacent Small Towns must adopt and/or request certification of a compliant district with EOHLC by 12/31/2025. While this section outlines the overarching goals and requirements for a compliant district, there are additional spatial considerations laid out in the Guidelines that will aid in determining the zoning district's compliance with the above requirements.



Following an award for funding from the Massachusetts Housing Partnership, SRPEDD conducted an analysis using the Commonwealth’s Compliance Model to explore Lakeville’s 40R district’s conformance with these spatial considerations, which we will describe in the Compliance Model summary.

## Lakeville’s 40R District

Lakeville’s existing 40R District (adopted in 2006 and amended in 2018) is 33 acres in size and consists of two sub-districts: the Lakeville Station Sub-District (5 parcels; 11 acres) and the Nemasket River Sub-District (6 parcels, formerly 8 parcels; 22 acres). Both sub-districts allow multi-family as-of-right with a form of site plan review at the following densities:

- Lakeville Station, which has minimum density requirements:
  - Two- and/or three-family residential at 12 dwelling units per acre; and
  - Multi-family residential at 20 units per acre.
- Nemasket River, which has maximum density requirements:
  - Two- and/or three-family residential at 12 dwelling units per acre; and
  - Multi-family residential at 25 units per acre.

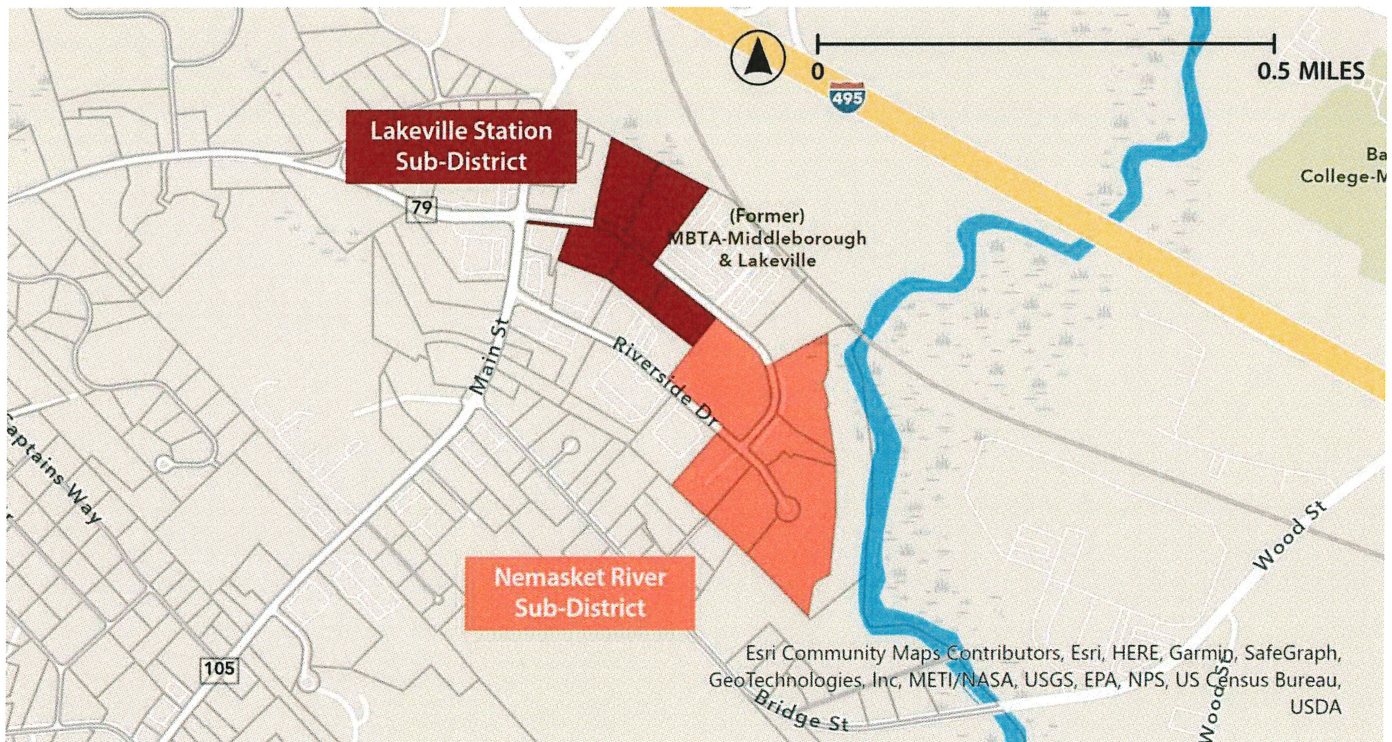


Figure 1 Lakeville's Smart Growth Overlay District

## Compliance Model Findings

The Compliance Model is the primary tool for determining if a zoning district is compliant with Section 3A and allows for EOHLC to evaluate a variety of by-laws in a standardized fashion. There are two components to the Compliance Model: a GIS component and a Microsoft Excel component. These two components are used to create reasonable estimates to verify compliance with Section 3A and are not intended to serve as a rigorous build out analysis.

### GIS Component

The GIS component of the Compliance Model is used to aid in the calculation of district contiguity, unit capacity, and gross density.

#### District Contiguity

According to the guidelines, at least half of a compliant multi-family zoning district must comprise of contiguous lots of land, and no portion of a district that is fewer than 5 contiguous acres will count towards the minimum size requirement. If the unit capacity and gross density requirements can be achieved in a district of fewer than 5 acres, the district must consist of entirely contiguous lots.

Given that Lakeville's two sub-district boundaries touch (and exceed 30 acres in area), we believe the district meets the contiguity requirements.

#### Unit Capacity

The GIS portion of the model considers sensitive and excluded lands. While both are available for viewing, only excluded lands matter when calculating unit capacity. Sensitive lands are only included to help communities consider their district(s)' location relative to climate, environmental, and public health considerations. Excluded lands are not eligible to be modeled for unit capacity and are removed from the total calculable acreage on each parcel in the district. The Commonwealth has prepared GIS parcel files which already include the total amount of sensitive and excluded land on each parcel.



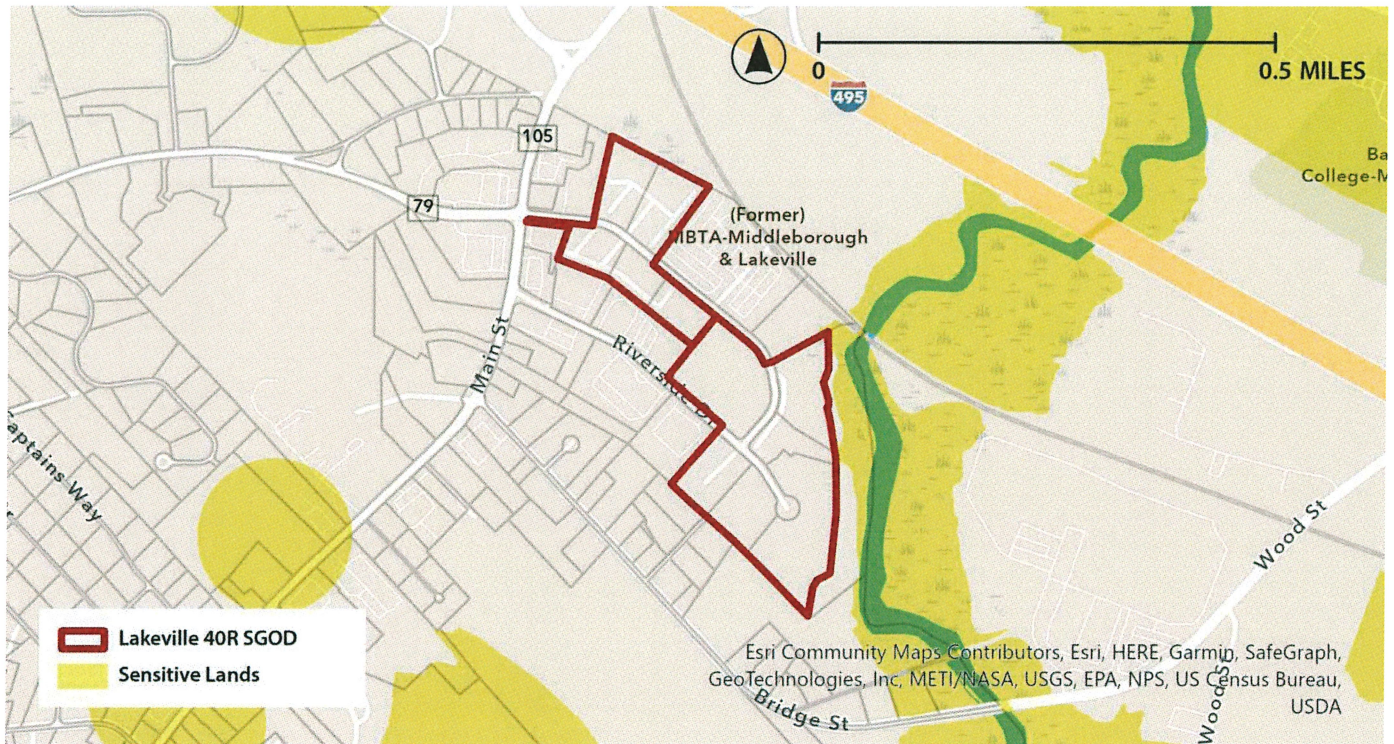


Figure 2 Lakeville 40R and Sensitive Lands

Sensitive lands include:

- Wellhead Protection Areas (Zone II and Interim Wellhead Protection Areas)
- Special Flood Hazard Areas (A or V Flood Zones)
- Active Farmland
- Priority Habitats of Rare Species
- Surface Water Protection Zones B and C



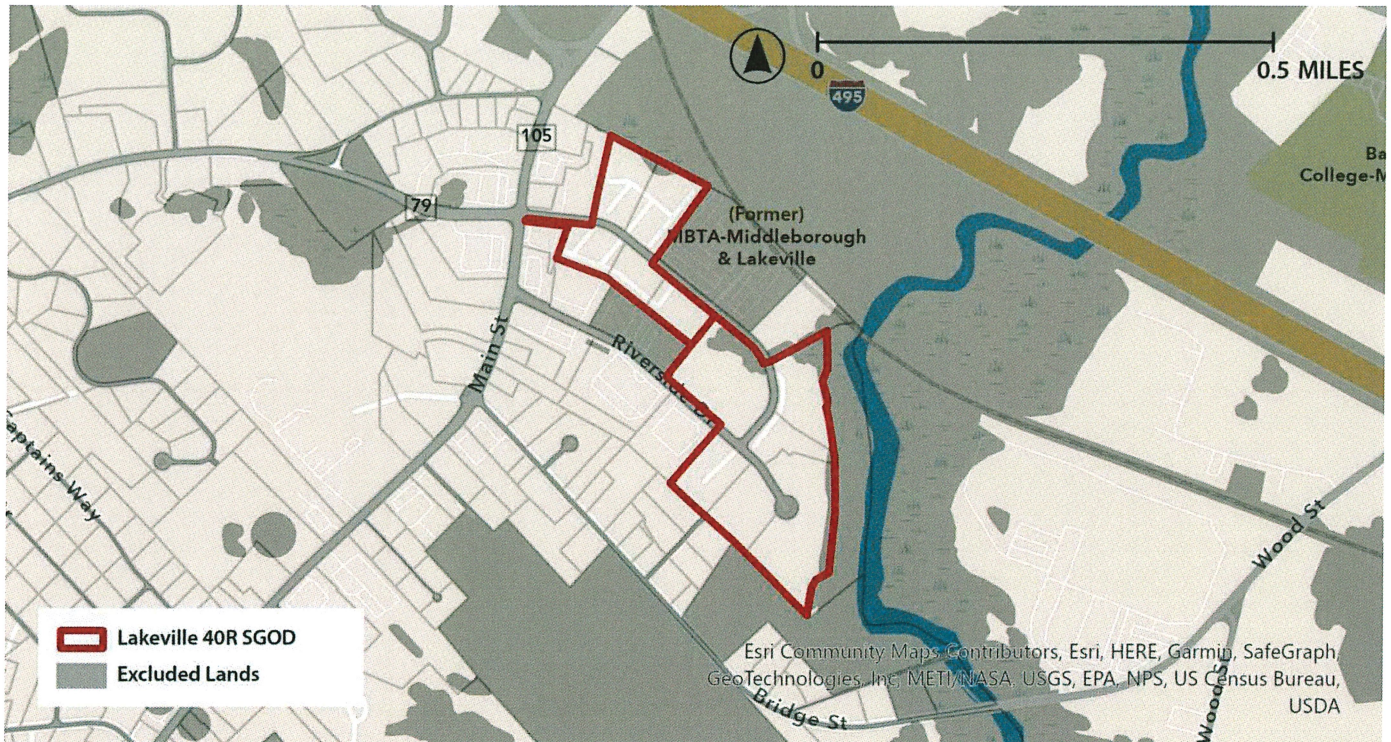


Figure 3 Lakeville 40R and Excluded Lands

Excluded land includes:

- Hydrological features
- Protected/restricted open space
- Wellhead Protection Areas (Zone I only)
- Title V setbacks and Surface Water Protection Zone A Right of Way
- Most public land, except certain types

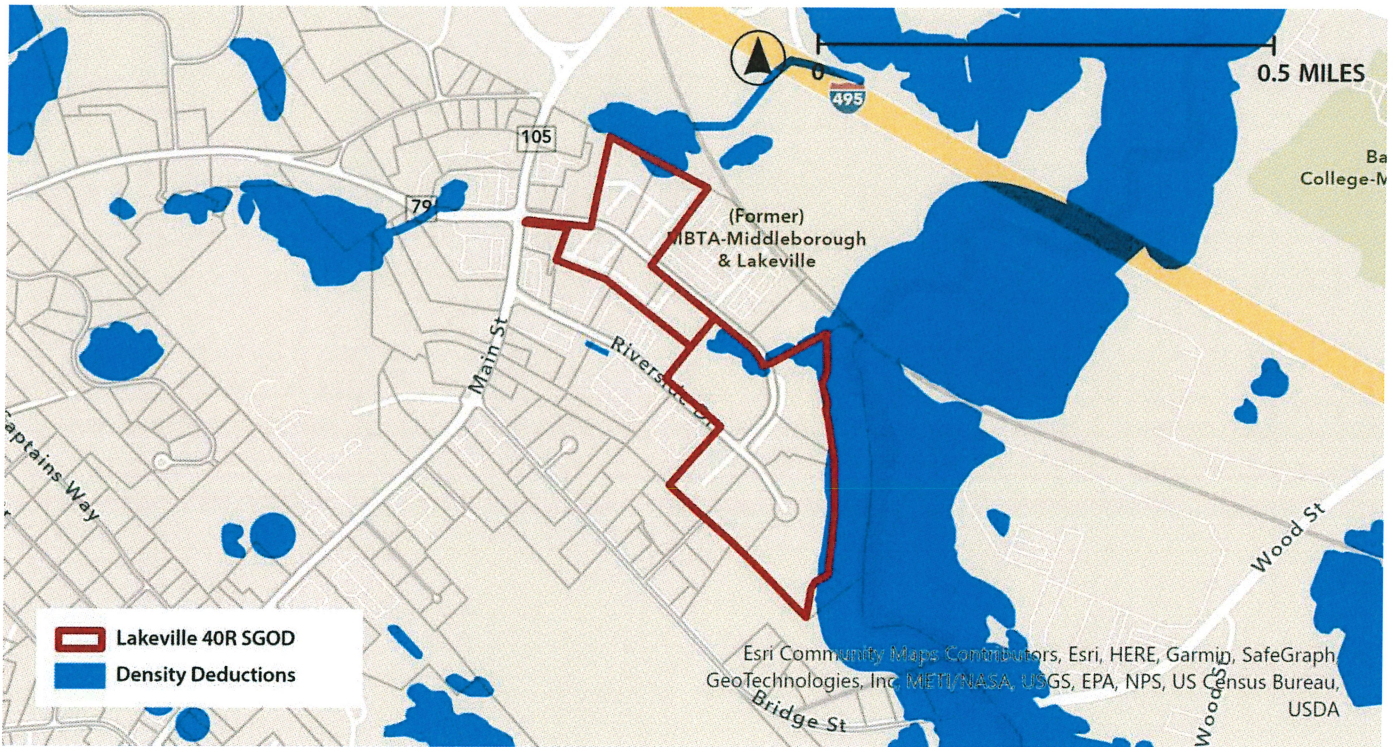
We will discuss how these exclusions impact the unit capacity in the Excel Component of the model.





### Gross Density

According to the Zoning Act, “gross density” is defined as “a units-per-acre density measurement that includes lands occupied by public rights-of-way and any recreational, civic, commercial, and other nonresidential uses.” Some of these types of land are excluded from unit capacity calculations. However, according to the Zoning Act’s definition of “gross density,” public rights of way, public and institutional land, and restricted open spaces must be counted towards a district’s total acreage when calculating units per acre. The Commonwealth has prepared a GIS shapefile which includes all lands that respect this definition.



Lakeville’s 40R District is 35.07 acres in size. A total of 3.15 acres of land were removed from district density calculation, totaling 31.93 remaining acres.



## Excel Component

The Excel component of the Compliance Model consists of a Zoning Checklist and a summary of unit capacity and gross density, which are based on the findings from the GIS component of the model. It uses dimensional standards from a community's zoning by-law to test how many units could be built on each parcel within the district, not counting excluded land area. From this, the Model calculates an approximate unit capacity.

### Zoning Checklist

The Zoning Checklist determines if the basic zoning requirements and standards for the district are compliant with Section 3A. We will summarize relevant components from the Excel portion of the model.

### Acreage Calculations

**Table 4. Acreage Calculations**

Table 4 should include only the zoning district(s) you are testing for compliance with the guidelines. Use the shapefiles you drew for your district (from GIS) to calculate the number of acres in each district, and enter the name of the district and the associated data for that district in the table below. The numbers should come from GIS.

**CAUTION:** If your zoning district(s) have subdistricts with different dimensional requirements for residential uses, you may want to create a district for each subdistrict in this table. If you have more than five districts/subdistricts to test, then open a new workbook.

Name of Zoning District	Number of Acres	Acres within Station Area	Density Denominator	= or > Required Minimum Land Area? (Y/N)	= or > 5 Acres? (Y/N)
1 40R Lakeville Station Sub-District	11.422936		11.07387	Y	Y
2 40R Nemasket River Sub-District	23.651025		20.853581	Y	Y
3				Y	N
4				Y	N
5				Y	N
<b>TOTAL</b>	<b>35.073961</b>	<b>0</b>	<b>31.927451</b>	<b>Y</b>	<b>Y</b>

As described previously, Lakeville does not have a district size requirement as an Adjacent Small Town. We believe the two districts therefore meet the size requirement.

### Multi-family Housing Permissions

**Table 5. Multi-family Housing Permissions**

Evaluate the districts you identified in Table 4 in the District ID Tab for compliance with the requirement for multi-family as of right in M.G.L. Chapter 40A, Section 3A. Make the appropriate choice for each district under Approval Process below.

District Name	Approval Process
1 40R Lakeville Station Sub-District	GO: This district allows multifamily with site plan review only.
2 40R Nemasket River Sub-District	GO: This district allows multifamily with site plan review only.
3 0	

**INFO:** This table tests whether multifamily is allowed as of right or with restrictions related to the permitting process.  
  
Table 6 tests whether the zoning contains additional restrictions that may have a negative impact on compliance.

Lakeville’s 40R allows multi-family with a form of site plan review. According to the guidelines, this is allowed if the scope of review is limited to imposing reasonable terms and conditions on the proposed use.

### *Multi-family Housing Conditions*

This section checks to see if multi-family development is subject to any specific conditions that would prevent as-of-right development or not align with the requirements of Section 3A and the guidelines. It asks if the zoning by-laws specify:

- Age restrictions;
- Limitations on the size of the unit;
- Restrictions to studio, 1-bedroom, or 2-bedroom units;
- Limitations on the size of the bedrooms;
- Restrictions on the number of occupants;
- A requirement for a commercial (“active”) ground floor;
- A requirement for mixed-use on any floor;
- Specific Inclusionary Zoning requirements; and/or
- That the zoning is a 40R District.

While Lakeville is using a 40R District, we believe this is not as issue as mixed-use is not required in the district and multi-family uses are permitted as-of-right with site plan review in accordance with the guidelines’ definition of “multi-family housing.”

### *Unit Capacity*

We must calculate the total unit capacity for each sub-district separately since the Lakeville Station and Nemasket River sub-districts have different specified densities and dimensional requirements. Unit capacity is calculated based on the dimensional standards in the zoning by-law and the total parcel acreage eligible to be modeled (after excluded lands are removed, as discussed previously).

According to the model, the total unit capacity of the Lakeville Station Sub-District is 219 units, with a density of 19.8 units per acre. The total unit capacity of the Nemasket River Sub-District is 551 units, with a density of 26.4 units per acre. When combined, these two districts result in:

- A total unit capacity of 770 units;
- A gross density of 24.1 units per acre; and
- A total district size of 35.1 acres.



We believe the district meets the unit capacity and gross density requirements given that the guidelines require Lakeville to have a zoning district with a total capacity of 231 units and a gross density of at minimum 15 units per acre, both of which this district exceeds.



## EOHLC Review and Notes on 40R Zoning Language

The findings we have described above are subject to review by EOHLC for Lakeville to receive an official certification of District Compliance.

We would like to note that a portion of Lakeville's 40R by-law regarding maximum and minimum densities may be subject to further review by the Commonwealth. While the Nemasket River Sub-District specifies a *maximum* allowable density, the Lakeville Station Sub-District specifies a *minimum* allowable density. While both density thresholds outlined are in accordance with the requirements for Section 3A, the distinction between a maximum allowable versus a minimum requirement is worth noting, as a minimum requirement is subject to EOHLC review to ensure that it is not designed to create a district with densities that are onerous to the extent they could deter development.

We feel there is a strong possibility that the Commonwealth will not view this minimum requirement as onerous as this district was created through Chapter 40R and has already produced multi-family housing outcomes within the regional and local market conditions. Additionally, the Town could submit the Nemasket River Sub-District alone for compliance, as it would qualify under Section 3A on its own (in terms of units per acre and overall unit capacity).

We would recommend that Lakeville or a representative to reach out to EOHLC to further discuss this specific portion of the 40R's zoning language. SRPEDD can assist the Town with this communication.

## Compliance Model Conclusions

Based on an initial review of the Lakeville's zoning by-law, an analysis of the current 40R District's capacity for housing, and Lakeville's status as an Adjacent Small Town, we believe the Town is likely already compliant with Section 3A's requirements for multi-family housing. The outline below summarizes SRPEDD's understanding of Lakeville's benchmarks relative to the requirements defined for the Town by the Commonwealth via Section 3A for a Multi-family District:

- Have a gross density of 15 units per acre: *We interpret Lakeville's UPA to be 24.1*
- Have multi-family permitted as-of-right with no age restrictions: *We did not encounter any restrictions to multi-family housing being permitted as-of-right and did not encounter any age restrictions in the zoning.*
- Have a unit capacity of 5% of the town's total housing units (231 units): *We interpret Lakeville's 40R District as having the capacity for 770 units.*

It is important to mention that this analysis relies on SRPEDD's interpretation of Lakeville's zoning by-law, so we would request that representatives from the Town review our analysis to confirm this interpretation of the zoning and any other assumptions entered in the Compliance Model.

## District Compliance Application

The Town of Lakeville and SRPEDD are currently proceeding with submitting a District Compliance Application for review by EOHLC. Within the District Compliance Application are questions regarding the findings from the compliance model and any affordability requirements within the bylaw. SRPEDD will provide the Town of Lakeville with a final .zip file containing the necessary components for the District Compliance Application, which include:

- A completed Compliance Model Excel workbook file demonstrating the district's "zoning metrics", including land area, estimated unit capacity, gross density, and geographic contiguity;
- A current zoning map; and
- A zip folder containing GIS shapefile(s) for the zoning district(s) designated for compliance.

The Town must furnish:

- A copy of the Attorney General approval letter for the district(s) OR if the district(s) was recently adopted or amended, a copy of "Form 7" evidencing that the zoning was submitted to the Attorney General's office; and
- A statement on municipal letterhead signed by the city or town clerk, certifying that the zoning maps and text submitted in connection with this application is the complete and up-to-date zoning in the municipality.

SRPEDD will also fill out and provide a link to the District Compliance Application form. The Town of Lakeville will only need to upload the necessary attachments, provide information for the Municipal CEO, and review for accuracy. Once reviewed, the Town may submit the application to EOHLC.

SRPEDD will follow up with EOHLC upon submittal of the application. In the event EOHLC determines the zoning district is not compliant, SRPEDD will work with the Town of Lakeville to pursue additional funding to implement the necessary zoning changes to achieve compliance.

## Suitability Analysis Findings

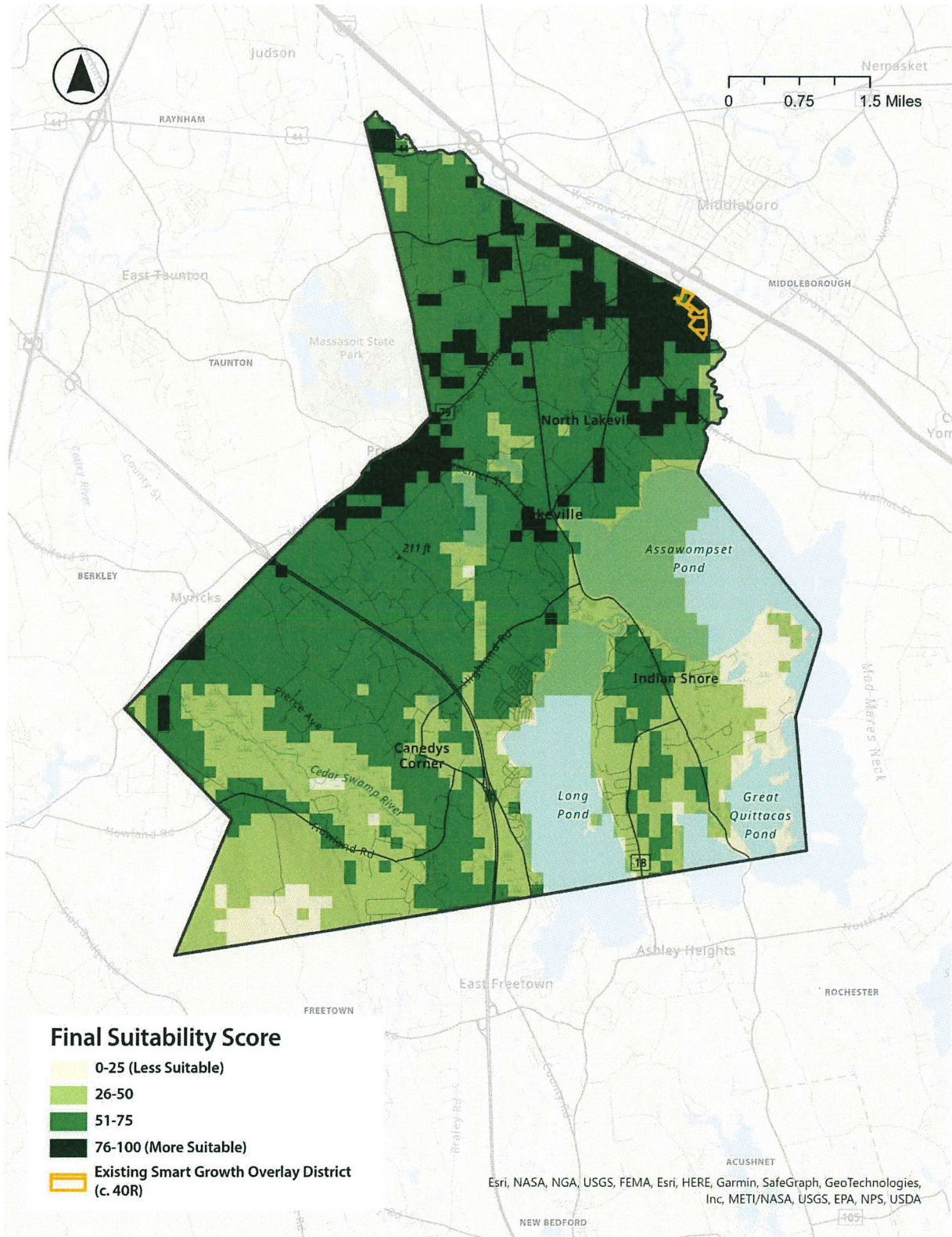
In addition to the Compliance Model, SRPEDD conducted a suitability analysis to determine future areas appropriate for multi-family housing in Lakeville. Following the methodology presented in SRPEDD’s webinar “[Siting Districts for Adjacent Communities](#),” staff created seven suitability groups for Lakeville. These groups, and the corresponding data included within them, are described below:

- Climate Resilience
  - FEMA National Flood Hazard Layers
  - Hydric soils
  - Wetlands
- Key Infrastructure
  - Colleges and Universities
  - Fire Stations
  - Hospitals
  - Interchanges
  - Local Sewer and Water (Municipal Sources), where applicable
  - MBTA Commuter Rail Stations
  - Police Stations
  - Town & City Halls
  - Transit Routes
- Priority Areas
  - Local Zoning Districts of interest (Municipal Sources)
  - Local Priority Development Areas (PDAs)
  - Local Priority Protection Areas (PPAs)
- Natural Spaces
  - Biomap2 Core Habitats
  - Biomap2 Critical Natural Landscape
  - NHESP Priority Habitats of Rare Species
  - Prime Farmland

- Quality of Life
  - Courthouses
  - Non-Acute Care Hospitals
  - Places of Worship
  - Recreational Open Spaces
  - Schools
  - Sidewalks
  - Institutional Amenities (Parcel Land Use Analysis)
  - Commercial Amenities (Parcel Land Use Analysis)
- Water Resources
  - Aquifers
  - Surface Water Supply Protection Areas
  - Zone II Aquifers
  - 200-foot Buffer of Cold Water Fisheries
  - Outstanding Resource Waters
- Fostering Equity
  - Environmental Justice Populations
  - Social Vulnerability Index (SVI, Centers for Disease Control)

All suitability groups were individually scored and aggregated into a final “Best Balance” scenario. Within the “Best Balance” scenario, all individual group scores are weighted equally. The results of the “Best Balance” scenario are shown on the following page.







Should the Town wish to expand multi-family zoning capacity, now or in the future, key areas for the Town to explore include:

- Near the Middleborough border and existing 40R District;
- Along the northeastern portions of Route 105, Route 18, and Route 79; and
- Near the Taunton border along Precinct St.

These areas have the highest suitability for multi-family due to their location away from key natural resources and proximity to important municipal features, including water infrastructure and existing multi-family zoning.

**AGENDA ITEM #8  
JULY 10, 2023**

**DISCUSS AND POSSIBLE VOTE TO APPROVE AMBULANCE  
BILLING RATES**

Attached is a memo from the Fire Chief and the Comstar 2023 Rate Change Form.



## Lakeville Fire Department

346 Bedford Street  
Lakeville, Massachusetts 02347

TEL 508-947-4121 FAX 508-946-3436

MICHAEL O'BRIEN  
FIRE CHIEF  
mobrien@lakevillema.org

PAMELA GARANT  
DEPUTY CHIEF  
pgarant@lakevillema.org

To: Lakeville Select Board  
From: Michael O'Brien, Fire Chief  
Date: July 5, 2023  
RE: Ambulance rate adjustment

This document has been written to request the Select Board's consideration of adjustments to our current EMS billing rates. The last adjustment to the EMS billing rates took place February 1, 2020.

The revenue created through the provision of prehospital care and transport is intended to indirectly offset the expenses related to the delivery of the EMS services. Since the last adjustment of EMS rates, the consumer price index (CPI) has increased by 17.6%; indicating significant growth in our EMS related expenses. The cost of all medications, supplies, equipment, fuel and even apparatus have increased dramatically since our last rate adjustment.

Please find the attached recommended rate changes with his document. The recommended changes are the result of consultation with TA Sky, Town Accountant Hassett, and our ambulance billing contractor.

The Lakeville Fire Department endeavors to provide the highest level of medical service for our community, while minimizing the financial burden to our Lakeville residents. The proposed rate changes would help to facilitate this outcome.



**Ambulance Billing Service**

8 Turcotte Memorial Drive, Rowley, MA 01969  
Ph: 800-742-3001 FAX: 978-356-3721

**TOWN OF LAKEVILLE  
2023 Rate Change Form**

Charges	2023 Medicare	Avg Bundled	Current Rates	New Rates
	Fee Schedule			Comstar Top 50
	Allowed Amounts			August 1, 2023
BLS EMERGENCY BASE RATE	\$435.92	\$1,619.00	\$1,477.00	\$1,619.00
BLS NON-EMERGENCY BASE RATE	\$272.45	\$1,619.00	\$1,456.00	\$1,619.00
ALS1 EMERGENCY BASE RATE	\$517.65	\$2,419.00	\$2,329.00	\$2,419.00
ALS1 NON-EMERGENCY BASE RATE	\$326.93	\$2,419.00	\$2,329.00	\$2,419.00
ALS2 EMERGENCY BASE RATE	\$749.24	\$3,551.00	\$3,420.00	\$3,551.00
SPECIALTY CARE TRANSPORT	\$885.46	\$3,999.00	\$3,927.00	\$3,999.00
MILEAGE	\$8.40	\$38.00	\$36.12	\$40.00

\_\_\_\_\_  
Signature -- Authorized Signer

\_\_\_\_\_  
Date

**Ari Sky**  
\_\_\_\_\_  
Printed Name -- Authorized Signer

**Town Administrator**  
\_\_\_\_\_  
Title -- Authorized Signer

**Please scan and email completed Rate Change form to:  
ratechange@comstarbilling.com**

**AGENDA ITEM #9  
JULY 10, 2023**

**DISCUSS AND POSSIBLE VOTE ON ANNUAL BOARD,  
COMMITTEE AND COMMISSION REAPPOINTMENTS**

**One Year Renewals**

The following appointments will expire on July 31, 2023. If reappointed, the new expiration dates will be **July 31, 2024**.

The Board can make 1 motion that includes the following reappointments:

**Police Department**

Joseph Cowing	Police Officer & Constable
Alexander Malo	Police Officer & Constable
Daryl Mackiewicz	Police Officer & Constable
Harold Marshall	Police Officer & Constable
Jared Taje	Police Officer & Constable
Zachary Mosher	Police Officer & Constable
Lance Reed	Reserve Police Officer & Constable
Raymond Meleski	Reserve Police Officer & Constable
Antonio Amaral	Special Police Officer
Patrick Curneen	Special Police Officer
Paul Hunt	Special Police Officer
John Vickery	Special Police Officer
Robert Stephanian	Special Police Officer
Jesse Drane	Special Police Officer
James Bowles	Special Police Officer
Juanna Adesso	Matron
Kristen J. Campbell	Matron
Robin Bellows	Matron
Karen Conway	Matron
Amanda Correia	Matron
Matthew Perkins	Keeper of the Lockup
Steven Leanues	Surveyor of Wood, Bark & Lumber, Fence Viewer & Field Driver

175<sup>th</sup> Anniversary Committee

Brian Reynolds  
Joan Gladu Morton  
Geraldine Taylor  
Delia Murphy  
Nancy LaFave  
Felicia Carter  
Robert Barrack  
Kathleen Barrack

ADA Coordinator

Ari Sky

Alternate Building Inspector

Robert Whalen, Jr.

Assistant Building Inspector

Brandon Maroney

Agricultural Commission

Tracie Treleavan                      Associate Member

Assistant Board of Health Agents

John Ashley  
Gail Joseph

Assawompset Pond Complex Representative

Nancy Yeatts

Board of Appeals

Christopher Sheedy                      Associate Member  
Anthony Zucco                              Associate Member

Cable Television Committee

Walter Healey, Jr.  
Thomas Cirignano

Capital Expenditures Committee

Evagelia Fabian  
Ari Sky  
Maureen Candito

Economic Development Committee

Timothy Fletcher  
James F. Rogers, II  
Laurie Driscoll  
John Olivieri, Jr.  
Lorraine Carboni

Emergency Planning Committee

Michael O'Brien  
Matthew Perkins  
Franklin Moniz  
Ari Sky  
Greg Goodwin  
Nathan Darling  
Lori Fahey  
Alan Strauss  
Jose Invencio  
Thomas Parenteau  
Lorraine Carboni  
Pamela Garrant

Emergency Response Coordinator

Michael O'Brien



Energy Advisory Committee

Donald Foster  
Nathan Darling  
Richard Velez  
Lorraine Carboni  
Joseph Chamberlain, II

Fire Station Building Committee

Michael O'Brien  
Lorraine Carboni  
Ari Sky  
Nathan Darling  
Larry Kostant  
Peter Conroy  
Michael McCullough  
Matthew Simon  
Kate Shing

Middleborough Gas & Electric Commission Ad Hoc Representative

Lorraine Carboni

GATRA Delegate

Lori Fahey

Hazardous Waste Coordinator

Michael O'Brien

Historical Commission

Felicia Carter                      Associate Member

Inspector of Milk

Edward Cullen

Inspector of Wires

Mellio Gazza                      Assistant Inspector of Wires per M.G.L.  
Ch. 166, Sec. 32A

LakeCAM

Jonathan Watkins

Lakeville Emergency Management Agency

Michael O'Brien

Director

Pamela Garrant

Deputy Director

Master Plan Implementation Committee

Rita Garbitt

Rodney Dixon

John Lynch

Ari Sky

Patrick Marshall

Joseph Chamberlain, II

Denise Barbuto

MBTA Advisory Board

Evagelia Fabian

Municipal Coordinator Right to Know

Michael O'Brien

Municipal Hearings Officer

Matthew Perkins

NIMS Coordinator

Michael O'Brien

Old Colony Planning Council Area Agency on Aging Advisory Committee

Lori Fahey

Representative

Open Space Committee

Amy Knox

Brian Reynolds

Elizabeth Nash

Joan Gladu Morton  
Gary Flaherty

Plumbing and Gas Inspector

Jon Catalano  
Dennis Driscoll                      Alternate Plumbing & Gas Inspector

Public Health Nurse

Lori Desmarais

Rent Control Board

Evagelia Fabian  
Brian Day  
Lorraine Carboni

Sealer of Weights & Measures

David Enos

Senior Center Addition Feasibility Study Committee

Nathan Darling  
Evagelia Fabian  
Ari Sky  
Lori Fahey  
Paul Nee  
Katie Desrosiers  
Deveney Reis-Boyadjian

Smart Growth Reporting Officer

Ari Sky

Special Assistant Health Agents

James Romano  
Nathan Darling

Storm Water Management Coordinator

Franklin Moniz

Temporary Part Time Nurse

Jennifer Pombo

Town Counsel

KP Law

Tree Warden

Franklin Moniz

**Three Year Renewals**

The following appointments expire July 31, 2023. If reappointed the terms will expire **July 31, 2026.**

The Board can make 1 motion that includes the following reappointments:

Police Department

Sean Joyce	Police Captain & Constable
Steve Leanues	Police Lieutenant & Constable
Ryan Maltais	Police Lieutenant & Constable
Emiliann Melo	Police Officer & Constable
Andrew Sederquist	Police Officer & Constable
Robert Schiffer	Police Officer & Constable

Agricultural Commission

David Thomas  
Cindy Barber  
Crystal Ng

Board of Appeals

Jeffrey Youngquist  
Christopher Campeau

## Community Preservation Committee

Kathleen Barrack

*Note: 1 at large member with a 2-year term has not been appointed yet. This is the member that would be an individual with interest in the area of housing. The Open Space Committee and Park Commission positions were 1-year appointments with 3 years after that. An email has been sent to Open Space and the Park Commission asking them for a recommendation for their representatives.*

## Council on Aging

Hilary Wood  
Nancy Richmond

## Historical Commission

Nancy LaFave  
Joan Gladu Morton

## Lakeville Arts Council

Jacqueline Kennedy

## Town Forest Committee

Nathan Darling

**AGENDA ITEM #10  
JULY 10, 2023**

**DISCUSS DRAFT CALENDAR FOR FALL SPECIAL TOWN  
MEETING**

Attached is a draft schedule for the Fall Town Meeting if it were held on November 13, 2023.



**SPECIAL TOWN MEETING SCHEDULE  
NOVEMBER 13, 2023**

<u><b>ACTION</b></u>	<u><b>MEETING DATE</b></u>
Schedule Special Town Meeting	July 31, 2023
Open Warrant	July 31, 2023
Warrant Closes	August 31, 2023 at 3:00 PM
Vote on Articles	September 18, 2023
Send Articles to Town Counsel for review	September 18, 2023
Vote on Final Warrant	October 10, 2023
Legal ad in Paper	October 19, 2023
Warrant Posting	October 19, 2023
Warrant Review	<i>October 23, 2023?</i>

**AGENDA ITEM #11  
JULY 10, 2023**

**DISCUSS SCHEDULING AUGUST, SEPTEMBER AND OCTOBER  
SELECT BOARD MEETING DATES**

Suggested dates for August, September and October are:

August 21<sup>st</sup>

September 5<sup>th</sup> (Tuesday) and September 18<sup>th</sup>

October 10<sup>th</sup> and October 23<sup>rd</sup> (October 9<sup>th</sup> is Columbus Day)

**AGENDA ITEM #12**  
**JULY 10, 2023**

**BUILDING COMMITTEE UPDATES**

Senior Center Feasibility Study

Fire Station Building Committee

**AGENDA ITEM #13  
JULY 10, 2023**

**DISCUSS AND POSSIBLE VOTE TO DESIGNATE SELECT BOARD  
MEMBER TO CONDUCT CONTRACT NEGOTIATIONS WITH THE  
TOWN ADMINISTRATOR**

**AGENDA ITEM #14**  
**JULY 10, 2023**

**NEW BUSINESS**

**AGENDA ITEM #15**  
**JULY 10, 2023**

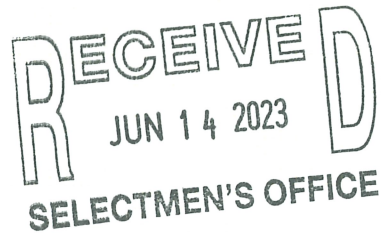
**OLD BUSINESS**

**AGENDA ITEM #16**  
**JULY 10, 2023**

**CORRESPONDENCE**

1. Letters from Comcast regarding rate changes and channel lineup changes





June 13, 2023

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

Dear Chairman and Members of the Board:

We are committed to keeping you and our customers informed about changes to Xfinity TV services. Accordingly please note the following which will occur on or about August 17, 2023, to the Xfinity channel lineup provided in your community:

- The following will move to a new channel location: Local Programming 20/1090 to 22/1075; Local Programming 95/1084 to 26/1076, Local Programming 97/1091 to 8/1070, and Local Programming 1070 to 1071; WLVI (CW) 11 to 12; WMFP (IND) 17 to 20; WNEU (Telemundo) 23 to 19; WSBE (PBS) 19 to 11; WUNI (Univision) 18 to 17; WWDP (IND) 81 to 24; WWJE (IND) 79 to 18; QVC 82 to 25; NECN 8 to 48; Jewelry TV 48 to 57; Daystar 96 to 23; Leased Access 283 to 190; RTP 98 to 94.
- The following changes will occur: HBO Zone, 5 Star Max, MovieMax, OuterMax and SHO X BET will no longer be available from Xfinity; HBO Signature HD will be added to 771/1806.
- The following channels will only be available in the channels noted and removed from any 3-digit channels numbers: Leased Access 1096; Leased Access 1099; WGBH World 1146; WGBX Kids 1147; WGBX Create 1148; WSBE Learn 1150; WBZ Start 1165; WBZ Dabl 1166; WBTS Cozi 1171; WBTS 1172; WHDH This TV 1174; WLVI BuzzR 1177; WCVB MeTV 1180; WFXT Comet 1186; WFXT Laff 1187; WNEU TeleXitos 1192; and WUTF LATV 1195.
- The following will move to a new channel location: Disney Channel 24 to 70; Nickelodeon 25 to 71; Freeform 26 to 72; Bravo 57 to 53; MSNBC 53 to 40; Travel 66 to 67; History 71 to 66; Hallmark Channel 40 to 73; BBC News 190 to 189; Pursuit Channel 686 to 258; MLB 269 to 262; ESPN U 286 to 263; NFL Red Zone 287 to 264; Big Ten Network 285 to 269; Screenpix 205 to 330; Screenpix Action 197 to 331; Screenpix Westerns 206 to 332; Screenpix Voices 209 to 333; Starz 321 to 335; Encore 326 to 336; Encore Action 203 to 337; Encore Westerns 207 to 338; and Encore Black 192 to 339.
- The following duplicate channels will no longer be available: TruTV 186; Flix 202; Hallmark 208; INSP 234; EWTN 238; MSNBC 251; and NBA TV 599.

Customers are receiving notice of these changes in their bill. Please do not hesitate to contact me with any questions at [Michael\\_Galla@comcast.com](mailto:Michael_Galla@comcast.com) or 339.832.7395.

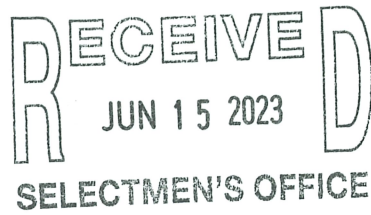
Sincerely,

*Michael Galla*

Michael Galla, Sr. Manager  
Government & Regulatory Affairs

cc: LakeCam





June 12, 2023

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

RE: Price Change to Starz Channel

Dear Chairman and Members of the Board:

We are committed to keeping you and our customers informed about changes to Xfinity TV services. Accordingly, please note the following change:

- *Starz will be increasing its per month price from \$8.99 to \$9.99 effective with a customer's July 2023 billing statement.*

Please do not hesitate to contact me should you have questions at [Michael\\_Galla@comcast.com](mailto:Michael_Galla@comcast.com).

Sincerely,

*Michael Galla*

Michael Galla, Sr. Manager  
Government & Regulatory Affairs