

TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp
received & posted:
K. DeGiac
LAKEVILLE TOWN CLERK
ROUD 2023 JUL 27 AM 9:09
48-hr notice effective
when time stamped

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

Name of Board or Committee:	<u>Community Preservation Committee</u>
Date & Time of Meeting:	<u>August 1, 2023 @ 7pm</u>
Location of Meeting:	<u>Lakeville Police Station 323 Bedford Street Lakeville</u>
Clerk/Board Member posting notice:	<u>Nancy Yeatts</u>

Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

A G E N D A

1. CPA Budget year end Budget reports/ CP1 & CP2 filings/ CP3 filing/ discussion
2. Review complete CPP, including Appendix /discussion /vote
3. Review 3 applications for CPA funding Step 2/ discussion/ possible vote
 - Gravestone Repairs- Cemetery Commission- \$10,000
 - Historic Town House Roof Replacement- Lakeville Historical Commission- \$30,000
 - John Paun Park Bathhouse- Lakeville Park commission- \$25,000
4. Approve Minutes 3/20/23, 4/04/23, and 5/30/23
5. Old Business: Approve past minutes that needed editing: 12/29/22 & 1/18/23

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



07/25/2023 10:56
1344thassett

Town of Lakeville
YEAR-TO-DATE BUDGET REPORT
FISCAL YEAR 2023 - FINAL

P 1
glytdbud

FOR 2023 12

ACCOUNTS FOR: 2800	COMMUNITY PRESERVATION	ORIGINAL APPROP	TRNFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
170 COMMUNITY PRESERVATION COMM								
28017000 REV - COMMUNITY PRESERVATION								
28017000	412523 2023 CPA SURCHA	-175,000	0	-175,000	-220,502.99	.00	45,502.99	126.0%
28017000	412524 2024 CPA SURCHA	0	0	0	.00	.00	.00	.0%
28017000	417100 PENALTIES & INT	0	0	0	215.55	.00	-215.55	100.0%*
28017000	482000 EARNINGS ON INV	0	0	0	-389.73	.00	389.73	100.0%
TOTAL REV - COMMUNITY PRESERVATION		-175,000	0	-175,000	-220,677.17	.00	45,677.17	126.1%
28170200 CPC - COMMITTEE EXPENSES								
28170200	530000 PROFESSIONAL SE	0	6,000	6,000	1,100.00	.00	4,900.00	18.3%
28170200	534400 ADVERTISING	0	500	500	180.00	.00	320.00	36.0%
28170200	542000 OFFICE SUPPLIES	0	1,000	1,000	49.99	.00	950.01	5.0%
28170200	571000 MEETINGS & TRAV	0	250	250	.00	.00	250.00	.0%
28170200	573000 DUES & MEMBERSH	0	1,000	1,000	875.00	.00	125.00	87.5%
TOTAL CPC - COMMITTEE EXPENSES		0	8,750	8,750	2,204.99	.00	6,545.01	25.2%
TOTAL COMMUNITY PRESERVATION COMM		-175,000	8,750	-166,250	-218,472.18	.00	52,222.18	131.4%
TOTAL COMMUNITY PRESERVATION		-175,000	8,750	-166,250	-218,472.18	.00	52,222.18	131.4%
TOTAL REVENUES		-175,000	0	-175,000	-220,677.17	.00	45,677.17	
TOTAL EXPENSES		0	8,750	8,750	2,204.99	.00	6,545.01	



07/25/2023 10:56
1344thassett

Town of Lakeville
YEAR-TO-DATE BUDGET REPORT
FISCAL YEAR 2023 - FINAL

P 2
glytdbud

FOR 2023 12

	ORIGINAL APPROP	TRNFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	-175,000	8,750	-166,250	-218,472.18	.00	52,222.18	131.4%

** END OF REPORT - Generated by Todd Hassett **

CP1

Community Preservation Surcharge Report - Fiscal Year 2023

Return by September 15 to:
Municipal Data Management/Technical Assistance Bureau
Division of Local Services
P.O. Box 9569
Boston MA 02114-9569

Surcharge %	1.00%
Total Surcharge Committed to Collector for FY	224,721.71
Current Yr Surcharge Abatements/Exemptions	2,066.22
Prior Yr Surcharge Abatements/Exemptions	0.00
Net Surcharge Raised for FY	222,655.49
Additional Revenue Appropriated to CPF (Ch. 44, Sec. 3b1/2)	0.00
Total Net Surcharged Raised and Other Appropriated Revenue	222,655.49

Signatures

Board of Assessors

Completed by:

Harald Scheid, RRG contractor , Lakeville , hscheid@rrgsystems.com 508-946-8809 | 7/12/2023 3:01 PM

Comment: Signed under authorization of the Board of Assessors.

Accounting Officer

Todd Hassett, Town Accountant , Lakeville , thassett@lakevillema.org 508-946-8807 | 7/12/2023 2:08 PM

Documents

No documents have been uploaded.

CP2

Community Preservation Fund Report - Fiscal Year 2023

Surcharge % 1.00

1. Total fund balance from prior year (PY) report (Form CP-2) 0.00

NEW REVENUES/OFS

2. Proceeds from bonds and OFS

3. Collections from community preservation surcharge 220,287.44

4. Distributions from State trust fund

5. Earnings on investments 389.73

6. Gifts, Grants, Donations

7. Other, i.e. Interest, OFS appropriated to the fund-CH44B 3-b1/2 :

Total New Revenue/OFS 220,677.17

EXPENDITURES/OFU

8. Expenditures:

 a. Open Space

 b. Historic Resources

 c. Community Housing

 d. Other (Community Recreation) 0.00

9. Expenditures for Debt Service:

 a. Open Space

 b. Historic Resources

 c. Community Housing

 d. Other (Community Recreation) 0.00

10. Administrative Expenses 2,204.99

11. Other

Total Expenditures/OFU 2,204.99

Total Fund Balance June 30, 2023 (Detail Following) 218,472.18

CP2

Community Preservation Fund Report - Fiscal Year 2023

CITY/TOWN of Lakeville
Detail of Community Preservation Fund Total Fund Equity
Fiscal year ended June 30, 2023

Table with 2 columns: Description and Amount. Rows include Fund Balance Reserved for Encumbrances (3211), Expenditures (3240), Open Space (3241), Historic Resources (3242), Community Housing (3243), Special Purposes (3280), and Community Preservation Act (3320)/Undesignated (3590). Total balance is 218,472.18.

Has the community met the requirement to either appropriate or reserve for future appropriation at least 10% of the estimated annual fund revenue for open space, historic resources and community housing? Y

If no, explain how the town plans to meet the requirement?

Signatures

Accountant/Auditor

Completed by:

Todd Hassett, Town Accountant, Lakeville, thassett@lakevillema.org 508-946-8807 | 7/25/2023 11:01 AM

Comments

No comments to display.

Documents

No documents have been uploaded.

TOWN OF LAKEVILLE

COMMUNITY PRESERVATION COMMITTEE



COMMUNITY PRESERVATION PLAN

March 1, 2023

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Mission Statement

The mission of the Lakeville Community Preservation Committee (CPC) is to maintain the rural character of Lakeville as a beautiful, residential community, rich in natural resources.

As per the Community Preservation Act, it is our mandate to create and maintain a Community Preservation Plan that will protect, expand or enhance open space, historic resources, affordable housing and outdoor recreation.

By utilizing community goals set forth in our Master Plan, Open Space and Recreation Plan and through a series of public meeting inviting community input, the CPC will recommend to Town Meeting projects that it feels are consistent with the Town's long term planning goals and provide the maximum benefit for the citizens of Lakeville.

Introduction

The Town of Lakeville Community Preservation Committee is pleased to present the 2022-2023 Lakeville Community Preservation Plan (The Plan). The Plan presents a description of the Community Preservation Act as it applies to Lakeville, includes procedures by which the CPA is administered, identifies CPA funding goals, outlines the process for eligible projects, and funding projects.

The Lakeville Community Preservation Committee (CPC) is appointed as mandated in the Community Preservation Town bylaw and charged with overseeing the town's CPA funds, making annual allocations and spending recommendations at Town Meeting.

This plan will serve as a guidance document for Applicants seeking project funding through the CPA. The Plan is to be reviewed annually and may be modified in response to changing goals within the CPA over time.

For information on Lakeville's Community Preservation Act, please visit the town's website at www.lakevillema.org/communitypreservationcommittee.

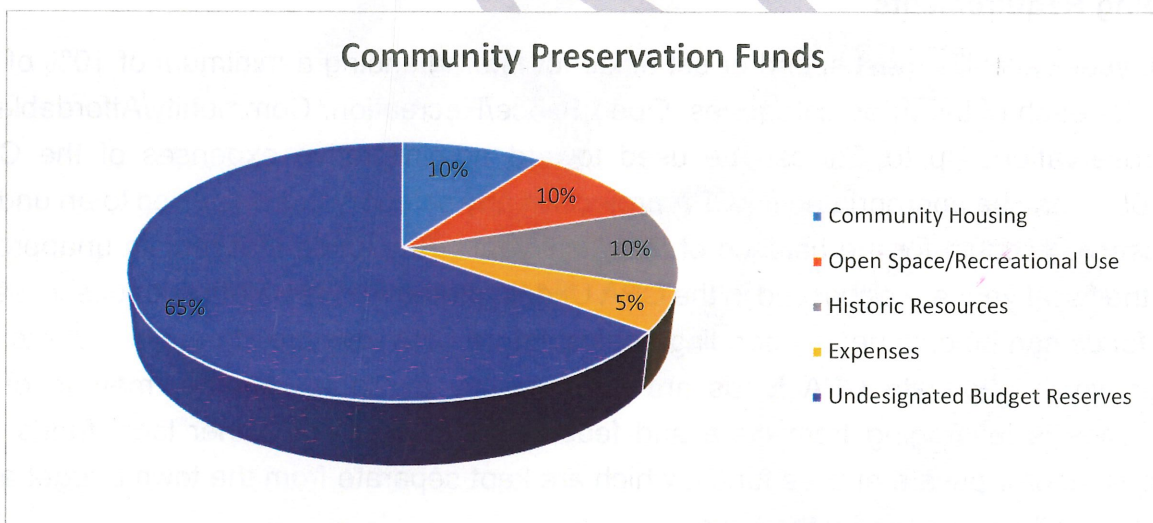
Questions or comments regarding Lakeville's Community Preservation Act may be directed to the Committee at CPC@lakevillema.org.

For additional information on the Community Preservation Act and how it is being applied in municipalities across the Commonwealth, please visit the Community Preservation Coalition website at www.communitypreservation.org

Community Preservation Act in Lakeville

The Community Preservation Act (CPA) is a smart growth tool that helps communities preserve open space and historic sites, create affordable housing, and develop outdoor recreational facilities. On April 4, 2022, Lakeville became the 188th community to pass CPA. Until this point, there was no steady funding source for preserving and improving a community's character and quality of life. The CPA is a 1% surcharge on your real estate tax minus \$100,000 exemption which goes into a special fund and receives a state match annually. The match comes from a fee that is charged state-wide at the registry of deeds and is distributed among the communities that have adopted CPA. The state match varies from year to year depending on the number of communities that have CPA and the revenue received from the registry of deeds in fees. In the past few years, state legislation has allocated state budget surplus funds into the CPA Trust fund to increase the amount of money going to CPA communities. The match can vary from year to year. For the average assessed home in Lakeville, the total surcharge is around \$40 per year. Low income households and seniors can file for an exemption with the assessor's office.

Proceeds from the Community Preservation Act are collected and deposited into special municipal accounts identified for Community Housing, Historic Resources, Open Space & Recreation Use, Expenses, and Budget Reserves.



CPA funds may be used to acquire, create and preserve Open Space; acquire, rehabilitate and preserve historic resources; acquire, create, preserve and support Community Housing; acquire, create rehabilitate and preserve land for Recreational use and rehabilitate Open Space and Community Housing that is acquired or created with CPA funds.

Community Preservation Committee: Formation and Responsibilities

The Community Preservation Committee bylaw was adopted at Town Meeting on June 13, 2005. CPA was passed at the Spring Town Elections on April 4, 2022 and the CPC was appointed in July 2022 with the committee formally meeting in August 2022. The Committee consists of nine members, including 4 at-large members and five members representing the Conservation Commission, Historic Commission, Planning Board, Parks Commission, Open Space Committee.

The first responsibility for this Committee is to study the needs, possibilities and resources of the community with regards to community preservation. In performing this research function, the CPC must meet and consult with other municipal boards and committees to get their input, and must hold at least one public hearing annually to get input from the general public. Following its research, the CPC is responsible for developing a local CPA plan to guide its decision-making on CPA project proposals.

The second responsibility of the CPC is to accept project proposals from the community and town boards by way of an application, conduct a review, and make recommendations to the community. Once the CPC has voted on any projects to recommend, along with the specific dollar amounts and CPA funding sources it recommends to complete them, it will be presented to the Town Meeting for the residents to vote.

CPA Funding Requirements

Each fiscal year Lakeville must spend or set aside for later spending a minimum of 10% of its annual CPA funds for each of the three categories: Open Space/Recreation, Community/Affordable Housing, Historic Preservation. Up to 5% can be used toward administrative expenses of the CPA. The remaining 65% may be appropriated for CPA projects in any category or transferred to an undesignated Budget Reserve account for the balance of the fiscal year. Any funds that remain unappropriated at the end of the fiscal year are deposited in the CPA Undesignated Funds Balance for use in future years. Additional funds can be obtained by bonding against future CPA revenue stream in order to fund large projects for which adequate CPA funds are not currently available. Another method of obtaining additional funds is leveraging from state and federal grant programs, other local funds, non-profit organizations, and/or private entities funds, which are kept separate from the town budget and cannot be used for any other purpose by the town.

A recommendation by the Committee and an appropriation by Town Meeting are both required to spend any CPA Funds for community preservation purposes. Appropriations from the CPA Fund, except in the cases of bonding are made by a simple majority vote. Borrowing money for CPA purposes require a two-thirds majority vote at Town Meeting.

Town Meeting may approve, reduce, or reject any amount of spending appropriation recommended by the Committee. At the Committee's recommendation, Town Meeting may also decide to set aside all or part of the annual CPA Fund revenues for later spending by allocating revenues to a reserve for one or more community preservation targeted categories.

Town Meeting may not, however, increase any recommended appropriation or reservation. Town Meeting may not appropriate or reserve any CPA fund monies on its own initiative, without a prior favorable recommendation by the Committee.

All residents are welcome to attend the Committee meetings. The times and locations are posted on the Town website, www.lakevillema.org under Town Calendar.

Supplanting Other Costs (Not Allowed)

CPA funds are intended to augment municipal funds, not replace existing funding. To this end, CPA funds may not be appropriated to pay for project costs that have already been appropriated from another source. Any CPA eligible costs for a project that are identified in a municipality's capital improvement program are eligible for funding under the Act, if the municipality has not made a prior funding commitment to pay for such costs.

Leveraging CPA Funds

CPA funds may be used as a municipality's matching monies for state and federal grant programs that required a local match such as the Massachusetts Housing Partnerships Soft Second Program, state Department of Housing and Community Development (DHCD) Self-Help program, Massachusetts Preservation Program Fund (MPPF), and the Executive Office of Environmental Affairs (EOEA), Massachusetts Forest Legacy program, Self-Help and Urban Self-Help programs. CPA funds can also be used as matching or starting monies to acquire grants from private organizations or individuals such as the Nature Conservancy or the Wildlands Trust of Southeastern Massachusetts, among others.

Bonding

The authorization to bond CPA funds is in Section 11 of the Community Preservation Act (MGL c.44B) which states that CPA communities may issue general obligation bonds in anticipation of revenues to be raised through the local CPA surcharge. Note that in calculating how much of a bond can be issued under CPA, a community can only bond against the local surcharge portion of the revenue, not the trust fund matching portion. Bonded projects must pass at Town Meeting by 2/3 vote. This can be a powerful tool to successfully achieve projects that come with a larger price tag.

Gifts to Community Preservation Fund

The Town of Lakeville can accept monetary gifts to the Community Preservation Fund. Gifts can be designated for specific purposes consistent with the four statutory categories: open space, community housing, historic preservation, and recreation. Gifts may be made in a variety of forms, including cash

or securities. Gifts to the Town of Lakeville are tax-deductible to the full extent allowed under the Internal Revenue Code. For more information, please contact the Committee Chair at cpc@lakevillema.org.

Use of Community Preservation Act Funds

Community Preservation Act funds must be used for public community preservation purposes that benefit the public. The following guidelines summarize these public purposes.

Community preservation is defined by the Act as, “the acquisition, creation and preservation of open space; for the acquisition, preservation, rehabilitation and restoration of historic resources; for the acquisition, creation and preservation of land for recreational use; for the acquisition, creation, preservation and support of community housing that is acquired for created.”

Preservation is defined as, “the protection of personal or real property from injury, harm or destruction, but not including maintenance”.

CPA Fund monies may be spent to undertake the following primary community preservation purposes:

- ***The acquisition, creation, and preservation of open space.*** Open space, as defined by the CPA, “shall include, but not be limited to, land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh water marshes and other wetlands, river, stream, lake and pond frontage, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.”
- ***The acquisition, creation, preservation, and support of community housing.*** The CPA defines community housing as, “low-and moderate-income housing for individuals and families, including low-or moderate-income senior housing.” The term “support” includes expenditures such as development of a Housing Needs Assessment for the town, or creating a rental assistance program for income-eligible residents, recommend, wherever possible, the reuse of existing buildings or the construction of new buildings on previously developed sites.
- ***The acquisition, preservation, rehabilitation, and restoration of historic resources.*** The CPA recognizes historic resources as, including “a building, structure, vessel, or real property that is listed or eligible for listing on the State register of historic places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture, or culture of a city or town.” For CPA purposes, the local historic preservation commission is the Town of Lakeville Historical Commission.
- ***The acquisition, creation, and preservation of land for recreational use.*** The CPA defines recreational use as, “active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. ‘Recreational use’ shall not include horse or dog racing or the use of land for a stadium, gymnasium, or similar structure nor the creation of artificial turf fields.”

Community Preservation Act funds may also be used for the following purposes:

- The “rehabilitation or restoration of open space and community housing that is acquired or created” using CPA monies.
- Revenues set aside for later spending.
- Annual administrative and operating expenses of the Committee, not to exceed 5% of the Fund’s estimated annual revenues.
- Annual principal and interest payments, preparation, issuance, and marketing costs for bonds or notes for borrowings for community preservation purposes.
- Damages payable to property owners for real estate interests taken by the Town by eminent domain for community preservation purposes.
- Local share for state and federal grants for allowable community preservation purposes.
- Property acquisition-related expenses including appraisal costs, expenses for title searches, and closing fees.

Community Preservation Act funds **MAY NOT** be spent for the following purposes:

- As a replacement or substitute for operating funds. The CPA is a supplementary funding source intended to increase available resources for community preservation acquisitions and initiatives.
- Payment for routine maintenance, defined as, the upkeep of any real or personal property.
- Gymnasiums, stadiums, or any similar structure, artificial turf.
- Projects without a public purpose or public benefit.

The chart provided on the next page, offered by the Community Preservation Coalition, is intended to guide both the CPC and potential applicants on allowable use of CPA funds to determine project eligibility.

Lakeville Community Preservation Program – Allowable Spending Purposes

Project Eligibility & Terms ¹	Open Space	Recreation	Community Housing	Historic Preservation
	<p><i>Land to protect:</i></p> <ul style="list-style-type: none"> existing and future well fields aquifers and recharge areas watershed land agricultural land grasslands fields forest land marshes and other wetlands river, stream, lake and pond frontage lands to protect scenic vistas land for wildlife or nature preserve land for recreational use 	<p><i>Land for active or passive recreational use including but not limited to:</i></p> <ul style="list-style-type: none"> community gardens trails noncommercial youth and adult sports use as a park, play-ground, or athletic field. <p><i>Shall not include horse or dog racing, artificial turf, or the use of land for a stadium, gymnasium, or similar structure.</i></p>	<p><i>Housing for low- and moderate-income individuals and families, including low- or moderate-income seniors age 60+:</i></p> <ul style="list-style-type: none"> Moderate Income is less than 100%, of US HUD Area Wide Median (AMI). Low Income is less than 80% of AMI. 	<p>Buildings, structures, vessels, real property, documents, or artifacts State Register of Historic Places or determined by the Historic Commission to be significant in the history, archeology, architecture, or culture of Water-town.</p>
<p>ACQUIRE <i>Obtain by gift, purchase, devise, grant, rental, purchase, lease or otherwise.²</i></p>	YES	YES	YES	YES
<p>CREATE <i>To bring into being or cause to exist.³</i></p>	YES	YES	YES	NO
<p>PRESERVE <i>Protection of personal or real property from injury, harm, or destruction.</i></p>	YES	YES	YES	YES
<p>REHABILITATE/ RESTORE <i>Capital improvements, or the making of extraordinary repairs for the purpose of making [a resource] functional for its intended use including but not limited to improvements to comply with ADA, MAAB, and other federal, state, local regulations, or access codes or federal standards for historic properties.</i></p>	YES If acquired or created using CPA funds	YES	YES If acquired or created using CPA funds	YES
<p>SUPPORT <i>Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to an entity that owns, operates, or manages such housing for the purpose of making housing affordable.</i></p>	NO	NO	YES	NO

¹ This chart is adapted from versions created by the Department of Revenue and the Community Preservation Coalition: community.preservation.org/allowable-uses

² Specifications for eminent domain can be found in MGL c.44B §.5(e)

³ Seideman vs. City of Newton, 452 Mass. 472 (2008)

⁴ ADA - Americans with Disabilities Act; MAAB - Massachusetts Architectural Access Board

While the Lakeville Community Preservation Plan establishes goals for the types of projects that may receive CPA funding, the CPA legislation defines the types of projects that are eligible to receive funding. Projects seeking CPA funding that do not fit within one or more of the allowable uses cannot be considered by the Committee.

For examples of projects that have been funded in other communities, see the Community Preservation Coalition's webpage (www.communitypreservation.org).

COMMUNITY HOUSING

As of 2022, Lakeville does not have a Housing Authority, and housing lotteries are administered through the Middleborough Housing Authority.

According to the Massachusetts Subsidized Housing Inventory listing, dated December 21, 2020, Lakeville has a total housing stock of 4,534 year-round housing units, 433 development units, and 250 units of Subsidized Housing Inventory (SHI), with a percentage of 6.5%.

The Commonwealth of Massachusetts Chapter 40B statute allows eligible affordable housing developments to receive a comprehensive permit, even when projects require waivers of local zoning. In cities and towns that achieve 10% of the state standard for affordable production goals, Zoning Boards of Appeals may reject 40B proposals giving those communities greater discretion over 40B development. Municipalities that have not achieved minimum affordable housing production thresholds have a more limited ability to reject 40B proposals.

The CPA statute defines community housing as housing for low and moderate income individuals and families, including senior housing. Low-income housing is for households whose annual income is less than 80% of the area-wide median income. Moderate income housing is for households whose annual income is less than 100% of the area-wide median income. The area-wide median income is determined annually by the U.S. Department of Housing & Urban Development (HUD).

Lakeville's estimated Area-Wide Median income for a family of four is \$156,204, a moderate income limit for property owned & occupied by a senior 65 or older of \$71,029. (Source: US Census)

CPA funds can be used for housing units serving households of 80%-100% of the area median income even though they will not count towards Lakeville's 10% (SHI-Subsidized Housing Inventory). At present 250, or 6.5% of Lakeville's Housing Units are classified as affordable or "subsidized housing" by the State's Department of Housing and Community Development (DHCD) for purposes of Community Preservation Program and Plan.

A minimum of 10% of the annual CPA revenues must be spent or reserved for the acquisition, creation, preservation, rehabilitation, and support of community housing.

CPA funding for COMMUNITY HOUSING may be utilized to assist in:

- The acquisition, creation, preservation, and support of community housing. The CPA defines community housing as, “low- and moderate – income housing for individuals and families, including low or moderate income senior housing.” The term support includes expenditures such as development of a Housing Needs Assessment for the town, hiring a Housing Coordinator, or creating a rental assistance program for income eligible residents.

Community Housing Goals

- Meet or exceed at least one of the State standards for SHI so that Lakeville is no longer vulnerable to Chapter 40B housing developments, i.e. projects that contribute to the town’s 10% affordability.
- Ensure that new affordable housing is harmonious with the existing community by making sure that proposed projects are in line with the Lakeville Open Space and Recreation Plan, and with existing Zoning Bylaws.
- Strive to keep the current SHI units in perpetuity rather than see those units expire.
- Promote use of existing buildings or construction on previously developed or town-owned sites.

HISTORIC RESOURCES

The area known as Lakeville contains evidence of the oldest Native American settlement in Massachusetts. The Massachusetts Historical Commission considers the Assawompset Pond Complex the most significant archaeological site in Southeastern Massachusetts, providing evidence of approximately 10,000 years of continuous habitation by native populations. After the conclusion of King Philip War, a conflict between the English settlers of this area and the Wampanoag Federation in the mid-1670s, Wampanoag occupation, of what is now Lakeville, continued for an unusually long period of time, especially in the area of Betty’s Neck.

In the early 1700s settlers moved to what was then considered western Middleborough, originally to the areas of present day Main Street and Pierce Avenue, sustained by extensive forests for fuel and lumber and fertile soil for agriculture.

Breaking away from Middleborough, Lakeville was incorporated as a town in 1853. Lakeville is a town with a rich history of industry and agriculture.

Lakeville has both a Historical Commission, which is a branch of Town Government, and a Historical Society, which is a private non-profit organization dedicated to preserving the town’s history and maintaining the Lakeville Historical Museum.

The Historical Museum is home to Native American artifacts and other items significant to Lakeville’s vital history and of interest to residents.

The Historical Commission is responsible for oversight of Lakeville's historical assets. The Commission maintains the Veterans Honor Roll and the Veterans Brick Walkway. It plans the town's Memorial and Veterans Day observances as well as the town's anniversary celebrations.

Historic Resources are defined by the CPA as a building, structure, vessel, real property, document or artifact that is listed on the State Register of Historic Places or has been determined by the local historic preservation commission to be significant in the history, archaeology, architecture, or culture of a city or town.

Historic resources must meet one of the following two (2) criteria prior to being considered for CPA funding:

- the historic resource must be listed on the Massachusetts State Register of Historic Places OR
- it must be determined by the local historical commission that the historic resources are locally significant.

If the proposed CPA project has not met one of these two criteria, IT IS NOT ELIGIBLE FOR CPA FUNDING.

Lakeville currently has two sites on the National Register of Historic Places – the Historic Town House at the intersection of Bedford Street and Precinct Street and the Royal Wampanoag Cemetery on Route 105. Listing on the National Register, Commonwealth (State) Register of Historic Places or Lakeville's Inventory of Historical Assets provides some protection for historical resources. Projects that affect historical resources may be required to undergo review by the Commonwealth or the town.

Goal 5-2 of the Lakeville 2030 Master Plan is to "complete and implement a Historic Preservation Plan". This plan should identify any and all locations of historical significance throughout Lakeville with a goal of the creation of a Historic District article to be presented at a future town meeting.

Areas in town which have already been identified as historically significant include:

- The intersection of Routes 18 & 105, encompassing the Historic Carnegie Lakeville Public Library, the Historic Town House, World War I Dickran Diran Square, and the Lakeville United Church of Christ, the former Precinct Congregational Church moved to the site of the Washburn House. This area should be designated as Lakeville's first Historic District.
- Tack Factory Neighborhood along Taunton Street
- The Pierce Avenue area

Historic Structures of Note:

- Town owned: Historic Town House, Historic Carnegie Lakeville Public Library, Town Office and Fire Station Building
- Privately owned: Lakeville United Church of Christ, Hilltop Farm, Lakeville Historical Society Museum (formerly Grove Chapel Congregational Church) and the Sailor's Home Tower

Landscapes of Note:

- Lakeville has seven designated scenic roadways: Pierce Avenue, Crooked Lane, Long Point Road, Mill Street, Southworth Street, Kingman Street, and Old Main Street
- Vistas along the Nemasket River
- Views across Assawompset Pond
- Betty's Neck/Assawompset Pond Complex

Sites of Historic Interest:

- Tack Factory Site
- Ted Williams Camp/O.K. Gerrish Nursery
- Sites of Native American occupation at Betty's Neck and other sites
- Thompson Hill Cemetery
- Pond Cemetery

A minimum of 10% of the annual CPA revenues must be spent or reserved for the acquisition, preservation, and restoration of historic resources.

CPA funding for HISTORIC RESOURCES may be utilized to assist in:

- The acquisition, preservation, rehabilitation, and restoration of historic resources. The CPA recognizes historic resources as, including "a building, structure, vessel, or real property that is listed or eligible for listing on the State register of historic places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture, or culture of a city or town." For CPA purposes, the local historic preservation commission is the Town of Lakeville Historical Commission.

Historic Preservation Goals

- Recognize, preserve and enhance the historic heritage of Lakeville.
- Preserve and/or restore properties of historical, architectural, archaeological, and cultural significance to Lakeville.
- Preserve and protect the remaining historic character of Lakeville, including houses, barns, outbuildings, churches, cemeteries, monuments, stone walls, and scenic roadways.
- Update and maintain Historic Asset Survey forms.

Applicants are encouraged to review available resources prior to submission of an application under historic resources. See also “Qualifying Historic Projects for CPA Funding” flowchart prepared by the Community Preservation Coalition included in the Appendix attached hereto. Projects using CPA funds on historic resources must adhere to the U.S. Secretary of Interior’s Standards for the Treatment of Historic Properties.

OPEN SPACE and RECREATION

The CPA statute defines Open Space as land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh water marshes and other wetlands, river, stream, lake and pond frontage, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.

The Town of Lakeville, is a community with a diversity of natural resources and open space surrounded by three large waterbodies – Quittacas, Assawompset, and Long Pond occupying approximately 4,000 acres. There are various levels of development within these waterbodies. Quittacas and Assawompset shores are completely or largely protected from development however Long Pond is not protected and is heavily developed. Over the years this has led to a negative impact on water quality. Conversion of natural areas to impervious, increased storm water volumes which leads to localized flooding. Flooding may cut off access to major thoroughfares, damage shorefront property and septic systems, and further threaten water quality.

The town is currently updating its Open Space Plan which will reflect Lakeville’s continued commitment to protecting, maintaining, and expanding its open space and natural resources. Lakeville has experienced a significant increase in residential growth and development, straining its open space and natural resources. The updated OSP shall identify and help facilitate the preservation and protection of Lakeville’s natural landscapes and identify priority land for habitat and water resource protection.

It is important to note a permanent deed restriction is required for all real property interests acquired under CPA for “open space”. This restriction must be filed as a separate instrument, such as a Conservation Restriction (CR) or Agricultural Preservation Restriction (APR).

A Conservation Restriction (CR) is a legal agreement that prevents development and other activities on important natural and recreational resources like drinking water supplies, agricultural lands, wildlife habitat, and hiking trails. Although not as common, a CR can also be placed on active recreational land such as recreational fields and parks. A CR is a legal document, approved by the state's Executive Office of Energy and Environmental Affairs and filed at the Registry of Deeds, which details exactly what activities can and cannot take place on the parcel of land in question.

A minimum of 10% of the annual CPA revenues must be spent or reserved for the acquisition, creation, preservation, and restoration of open space (and recreational use).

CPA funding for OPEN SPACE may be utilized to assist in:

- The acquisition, creation, and preservation of open space. Open space, as defined by the CPA “shall include, but not be limited to, land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh water marshes and other wetlands, river, stream, lake and pond frontage, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.”

Open Space Goals

- Preserve the rural character of Lakeville to protect water resources, wildlife corridors and habitats, retain and preserve cultural aspects of Lakeville, establish outreach programs with farmers, and maintain strong rural zoning regulations.
- Enhance open space and recreational opportunities to establish strong representation with other town boards, improve handicap accessibility on town open spaces, develop “Guide-to-Use” data for Open Spaces, organize education guided walks on town trails and create an interactive map on the town website of open space and recreational regions.
- Create administrative structure and channel growth so as to preserve the unique quality of the Town and its natural, cultural and historical resources to work to enhance By-Laws that protect open space, place conservation and agricultural restrictions on valuable town properties, to acquire grant funds to purchase valuable open space parcels in Lakeville, complete assessment town owned open land and develop a criteria for protection and preservation, and review properties in Chapter 61 categories to ensure open space remains up to date.
- Improve trailhead parking and access to open space assets in Lakeville.
- Develop a linked system of conservation and recreation areas for human and wildlife use, prioritizing parcels that abut existing protected land parcels.

RECREATIONAL USE

The CPA statute defines recreational use as active or passive use including, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. Recreational use shall not include horse or dog racing or the use for a stadium, gymnasium or similar structure.

Lakeville has over 200 acres of recreation land which includes a number of town-owned parcels offering passive recreation, 5 town facilities for active recreation (playgrounds and playfields). Many of these town recreational amenities may be undersized/inadequate, lack of proper drainage/irrigation, in need of repair, and do not meet ADA (American Disabilities Act or MAAB (Massachusetts Architectural Access Board) requirement standards.

A minimum of 10% of the annual CPA revenues must be spent or reserved for the acquisition, creations, preservation, and restoration of recreational use (and open space).

CPA funding for RECREATIONAL USE may be utilized to assist in:

- The acquisition, creation, and preservation of land for recreational use. Recreational use as defined by CPA, is “active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground, or athletic fields.

Recreational Use Goals

- Comply with ADA & MAAB requirements and standards.
- Improve trailhead parking and access to recreational assets in Lakeville.
- Create additional active recreational amenities, such as a large municipal playground, multi-use fields, tennis courts, pickle ball courts, walking paths, x-country course, dog park;
- Improve existing ballfields, courts, playgrounds, and bathroom facilities.
- Acquire land for additional athletic fields and/or passive recreation opportunities throughout town.
- Create/Establish a town-wide trail system (including trailhead signage and trail markings).
- Promote/Improve water-based recreational activities.

Note: CPA funds CANNOT be used for maintenance, artificial turf or to supplant current municipal funding.

GENERAL EVALUATION CRITERIA

All projects must meet the following minimum criteria:

- Projects with a feasible project plan that demonstrates the best approach and timeline for implementation.
- Projects must demonstrate administrative and financial management capabilities of the applicant.
- Projects must demonstrate a means of support for maintenance and upkeep.
- Projects must show community support and a positive impact to the community.
- Projects that have support from other relevant Town Boards and Committees.
- Projects that can show support from the abutters.

Projects that can also demonstrate some of the following additional criteria will be given preference over projects that only meet the minimum criteria.

- Projects that can provide other sources of funding from outside sources, making our money go further and have a greater impact on our community.
- Projects that protect lands critical to the protection of our natural resources, i.e. the acquisition of critical parcels to protect the regions water resources, including riparian zones and watersheds.
- Projects that implement open space and recreational planning on a regional basis.
- Projects that fulfill more than one purpose of the CPA: Open Space or Recreation, Historic Preservation, Community Housing.
- Projects where the applicant has successfully implemented other projects of similar scale or otherwise demonstrate the ability and competency to implement this project.
- Projects that ensure preservation of currently owned Town assets.
- Projects that involve acquisition of threatened resources.
- Projects where all permits and Board reviews are in place.

Criteria Specific to Open Space

- Projects that protect important wildlife habitat including areas that are of local significance for biodiversity or preserves a habitat for threatened/endangered species of plant or animal.
- Projects that preserve the remaining elements of Lakeville's rural and agricultural character.
- Projects that protect both surface and ground water supplies including drinking water, wetlands, aquifers, and riparian zones.
- Projects that restore environmental resources, including removal of invasive species.
- Projects that support development of environmental educational resources
- Projects that preserve small tracts of undeveloped land that contribute to other open space goals, such as smaller parcels that are located adjacent to protected open spaces, or that preserve corridor linkages between larger open space parcels.
- Projects that preserve or expand priority parcels as listed in Lakeville's Open Space and Recreation Plan.
- Projects that provide flood control/storage.

Criteria Specific to Recreation

- Projects that provide or expand opportunities for both active and passive recreation.
- Projects that support multiple recreational uses.
- Projects that enable the usage of recreational space for all ages and abilities.
- Projects that maximize use of Town owned land.
- Projects that improve existing ballfields, courts and playgrounds, and canoe/kayak access.
- Projects for land acquisition that provide for new or expanded recreational uses.
- Projects that promote water-based recreational activities, i.e. canoe/kayak access.

Criteria Specific to Community Housing

- Projects that provide a variety of housing opportunities that serve all segments of Community, including seniors, smaller households, and low/moderate income households.
- Projects that ensure long term affordability in perpetuity.

Criteria Specific to Historic Preservation

- Projects that protect, preserve, enhance, and/or rehabilitate the historic integrity of a property or site.
- Projects that prevent the potential loss or destruction of a historic, cultural, architectural, or archeological resource if action is not taken.
- Projects that protect, preserve, enhance, and/or rehabilitates the historical function of a property or site.
- Projects that demonstrate a public benefit.

HOW TO APPLY FOR FUNDING

Lakeville's CPC accepts applications for funding on an annual basis. The application is a two-step process. Applicants must first submit a simple one-page Step One application describing the project and an estimated budget.

The Step One lets the CPC know how many potential projects to plan for, and it gives the applicant a chance for feedback before completing a more detailed Step Two application. If the CPC determines the project is eligible, applicants are then asked to submit a Step Two showing the project meets both statutory local eligibility requirements. The application can be found on page 23 and the town website at lakevillema.org on the Community Preservation Committee tab.

In open public meetings, the CPC considers each funding application based on the project's merits and available funding. The CPC may request changes to the application or funding request.

After reviewing applications, the CPC decides by majority vote which projects and how much funding to approve. The CPC then brings those recommendations as warrant articles to the Town Meeting. The Select Board may not increase funding nor consider requests that do not come with CPC recommendation. Funds approved at the Town Meeting will be available for projects to begin work.

Under special circumstances, Lakeville's CPC may consider an application submitted after the deadlines. The most common circumstances are the availability of real property on the market; or time-sensitive stabilization of a historic asset damaged by flood, fire, or other emergencies, not normal deterioration. Applicants must first submit a letter requesting special application status outside of normal grant deadlines and may submit a Step One at the same time. The application must be submitted with sufficient time for the CPC to hold two regular meetings for hearings before the next annual or special Town Meeting.

The CPC gives strong preference to projects that can provide a meaningful match of the total budget through other sources, such as state and private grants, other Town Budgets, private donations fundraising, and volunteer or in-kind contributions of materials and labor.

CPA FUNDING AWARD PROCESS

Following the conclusion of Town Meeting, each successful applicant will receive an award letter from the Community Preservation Committee confirming its funding award. The letter will be accompanied by either a Memorandum of Understanding (town projects), outlining the agreed upon scope of the project, or a Grant Agreement (non-town projects), outlining the agreed upon scope of the project, any conditions and terms of the funding. Grant Agreements must be signed and returned to the Town of Lakeville before project start. Applicant shall meet with the CPC to review project scope, timelines, milestones and CPA funding disbursement process. The Community Preservation Committee shall issue award letters for projects approved at Town Meeting with information on the funding amount, funding conditions, project modifications (if any), CPC Admin contact information, and guidelines for project execution. Projects receiving CPA funding shall credit this source of funding in promotional materials and where appropriate at the project location. Except for town-sponsored projects, a Grant Agreement prepared by the CPC must be signed by the applicant (Awardee) after the project has been approved at Town Meeting and before CPA funds are to be disbursed. Applicants must recognize the CPA as a funding sources for their project. This recognition should appear on any materials involving the project, such as press releases, brochures, etc. In order for Lakeville residents to see the results of their tax funding, a CPA sign shall be displayed on the property on a case-by-case basis, as determined by the CPC. Signage indicating CPA support shall be made available through the CPC.

PROJECT IMPLEMENTATION

Each project recipient is expected to implement the approved project work in accordance with the Grant Agreement or Memorandum of Understanding. Any material changes to the project from what was represented at Town Meeting shall require prior approval from the CPC to ensure that such changes are CPA eligible expenditures and within the scope of the project as approved by Town Meeting. Any appropriated CPA project funds not expended at the completion of the approved work will be returned to the CPA account from where they were appropriated. Unless there is a compelling and documented reason, projects receiving CPA funds must be completed within 24 months following Town Meeting approval. The CPC may recommend at a subsequent Town Meeting the rescission of any authorized CPA funds remaining unexpended or undocumented after 12 months.

AVAILABILITY OF AWARDED CPA FUNDS

Funds for approved CPA projects will be available following Town Meeting, subject to satisfying any conditions or procedures established by the CPC. Invoices for work completed or CPA funds allocated for approved projects shall be submitted to the CPC together with a Project Status Report form prepared according to the Request for Funds Guidelines. (See Appendix)

DISBURSEMENT AND USE OF CPA FUNDS

CPA funds are public funds raised from dedicated Lakeville revenues and from State subsidies. Projects financed with CPA funds must comply with all applicable State and municipal requirements which requires special procedures for the selection of products, services, consultants, etc. Contracts for goods and services must be awarded to the lowest qualified bidder, which may be someone other than who assisted the applicant with a project application. Project purchases cannot be split or manipulated to avoid State procurement laws. The CPC will provide successful applicants with a memo describing the completed award process, which adheres to the guidelines of the Massachusetts Procurement Law. In general, funds may be spent only on items listed on the submitted budget in the application. All changes to budgets must receive prior approval by the CPC. Funding from the CPC may not be used to replace or free up for any other use, alternate funds or revenue sources. In certain situations, funds may not be disbursed until there is an appropriate deed restriction or the Department of Revenue, the Department of Conservation & Recreation, the Massachusetts Historical Commission, or the Department of Housing & Community Development (as appropriate) must be satisfied with the status of the restriction. Projects for which 50% (or other fraction) of costs will be paid from awarded CPA funds will be reimbursed on the basis of 50% (or other fraction) of actual expenditures up to the amount of the total CPA grant, and as may be detailed in project milestones reviewed and approved by the CPC. CPA funding for project involving properties or artifacts which are owned by nonprofit organizations is conditioned on the public benefit received from the completed work. The sale or gift of these properties or artifacts within five (5) years from the date of the award letter shall require the reimbursement of the entire amount awarded unless the CPC waives this requirement in part or in its entirety.

Funds are to be administered and disbursed by the Town of Lakeville according to municipal disbursement procedures. Applicants should note Chapter 30B of the Massachusetts General Laws, the Uniform Procurement Act, establishes uniform procedures for local governments to use when contracting for supplies, services, and real property. Project oversight, monitoring and financial control are the responsibility of the Community Preservation Committee or its designee. When the project is completed, any and all unused funds shall be returned to the Lakeville Community Preservation Fund. The CPC, from time to time may request project status updates from CPA fund recipients. The purpose of such updates is to track the progress of funded projects, aid the CPC in refining the Community Preservation Plan and identify issues that may assist future applicants. For construction projects, CPA funding recipients may be asked to instruct their general liability insurer to add the Town of Lakeville as an additional insured as related to the specific CPA funded project, and to require all contractors of the project do the same. Proof of coverage must be submitted for the CPC files prior to first request for reimbursement.

REQUESTING AWARDED FUNDS

Invoices for work completed or for funds allocated for approved projects shall be submitted and signed by the applicant, accompanied by a Request for Funds form submitted to the Community Preservation Committee for review and processing. Each Request for Funds form must include an updated project status report, original invoices, receipts and canceled checks. Payments will be made directly to the applicant unless the applicant is a Town of Lakeville department. If an invoice has already been paid and requesting reimbursement, include copy of the cancelled check attached to the invoice. If payment is for contracted services, a copy of the fully executed contract shall accompany the request for payment. Additionally, the CPC shall require a detailed report of billable hours, if applicable. State law prohibits reimbursement for sales tax; invoices shall identify and appropriately reflect this. The CPC may appoint the CPA Administrator or authorize the CPC Chair to process certain payments. Requests for funds above \$10,000 are to be voted on by the Community Preservation Committee.

DRAFT

APPENDIX

DRAFT



Town of Lakeville

COMMUNITY PRESERVATION COMMITTEE
346 Bedford Street
Lakeville, MA 02347
774-776-4350

Approved _____
Not Approved _____
Date _____

Application for Eligibility Determination – Step 1

Project Title: _____

Name of Entity, Group, or Committee _____

Address _____

Telephone: _____ Email: _____

Contact Person _____

Telephone: _____ Email: _____

Application Category: Housing _____ Historic _____ Open Space/Recreation _____

Describe your project: _____

Amount of CPA funds Requested: _____ Total Estimated Cost: _____

Describe the level of planning which has occurred: _____

Please attach the following:

- Assessors tax card and map
- Photos if applicable
- Plans/sketches if applicable

Signature of Applicant: _____ Date: _____

Is Your Project Allowable?

	Open Space	Historic	Recreation	Housing
Aquire	YES	YES	YES	YES
Create	YES	NO	YES	YES
Preserve	YES	YES	YES	YES
Support	NO	NO	NO	YES
Rehabilitate and/or Restore	NO (unless aquired or created with CPA \$\$)	YES	YES	NO (unless aquired or created with CPA \$\$)

DRAFT



Town of Lakeville

COMMUNITY PRESERVATION COMMITTEE

346 Bedford Street
Lakeville, MA 02347
774-776-4350

Approved _____
Not Approved _____
Date _____

Application for Community Preservation Funding – Step 2 (Projects Must Have Received a Step 1 - Determination of Eligibility)

APPLICANT INFORMATION

Project Title: _____

Name of Entity, Group, or Committee: _____

Address: _____

Telephone: _____ Email: _____

Contact Person: _____

Address: _____

Telephone: _____ Email: _____

Application Category: Housing _____ Historic _____ Open Space/Recreation _____

PROJECT INFORMATION:

Project Address _____

Map/Parcel: _____ Deed Book/Page: _____

Current Owner _____

Owners Address: _____

Owners Phone: _____ Owners Email: _____

Project Description: _____

Total Funding Requested: _____

Funding From Other Sources: Amount: _____

Source: _____

Timeline of Project: _____

If funding is requested for multiple years please attach a breakdown of the total project cost for each year, amount of CPC funds requested for each year, and amount of confirmed additional funding secured for each year. Also provide a schedule for the project indicating the tasks to be completed each year.

REQUIRED ATTACHMENTS AS APPLICABLE:

- Detailed Description of Project
- Copies of Deeds
- Description of Property
- Maps
- Surveys
- Site Plans
- Appraisals
- Purchase and Sale Agreements
- Cost Proposals/Estimates
- Budget for Acquisition or Construction
- Letters of Commitment by Additional Funding Sources
- Letters of Support from Individuals or Organizations

ADDITIONAL QUESTIONS AS APPLICABLE (If Yes, please explain):

Does this project require urgent attention? Yes ___ No ___

Does this project require permits or licenses from local boards or state offices? Yes ___ No ___

Does this project require any long-term maintenance? Yes ___ No ___

Does this project require any professional design or legal assistance? Yes ___ No ___

Signature of Applicant: _____ Date: _____

REQUEST FOR FUNDS/PROJECT STATUS REPORT GUIDELINES

Lakeville Community Preservation Committee

1. Each "Request for Funds" form must include an updated project status report. If you need help, please contact your CPC Project Liaison. This form must be signed by the project applicant, as well as the CPC Project Liaison and CPC Chairperson.
2. The "Request for Funds" must include the original invoices, receipts and cancelled checks. Payments will be made directly to the Applicant unless the Applicant is a Town of Lakeville department. Please indicate on the "Request of Funds" form to whom the payment should be made out to, if it is not to be sent to the Applicant.
3. If an invoice has already been paid by your agency and you are requesting reimbursement, please have a copy of the cancelled check attached to that invoice or a PAID stamp and an authorized signature on that invoice, so that the CPC knows to reimburse your organization.
4. If payments are for contracted services, a copy of the signed contract should accompany the request. Additionally, we require a detailed report of billable hours (if applicable).
5. If charges are for newspaper ads, tear sheets must be provided. If this is not available, a copy of the advertisement showing the date of publication is required.
6. If charges are for travel, receipts are required (tickets, parking vouchers, food) as well as documentation regarding the reason for travel (i.e., program, agenda, registration form).
7. State Law prohibits reimbursement for sales tax or for tips and gratuities. Please adjust invoices appropriately to reflect this Town by-laws provide standardized limits for meals and mileage reimbursements. These limits are strictly adhered to by the CPC. No allowance is permitted for alcoholic beverages.
8. Please do not staple or paperclip anything in the Request of Funds packet. Insert the Request for Fund packet in a flat (9x12 or 10x13) envelope. Whenever possible make sure copies are on 8 ½ x 11 paper (i.e., a copy of a cancelled check for a bank statement should be copied onto a standard sheet of paper, not cut out and attached as is).
9. Requests for Funds above \$10,000.00 are voted on by the CPC at a monthly meeting (usually the fourth Wednesday for each month). All Requests for Funds and supporting documentation are to be submitted to the CPC Administrative Assistant. It is imperative that the Project Liaison and applicant have jointly reviewed the Request for Funds before it is submitted to the Committee by the CPC Project Liaison.
10. Completed requests must be in the CPC inbox located on the first floor of the Town Hall by no later than one week before the scheduled CPC monthly meeting.

Please do not hesitate to contact your Project Liaison or the CPC Administrative Assistant, (cpc@lakevillema.org) if you have any questions about how to submit a Request for Funds.

**PROJECT STATUS REPORT
REQUEST FOR FUNDS**

Project Title _____ Date: _____

Project Manager: _____ Federal Tax ID #: _____

Deed Restriction: On File ____ Pending ____ Exempt ____

Project Representative: (Contact Person) _____

Address: _____

Phone/Fax/Email: _____

Description of Request/Project Phase:

Project Timeline/Schedule and approximate amounts of future Disbursements: _____

The "Request for Funds" must include the original invoices, receipts and cancelled checks, or such other documents as the Committee may require. Please have a copy of the cancelled check attached to the invoices or a PAID stamp and an authorized signature on that invoice. If payments are for contracted services, a copy of the signed contract should accompany the request. Additionally, we require a detailed report of billable hours (if applicable).

Original Amount Approved: \$ _____ FY _____

Balance brought forward: \$ _____

AMOUNT REQUESTED HERE: \$ _____

Remaining Project Balance: \$ _____

Applicant Signature: _____ Date: _____

CPC Project Liaison Signature: _____ Date: _____

CPC Chairperson Signature: _____ Date: _____



Town of Lakeville

COMMUNITY PRESERVATION COMMITTEE
346 Bedford Street
Lakeville, MA 02347
774-776-4350

Approved _____

Not Approved _____

Date _____

Application for Community Preservation Funding – Step 2 (Projects Must Have Received a Step 1 - Determination of Eligibility)

APPLICANT INFORMATION

Project Title: Gravestone Repairs

Name of Entity, Group, or Committee: Lakeville Cemetery Commission

Address: 346 Bedford St, Lakeville, MA 02347

Telephone: 508-579-7009 Email: msjoanie.mg@aol.com

Contact Person: Joan Glada Morton

Address: 72 Highland Rd, Lakeville, MA 02347

Telephone: 508-579-7009 Email: msjoanie.mg@aol.com

Application Category: Housing _____ Historic Open Space/Recreation _____

PROJECT INFORMATION:

Project Address: Thompson Hill Cemetery 185 Rhode Island Road

Map/Parcel: 026 / 026-001-004 Deed Book/Page: _____

Current Owner: Town of Lakeville

Owners Address: 346 Bedford St, Lakeville, MA 02347

Owners Phone: _____ Owners Email: _____

Project Description: Repair broken stones and return toppled stones to their bases and foundations.

Total Funding Requested: \$10,000.00

Funding From Other Sources: Amount: 0

Source: _____

Timeline of Project: One year

If funding is requested for multiple years please attach a breakdown of the total project cost for each year, amount of CPC funds requested for each year, and amount of confirmed additional funding secured for each year. Also provide a schedule for the project indicating the tasks to be completed each year.

REQUIRED ATTACHMENTS AS APPLICABLE:

- Detailed Description of Project
- Copies of Deeds
- Description of Property
- Maps
- Surveys
- Site Plans
- Appraisals
- Purchase and Sale Agreements
- Cost Proposals/Estimates
- Budget for Acquisition or Construction
- Letters of Commitment by Additional Funding Sources
- Letters of Support from Individuals or Organizations

ADDITIONAL QUESTIONS AS APPLICABLE (If Yes, please explain):

Does this project require urgent attention? Yes ___ No

Does this project require permits or licenses from local boards or state offices? Yes ___ No

Does this project require any long-term maintenance? Yes ___ No

Does this project require any professional design or legal assistance? Yes ___ No

Signature of Applicant: Jean Bladen Martin

Date: 7-20-23

Chapter 30

Thompson Hill Cemetery

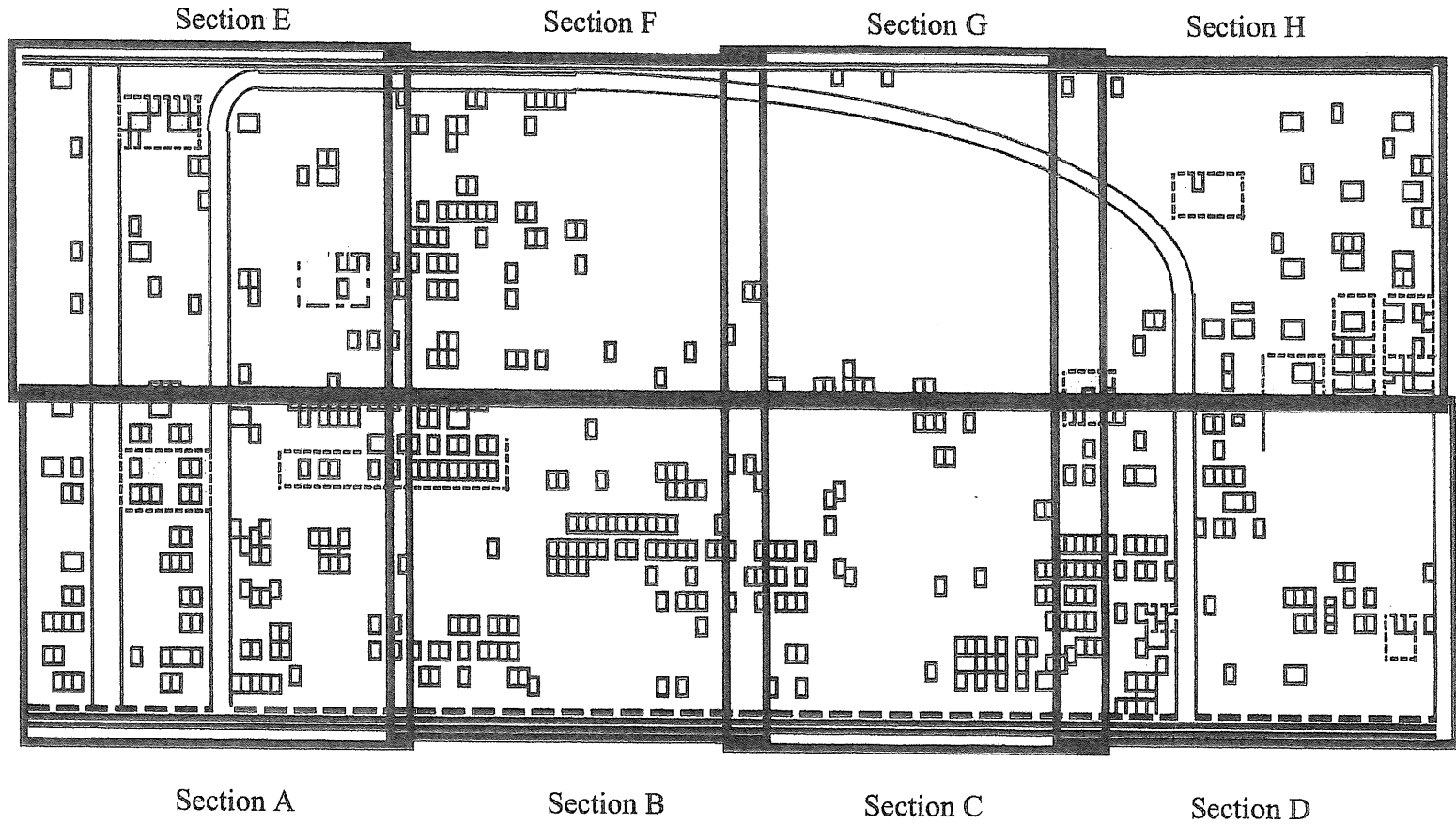


Thompson Hill Cemetery is located at 185 Rhode Island Road. Precinct Cemetery is on the left, and a lone wood post marks the border between them. A vinyl fence borders the front of the cemetery, and a stone wall borders the rear. Remnants of a wood post and metal rail fence are on the right side. The sign is in good repair. There are two masses of evergreen bushes in this cemetery. A footstone was found hidden inside one of the bushes. These bushes are so overgrown it is impossible to determine whether more gravestones exist within them. Unless stated otherwise, headstones face the front of the cemetery, and footstones face the rear. Graves date from 1711 to present. The records at the Lakeville Assessor's Office show that this cemetery was acquired from the Lakeville United Church of Christ in 1972. It measures about 3 acres. Entries were made between September 24 and November 8, 2001.

Excerpt from:
Lakeville, Massachusetts
Gravestone Inscriptions
1711-2003

Jean A. Duvillette
First Edition
September 2001

Thompson Hill Cemetery Map Overview



Route 99

Rhode Island Road

Stones to be repaired and reset will be in Sections A, B, C and D.
These are the oldest and most fragile stones at Thompson Hill Cemetery.

Property Card: 185 RHODE ISLAND RD

Town of Lakeville, MA



Parcel Information	
Parcel ID: F_801055_2775801 Vision ID: 1721 Owner: THOMPSON HILL CEMETERY Co-Owner: Mailing Address: 346 BEDFORD ST LAKEVILLE, MA 02347	Map: 026 Lot: 001 -004 Use Description: Municipal Vacant Zone: Land Area in Acres: 2.6
Sale History	Assessed Value
Book/Page: Sale Date: 12:00:00 AM Sale Price: \$0	Land: \$16,900 Buildings: \$0 Extra Bldg Features: Outbuildings: Total: \$16,900

Building Details: Building #		
	Model: Living Area: Appr. Year Built: Style: Stories: Occupancy: No. Total Rooms: No. Bedrooms: No. Baths: No. Half Baths:	Int Wall Desc 1: Int Wall Desc 2: Ext Wall Desc 1: Ext Wall Desc 2: Roof Cover: Roof Structure: Heat Type: Heat Fuel: A/C Type:



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.



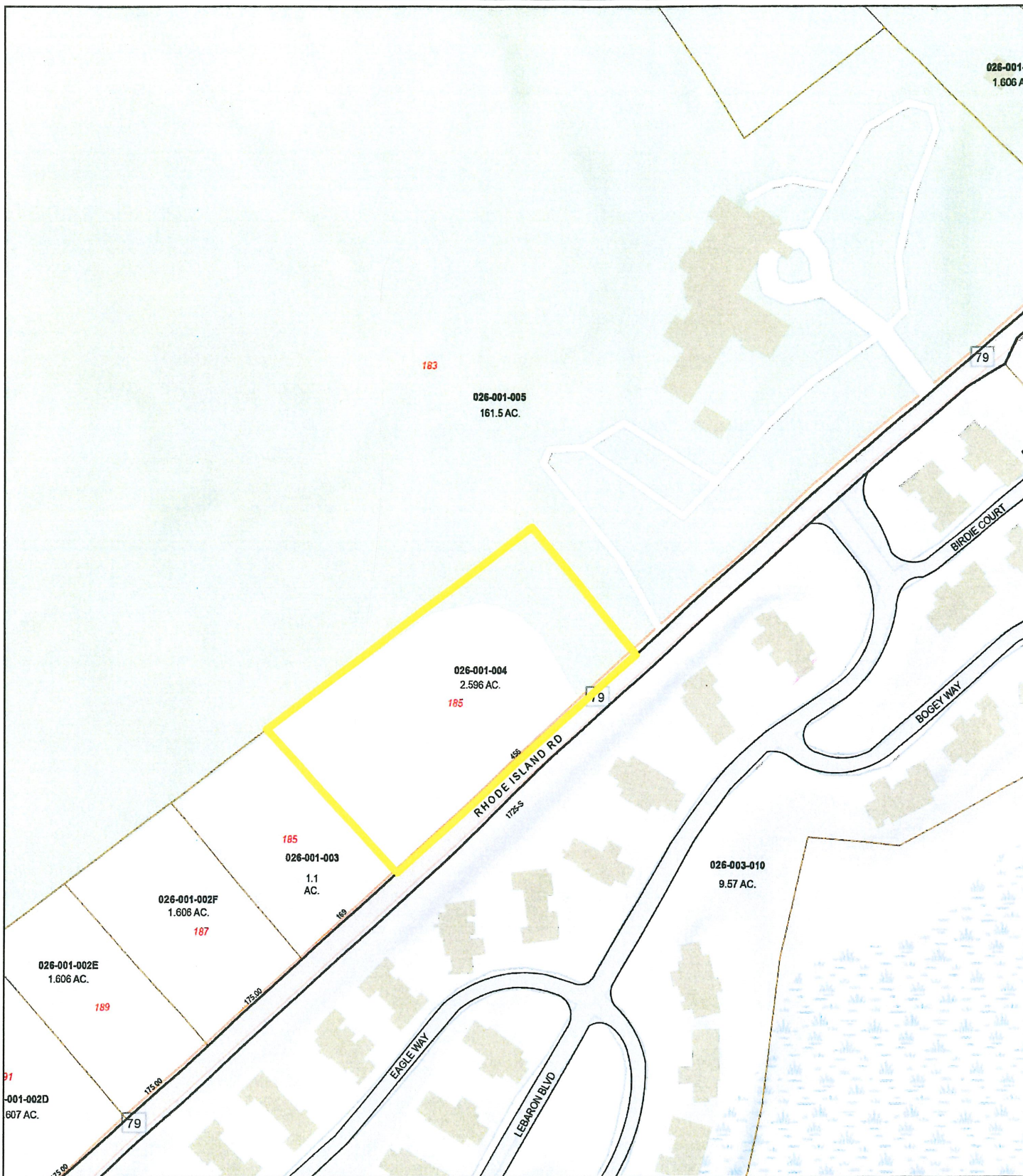
Town of Lakeville, MA

1 inch = 188 Feet



www.cai-tech.com

July 20, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Town of Lakeville

Town Office Building
346 Bedford Street
Lakeville, Mass. 02347

Historical Commission

July 21, 2023

Dear Community Preservation Committee,

At the July 20, 2023, meeting of the Lakeville Historical Commission, a quorum being present, a motion was made, seconded, and passed "to send a letter of support on behalf of the Lakeville Cemetery Commission for their Community Preservation Committee grant second level application for the Thompson Hill Cemetery project for repairs to broken and toppled gravestones".

This cemetery is currently on our State Inventory of Historic Sites in Lakeville. It is the final resting place of an interesting cross section of once Middleborough's and now Lakeville's notable residents.

Part of our long range plans includes submitting an application for National Historic Register designation for Thompson Hill Cemetery. Proper repairs and preservation of the gravestones is an important aspect for consideration to that end.

Sincerely,

Brian Reynolds
Chairman

Colonial Stone



[Services](#) [Products](#) [Gallery](#) [About Us](#)

Our Family

Christina M. Swift

Christina is a co-founder and Partner of Colonial Stone. In her daily activity as General Manager, she manages estimates, invoicing, and photo work. She follows the progress of the repair work before

William J. "Bill" Drollett

Bill is experienced in resetting and repair of headstones of all sizes and shapes. Bill helped in the resetting of The Daniel Webster's family Burial lot.

Christophe r L. Taylor

Chris is experienced in resetting and repair of headstones of all sizes and shapes. Chris helped in the resetting of the Daniel Webster's family Burial lot.

Chris worked on rebuilding the Winslow

during and after as a historic record.

Christina also manages our other contract business, managing schedules, and materials and follow up with manufacturers and our team in the field.

Christina adds a special factor to our business with her ever-present positive mental attitude.

Glen M. Taylor

Glen is experienced in resetting and repair of headstones of all sizes and shapes. Glen helped in the resetting of the Daniel Webster's family Burial lot.

Glen work on rebuilding the Winslow family-raised tomb in Marshfield dating to 1774. The Winslow family

Bill work on rebuilding the Winslow family-raised tomb in Marshfield dating to 1774. The Winslow family were the founding fathers of Marshfield. Bill worked in the restoration of 32 headstones located in 2 Miles Burial Ground Marshfield and in the restoration of 480 headstones in Elm St Cemetery Braintree, Marshfield Hills Cemetery 604 stones, and 2 mounded tombs Bill has been involved in all the major restoration projects

Bill, is a Hoisting licensed Engineer HE 136015 - Trained in CPR AED -

family-raised tomb in Marshfield dating to 1774. The Winslow family were the founding fathers of Marshfield

Chris worked in the restoration of 32 headstones located in 2 Miles Burial Ground Marshfield and in the restoration of 480 headstones in Elm St Cemetery Braintree.

Chris has worked on all the major projects. Chris and our team are finishing up 604 stones at the Marshfield Hills Burial Ground in Marshfield completion May 2017

Chris holds a degree in Liberal Arts.

Cody Sumner

Cody has been with our team for over a year and has worked hand in

were the founding fathers of Marshfield.

Glen worked on the restoration of 62 headstones located in Winslow Burial Ground As well as the restoration of 32 headstones located in 2 Miles Burial Ground in Marshfield.

Glen recently worked on the restoration of 480 headstones in Elm St Cemetery Braintree. Glen is now working on 604 headstones located in Marshfield Hills Burial Ground. Glen has been involved in all the major restoration projects

Glen also was involved in the restoration of Elihu Adams headstone in Holbrook, he was the brother of President John Adams.

Glen holds a degree in Engineering and is a

hand with our experienced team, learning every day.

All employees are OSHA trained and have certificates

Glen and Christopher have been trained in the use of Jons products

Colonial Stone



[Services](#) [Products](#) [Gallery](#) [About Us](#)

Cemeteries that we have worked in

Plymouth

Burial Hill on the
National Register of
Historic Places

Manomet Burial Ground

South Pond Burial
Ground

Marshfield

Winslow Burial Ground
on the National Register
of Historic Places

Attleboro

Old Kirk Yard
established in 1744

Braintree

Elm Street Cemetery
dating to 1708

Plain Street Cemetery
dating to the 1800s

Blue Hill Cemetery

Plain Street Cemetery

Chiltonville Burial
Ground

Oak Grove Cemetery

St Joseph's Cemetery

Marlborough

Spring Hill Burial Ground
on the National Register
of Historic Places

Randolph

St Mary's

West Roxbury

St Joseph's Cemetery

Boston

Mount Auburn
Cemetery

Forest Hills Cemetery

Holbrook

Union Cemetery

Historical Society
member Sara Stinson
contacted us about the
restoration of Elihu
Adams who was the
brother of President
John Adams

Roslindale

St Michaels Cemetery

Walpole

St Francis Cemetery

Kingston

Evergreen Cemetery

Quincy

Mount Wollaston
Cemetery

Pond Street Cemetery

Kingston

Evergreen Cemetery
dating to the 1700s

Plympton

Hill Crest Cemetery
1700's

Marshfield

Winslow Cemetery
Marshfield dating to
1657

Howland Cemetery
dating to the early 1600s

Little Cemetery

Bourne

Oak Grove Cemetery

Millbury

Central Cemetery

Worcester

Hope Cemetery

Holyoke

Rock Valley Cemetery

Colonial Stone



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Municipal Experience

Town of Plymouth

Training Green Civil War
Monument

Burial Hill

Manomet Burial Ground

Town of Marshfield

Marshfield Hills
Cemetery

Howland Cemetery

Center Cemetery

Winslow Cemetery

Town of Braintree

Elm Street Cemetery

Plain Street Cemetery

Pond Street Cemetery

South Pond Burial
Ground

Chiltonville Burial
Ground

Alder Brewster Fountain

Oak Grove Vine Hills

City of Marlborough

Hill Cemetery

Wilson Cemetery

Rocklawn Cemetery

Two Mile Cemetery

Town of Pembroke

Mount Pleasant
Cemetery

Center Cemetery

Pine Grove Cemetery

Town of West Bridgewater

Old Burial Ground

Town of East Bridgewater

Old South Burial Ground

Town of Holbrook

Union Cemetery

Colonial Stone



Services Products Gallery About Us



Before

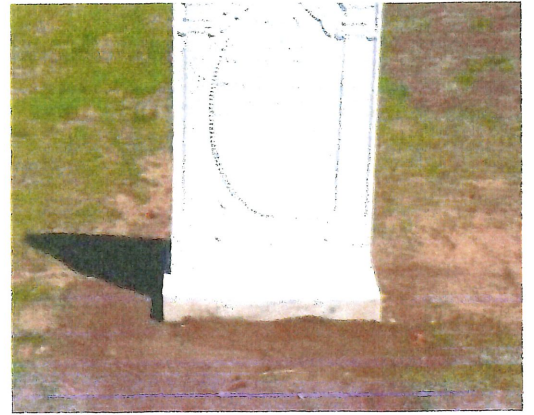


After





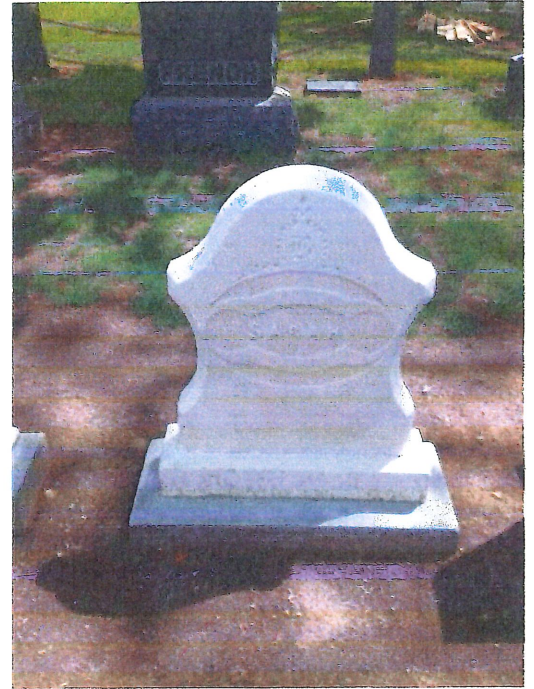
Before



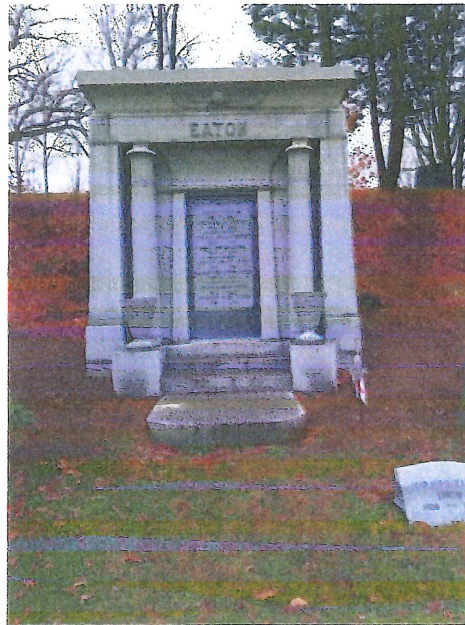
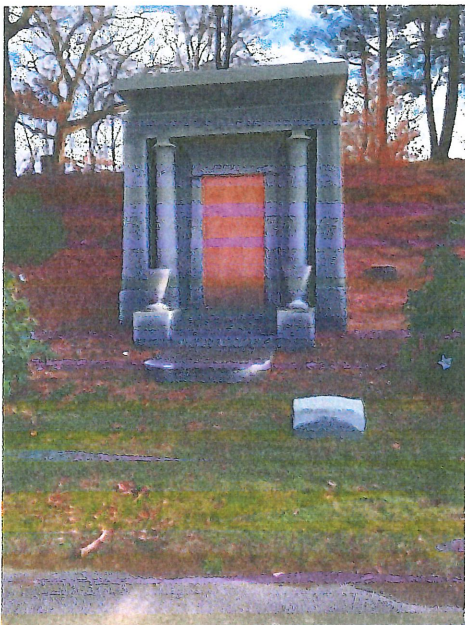
After



Before



After



Before



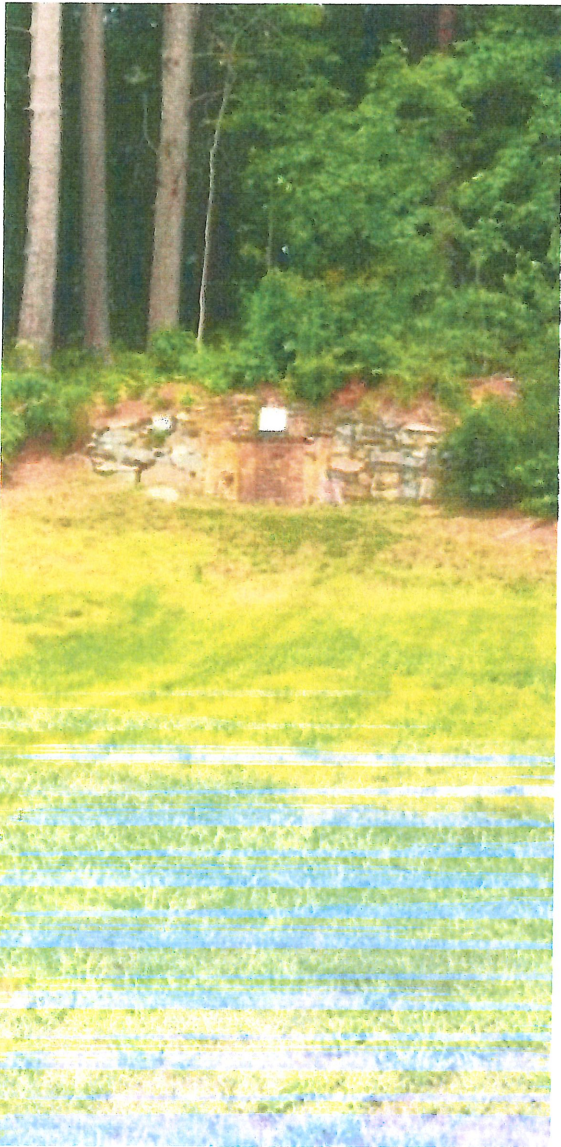
After



Before



After



Before





Town of Lakeville
COMMUNITY PRESERVATION COMMITTEE
346 Bedford Street
Lakeville, MA 02347
774-776-4350

Approved _____
Not Approved _____
Date _____

Application for Community Preservation Funding – Step 2
(Projects Must Have Received a Step 1 - Determination of Eligibility)

APPLICANT INFORMATION

Project Title: Historic Town House Roof Replacement

Name of Entity, Group, or Committee: Lakeville Historic Commission

Address: Town Office Building, 346 Bedford Street, Lakeville, MA 02347

Telephone: 508-946-8803 Email: tcraig-mcgee@lakevillema.org (staff support to the Lakeville Historic Commission)

Contact Person: Joan Gladu Morton

Address: 72 Highland Road, Lakeville, MA 02347

Telephone: 508-947-3418 Email: msjoaniemg@aol.com

Application Category: Housing _____ Historic X Open Space/Recreation _____

PROJECT INFORMATION:

Project Address: 2 Precinct Street, Lakeville MA 02347

Map/Parcel: _____ Deed Book/Page: _____

Current Owner: Town of Lakeville

Owners Address: 346 Bedford Street, Lakeville, MA 02347

Owners Phone: 508-946-8803 Owners Email: asky@lakevillema.org

Project Description: In FY 2020, the Town of Lakeville allocated \$30,000 in its capital plan for the replacement of the white cedar shingled roof on the Historic Town House, which was last replaced in 1997. That funding was insufficient to complete the roof replacement using

historically accurate materials. In June of this year, the Town was awarded a \$30,000 matching grant from the Massachusetts Historical Commission to complete the project.

The estimate on the project is unknown until the architect is able to conduct a full discovery and the quotes come in from a yet-to-be-advertised RFP. This application requests funding for a contingency, in the event that \$60,000 is still insufficient to replace the roof and address any structural damage that may be discovered once the work begins. CPC funding would only be expended after the Town's capital allocation and the MHC grant are fully spent.

The use of the Historic Town Hall is made possible by the continued investment of town resources to stabilize and weatherize the building. The replacement of the roof is necessary to preserve the structure and protect its wooden frame from water related destruction.

Total Funding Requested: \$30,000

Funding From Other Sources: Amount: \$60,000

Source: \$30,000 from a Town capital allocation, \$30,000 from an MHC Massachusetts Preservation Projects Fund grant

Timeline of Project: The MHC grant must be spent by June 30, 2024. The roof replacement will take 3 to 4 weeks and can be done in the fall or the spring depending on the availability of contractors and materials.

If funding is requested for multiple years please attach a breakdown of the total project cost for each year, amount of CPC funds requested for each year, and amount of confirmed additional funding secured for each year. Also provide a schedule for the project indicating the tasks to be completed each year.

REQUIRED ATTACHMENTS AS APPLICABLE:

- Detailed Description of Project
- Copies of Deeds
- Description of Property
- Maps
- Surveys
- Site Plans
- Appraisals
- Purchase and Sale Agreements
- Cost Proposals/Estimates
- Budget for Acquisition or Construction
- Letters of Commitment by Additional Funding Sources
- Letters of Support from Individuals or Organizations

ADDITIONAL QUESTIONS AS APPLICABLE (If Yes, please explain):

Does this project require urgent attention? Yes X No

The Historic Town House roof was last replaced in 1997 and there is concern that continued water exposure will damage the frame of the structure.

Does this project require permits or licenses from local boards or state offices? Yes No

The project will require a building permit from the Lakeville Building Department that the contractor will secure.

Does this project require any long-term maintenance? Yes No

Does this project require any professional design or legal assistance? Yes No

The Town is working with RTA Architecture LLC, one of its on-call OMPs, who have extensive experience working with the MA Historical Commission on projects of this nature. They will supervise the project and the selection of the contractor, etc.

Signature of Applicant: _____ Date: _____

Historic Town House Project Application**Project Description****(A) Brief Overview Statement**

The Town of Lakeville was settled in 1717 as a western parish of the Town of Middleborough and was incorporated as the Town of Lakeville on May 13, 1853. Just three years later, Francis and Charles Washburn gifted to the Town the property that the Historic Town House sits on today with the understanding that a Town House would be erected.

From 1856 until 1952, when non-meeting elements of town government (town offices) were moved to newer and bigger facilities, the Historic Town House served at various points as a school house, local library, and location of annual and special town meetings. Today, the building continues to be used for the sacred democratic process of bi-annual early voting as well as a community meeting space.

The Town has invested steadily in the maintenance and stabilization of the building and continues to recognize the ongoing historical and current civic importance of that site. The replacement of the roof with historically accurate red cedar shingles represents the largest financial investment the Town has made to the property in recent history and is imminently necessary to preserve the frame of the wooden structure which the Town has worked so hard to protect. These grant funds would enable the Town to continue its efforts to secure and maintain a vital historic asset and a part of Lakeville's identity which we have not had the ability to do in a historically accurate way since the original appropriation to replace the roof was made in 2016.

(B) Property Summary**(1) Brief Property Description**

The Lakeville Historic Town House, built in 1856, is located on the northwest corner of Bedford and Precincts Streets. It is a Greek Revival temple form building of wood frame construction, 30 feet wide and 40 feet long. Its traditional white clapboard walls are framed by pilaster design cornerboards that form the base for the returns of the gable. A simple entablature extends from the cornerboards along the sides of the building. Its facade is symmetrical, with two windows located directly over the two doors. The six-over-six windows and the two doors are crowned with cornice caps. The foundation is granite. The interior of the Town House consists of one large meeting room and an enclosed room directly above the front doorways. The enclosed room housed the original town offices. Minor alterations, including installation and later removal of a false ceiling, have been made in the meeting room.

Most recently the entire exterior of the building was repainted; the existing chimney was partially rebuilt including flashing and new chimney cap; electrical wiring was upgraded; and a heating/cooling system and ADA/AAB compliant ramp were installed. The roof was last replaced in 1997 and 1980, both times with red cedar shingles. All of this was done in consultation with the Lakeville Historic Commission to ensure the historical accuracy of the work performed to every extent possible.

(2) History

From 1856 until 1952, when non-meeting elements of town government (town offices) were moved to newer and bigger facilities, the Historic Town House served at various points as a school house, local library, and location of annual and special town meetings. Today, the building continues to be used for the sacred democratic process of bi-annual early voting as well as a community meeting space. The site is also utilized by various local groups including the Lakeville Arts Council, Garden Club, Boy Scouts, various booster clubs and the Friends of the Lakeville Council on Aging who sell spring flowers as well as wreaths and Christmas trees seasonally. The grounds of the Historic Town House are also utilized for outdoor story hours by the Lakeville Library and a well-attended summer concert series that is hosted annually by the Lakeville Arts Council.

(3) Significance

Lakeville's Historic Town House received its National Register of Historic Places designation in 1976 after first receiving its Inventory of Historic Assets of the Commonwealth designation in 1967. It remains one of only two properties in Town with those designations and the only physical structure with that classification.

It's significance to the Town of Lakeville as a continuously utilized civic gathering place for the last 167 years is impossible to overstate and the need for a new roof to protect this asset from the elements is, perhaps, the most important of the investments the Town will make to secure and prevent deterioration of the building.

(C) Condition Assessment**(1– 4) Survey of Physical Conditions, Photos, Prioritized Need and Potential for Loss or Destruction**

A survey of the physical condition of the roof revealed significant deterioration of the roofing materials since its last installation of red cedar shingles in 1997. Constant exposure to the sun has resulted in curling and lifting of the existing shingles and a high likelihood of future water penetration if the roof is not replaced. Extensive discoloration of the interior ceiling demonstrates the extent of water penetration that has already occurred and remediation that is necessary to fully weatherize this asset. This project represents the highest priority of the Lakeville Historical Commission to secure the building before further investments in other major alterations can be considered.

Below is a list of recent investments by the Town at the Historic Town House, in careful consultation with the Lakeville Historic Commission.

Historic Town House Repairs	Date	Cost
Painted the entire exterior of the building	11/5/2019	\$3,500
Installed an ADA/AAB ramp to provide access to persons with disabilities	1/28/2020	\$9,685
Installed heating and cooling system	8/25/2020	\$18,165
Repaired deteriorated windows	10/7/2020	\$65
Upgraded electrical wiring and added plugs	3/9/2021	\$1,555

Partially rebuilt existing chimney, replaced flashing and added new chimney cap	6/21/2021	\$2,350
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Plastic sheeting was installed with the last roof replacement, between the plywood and original wooden framing to protect from water penetration. The intention for this grant funding would be to similarly protect the original roof by replacing the existing sheeting and with both plastic and paper.

Please see attached photos.

(D) Project Scope

(1) Proposed Project Scope of Work

Please see attached.

(2) Appropriateness of Proposed Work

The proposed work for this grant application includes only the removal of the existing shingles from the current Historic Town House roof; applying snow and ice barriers including plywood and plastic/paper beneath the exterior shingle and plywood layers; repairing any exposed/deteriorating wood; and replacing the shingles with historically accurate red cedar shingles. The fasteners are intended to be stainless steel.

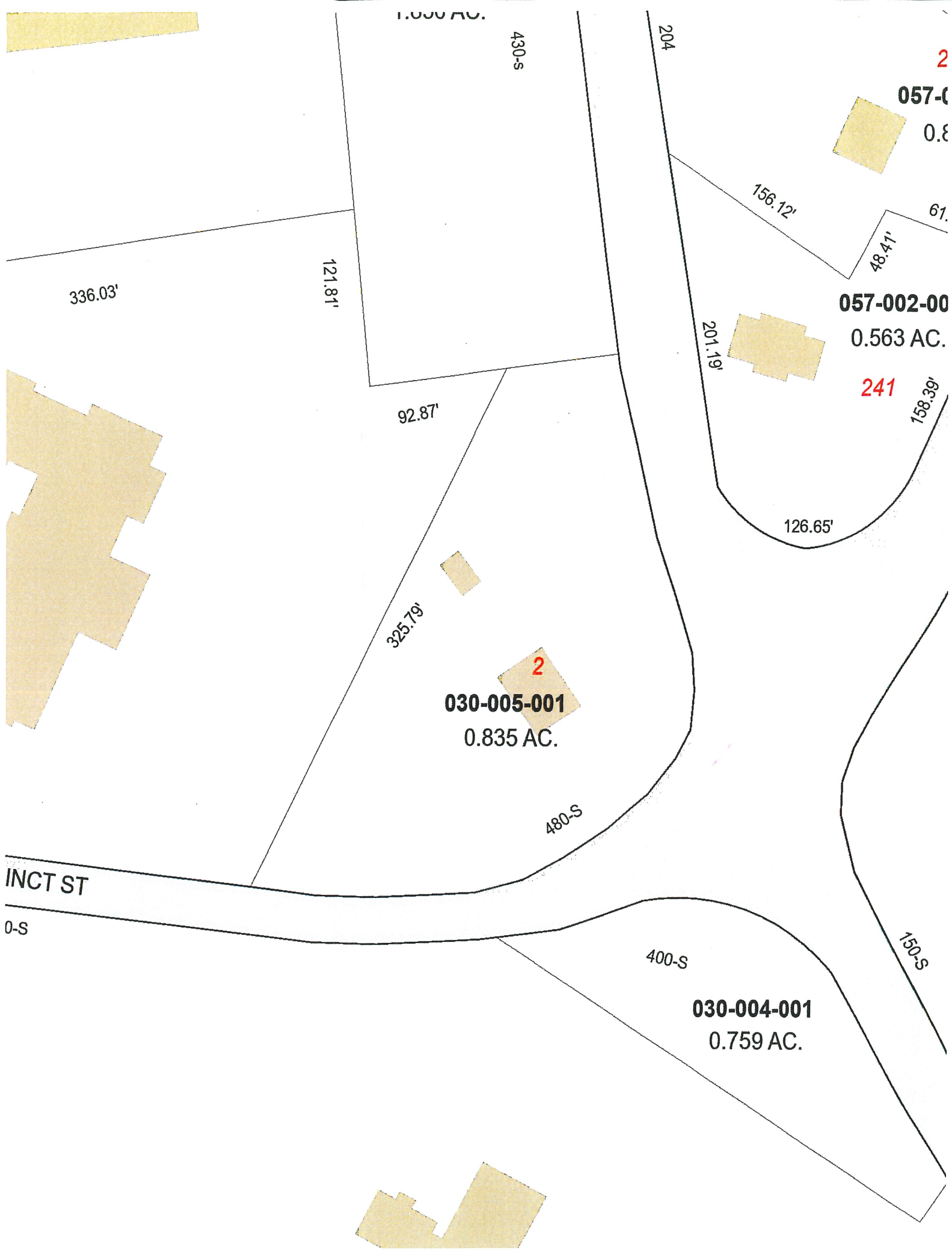
The location and landscaping of the Historic Town House grounds, away from any trees, has protected the roof from debris and mold, however the constant exposure to the sun has caused the shingles to curl. The current condition of the shingles is poor resulting in water penetration and the expectation that some wood decay has already occurred. The likelihood of further destruction if the roof is not replaced is high.

No work to the frame, fascia boards, gutters, soffits, etc. is proposed in this grant. All have been inspected by the Town’s Director of Inspectional Services and Facilities Director and determined to be in stable condition. Future work to remediate the existing water damage on the interior ceiling will be proposed at a future date.

The proposed work, estimated cost, and available budget will enable the Town to execute this project over the summer and early fall of calendar 2023.

(3) Use of Traditional Materials

The MCRIS states that asphalt shingles were original to the building, however the Lakeville Historic Commission attests that asphalt shingles were not available/used when the original structure was erected. The roof that was original to the 1856 building was red cedar shingles.



1.033 AC.

430-S

204

2

057-001

0.8 AC.

156.12'

61.0'

48.41'

057-002-00

0.563 AC.

241

158.39'

126.65'

336.03'

121.81'

92.87'

325.79'

2

030-005-001

0.835 AC.

480-S

INCT ST

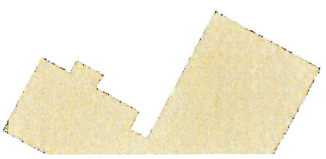
0-S

400-S

030-004-001

0.759 AC.

150-S



I bought of Sumner Hinds by deed dated January 1st 1839 with all the
buildings thereon standing
To Have and to Hold the above granted premises with the privileges
and appurtenances thereto belonging to the said Charles H. Sampson his heirs
and assigns to his and their use and behoof forever. And I the said
Joshua McCully for myself and my heirs executors and administrators
do covenant with the said Charles H. Sampson his heirs and assigns, that
I am lawfully seized in fee of the afore granted premises that they are free
from all incumbrances, that I have good right to sell and convey the
same to the said Charles H. Sampson as aforesaid; and that I will and
my heirs executors and administrators shall warrant and Defend the
same to the said Charles H. Sampson aforesaid; and that I will and
my heirs executors and administrators shall warrant and Defend the
same to the said Charles H. Sampson his heirs and assigns forever against
the lawful claims and demands of all persons

In witness whereof, we the said Joshua McCully and Susan Mc
Cully wife of the said Joshua in token of the relinquishment of my
possibility of right of dower or thirds in and to the above described premises
have hereunto set our hands and seals this Seventeenth day of March in the
year of our Lord Eighteen hundred and fifty five
Signed sealed & delivered in presence of Joshua McCully (Seal)
Pettiah Briggs Susan McCully (Seal)
Sutherlandes McCully
Plymouth Ss. March 23d 1855 Then personally appeared the within named
Joshua McCully and acknowledged the within instrument to be his free
act and deed, Before me Reuben Hafford Justice of the Peace
Received August 5th 1855 & Recorded, Wm S. Russel Register

Washburn To Town of Lakeville

Know all men by these presents That we Francis Washburn & Charles
E. Washburn of Lakeville in the County of Plymouth and State of Mas
sachusetts, in consideration of one Dollar to us paid by the Inhabitants
of said Town of Lakeville, the receipt whereof is hereby acknowledged
and on condition that the said Inhabitants shall build a Town house
on the premises herein described, do hereby give, grant, bargain, sell
and convey unto the said Inhabitants and their successors a certain
tract of land situate in said Lakeville, bounded and described as
follows Viz, Beginning at a stake on the North Easterly side of
the Taunton road, in an orchard, thence North thirty eight degrees
East to the Turnpike road (so called) thence Southerly by said Turn
-pike road to the said Taunton road thence Westerly by the said
Taunton road to the place of beginning To Have and to Hold
to the said Inhabitants and their successors, the above described

premises with the privileges and appurtenances thereto belonging ~~so long as the said Inhabitants shall use the same for a Town house~~ lot and keep a Town House thereon, and no longer, And we the said Francis and Charles E. for ourselves and our heirs, executors and Administrators do covenant with the said Inhabitants that we are lawfully seized in fee of the afore granted premises, that they are free from all incumbrances, that we have good right to sell and convey the same in manner aforesaid and that we will and our heirs, executors and administrators shall Warrant and Defend the same to the said Inhabitants and successors against the lawful claims and demands of all persons

In witness whereof we the said Francis Washburn and Charles E. Washburn have hereunto set our hands and seals the first day of July in the year of our Lord One Thousand Eight Hundred and fifty six.

Signed sealed & delivered in presence of us Francis Washburn (Seal) Louisa Washburn Charles E. Washburn (Seal) Jane Montgomery

Commonwealth of Massachusetts

Plymouth Ss. Lakeville July 1, 1856 Then the above named Francis

Washburn & Charles E. Washburn personally appeared and acknowledged the foregoing instrument by them subscribed to be their free act and Deed Before me Apollos Hanson Justice of the Peace Received August 5th, 1856 & Recorded Wm. S. Russell Regr.

Cox to Joyce

Know all Men by these presents That I Joseph H. Cox of Hanson in the County of Plymouth & State of Massachusetts in consideration of Fifteen Dollars paid by Mary J. Joyce of Hanson aforesaid, the receipt whereof is hereby acknowledged do hereby give, grant, bargain sell and convey unto the said Mary J. Joyce a certain piece of land lying in said Hanson, containing 1/2 an acre & bounded as follows, viz; beginning at a stake on the North side of the Highway leading from sd. Joseph H. Cox to the Universal Meeting house in said Hanson, at the Southwest corner of land owned by Luther Josse lyn, thence running North ten rods to a stake thence West eight rods to a stake, thence South ten rods to the Highway, thence East eight rods to the first mentioned bounds To Have and to Hold the above granted premises, with the privileges and appurtenances there to belonging to the said Mary J. Joyce her heirs and assigns to their use and behoof forever. And I the said Joseph H. Cox for

I bought of Sumner Hinds by deed dated January 1. 1839 with all the buildings thereon standing.

To Have and to Hold the above granted premises with the privileges and appurtenances thereto belonging to the said Charles H. Sampson his heirs and assigns to his and their use and behoof forever. And I the said Joshua McCully for my self and any heirs executors and administrators do covenant with the said Charles H. Sampson his heirs and assigns that I am lawfully seized in fee of the afore granted premises that they are free from all incumbrances, that I have good right to sell and convey the same to the said Charles H. Sampson as aforesaid; and that I will and my heirs executors and administrators shall warrant and defend the same to the said Charles H. Sampson his heirs and assigns forever against the lawful claims and demands of all persons.

In witness whereof we the said Joshua McCully and Susan McCully wife of the said Joshua in token of the relinquishment of any possibility of right of dower or thirds in and to the above described premises have hereunto set our hands and seals this seventeenth day of March in the year of our Lord Eighteen hundred and fifty five

Signed sealed & delivered in presence of
Pelatiah Briggs
Johnannes McCully
Joshua McCully (Seal)
Susan McCully (Seal)

Plymouths March 23rd 1855 Then personally appeared the within named Joshua McCully and acknowledged the within instrument to be his free act and deed;

Before me Reuben Stafford Justice of the Peace
Received August 3rd 1856 & Recorded. Wm L. Russell Notary

Know all men by these presents That we Francis Washburn & Charles G. Washburn of Lakeville in the County of Plymouth and State of Massachusetts, In consideration of one Dollar to us paid by the Inhabitants of said Town of Lakeville, the receipt whereof is hereby acknowledged and on condition that the said Inhabitants shall build a Town house on the premises herein described, do hereby give, grant, bargain, sell and convey unto the said Inhabitants and their successors a certain tract of land situate in said Lakeville, bounded and described as follows. Viz: Beginning at a stake on the North Easterly side of the Taunton road, on an orchard, thence North thirty eight degrees East to the Turnpike road (so called) thence Southerly by said Turnpike road to the said Taunton road thence Westerly by the said Taunton road to the place of beginning. To Have and to Hold to the said Inhabitants and their successors, the above described

Washburn
To
Town of
Lakeville

premises with the privileges and appurtenances thereto belonging so long as the said Inhabitants shall use the same for a Town House lot and keep a Town House thereon and no longer, And we the said Francis and Charles E. for ourselves and our heirs, executors and Administrators do covenant with the said Inhabitants that we are lawfully seized in fee of the afore granted premises, that they are free from all incumbrances, that we have good right to sell and convey the same in manner aforesaid and that we will and our heirs, executors and administrators shall Warrant and Defend the same to the said Inhabitants and successors against the lawful claims and demands of all persons

In witness whereof we the said Francis Washburn and Charles E. Washburn have hereunto set our hands and seals this first day of July in the year of our Lord one Thousand Eight Hundred and fifty six.

Signed sealed & delivered in presence of
Louisa Washburn

Francis Washburn (Seal)
Charles E. Washburn (Seal)

Jane Montgomery

Commonwealth of Massachusetts

Plymouth & Lakeville July 1. 1856 Then the above named Francis Washburn & Charles E. Washburn personally appeared and acknowledged the foregoing instrument by them subscribed to be their free act and Deed. - Before me Apollon Hashins Justice of the Peace Received August 5th 1856 & Recorded Wm J. Russell Reg.^{er}

Cox
To
Joyce

Know all Men by these presents that I Joseph H. Cox of Hanson in the County of Plymouth & State of Massachusetts, in consideration of Fifteen Dollars paid by Mary J. Joyce of Hanson aforesaid, the receipt whereof is herof acknowledged do hereby give, grant, bargain sell and convey unto the said Mary J. Joyce a certain piece of land lying in said Hanson, containing $\frac{1}{2}$ an acre & bounded as follows, viz: beginning at a stake on the North side of the Highway leading from J. Joseph H. Cox to the Universal Meeting house in said Hanson, at the Southwest corner of land owned by Luther Josephlyn, thence running North ten rods to a stake thence West eight rods to a stake, thence South ten rods to the Highway, thence East eight rods to the first mentioned bounds. To Have and to Hold the above granted premises, with the privileges and appurtenances thereto belonging to the said Mary J. Joyce her heirs and assigns to their use and behoof forever. And I the said Joseph H. Cox for

March 17, 2023

Paul Holtz, Grants Co-Director & Historical Architect
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Dear Mr. Holtz:

Please accept this letter of support on behalf of the Town of Lakeville's application for a Massachusetts Preservation Projects Fund grant. If awarded, these funds would supplement an existing municipal capital earmark to replace the red cedar shingles on the Historic Town Hall, which is the only structure in town on the National Historic Register and one of only two properties in Lakeville with that designation.

The Historic Town Hall building continues to hold extraordinary significances to the people of Lakeville. Erected in 1856, it was the town's principal civic building for nearly a century. Lakeville does not have an official historic district, however the Historic Town Hall is located in our main village, at the northwest corner of Precinct and Bedford Streets. In addition to hosting town meetings, it has also at times housed the local library, and the offices of the Select Board. The non-meeting elements of town government were moved to new facilities in 1952 but the building continues to serve as a community meeting space today.

In recent years, the Town has invested heavily stabilizing and maintaining the Historic Town Hall property and it is used frequently for both governmental and non-governmental activities. Early voting is conducted in the facility bi-annually, as well as official Arts Council meeting. The site is also utilized by various local groups including the Garden Club, Boy Scouts, various booster clubs and the Friends of the Lakeville Council on Aging to sell spring flowers as well as wreaths and Christmas trees seasonally. The grounds of the Historic Town Hall are also utilized for outdoor story hours by the Lakeville Library and a well-attended summer concert series that is hosted annually by the Lakeville Arts Council.

In the absence of an official historic district, the Historic Town Hall provides an important opportunity for members of the public to engage with a small piece of our history and for the town to continue utilizing that space for nearly two hundred years, the way our founders intended; as a civic communal meeting place that brings residents together for governmental and cultural purposes.

The Lakeville Historic Commission is in full support of the Town's efforts to maintain this property and certifies that red cedar shingles are the historically accurate material for the roof replacement.

Yours Truly,



Brian H. Reynolds, Chairman
Lakeville Historic Commission

April 20, 2023

Paul Holtz, Grants Co-Director & Historical Architect
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125



Dear Mr. Holtz:

On behalf of the Lakeville Arts Council, please accept this endorsement of the Town of Lakeville's application for a Massachusetts Preservation Projects Fund grant to replace the shingles on the Historic Town Hall roof.

The Historic Town Hall was built in 1856 on land gifted to the Town by the Washburn Family. Since that time, it has served as a library, a school house, municipal office space and a location for annual town meetings. Though not used for any of those purposes today, the Historic Town Hall continues to be a place for active civic engagement and is utilized by a variety of local councils, commissions and private groups.

The Lakeville Arts Council uses the Historic Town Hall to host monthly meetings and has financially invested in the space by funding the painting of the interior (according to prescribed historic preservation guidelines) as well as the installation of a hanging system to display art work during early voting and during the annual Lakeville Arts & Music Festival. The Festival is one of the largest and best attended events of the year organized around and inside the Historic Town Hall. The grounds of the Historic Town Hall are also used for a well-attended summer concert series that is hosted annually by the Lakeville Arts Council.

The Town of Lakeville does not have a historic district or a central downtown, but the Historic Town Hall is still, 167 years after it was built, actively used by the community to celebrate who we are and to remind ourselves how far we've come.

The Lakeville Arts Council fully supports the Town's application and will continue to support the maintenance and use of this important historical site.

Yours Truly,

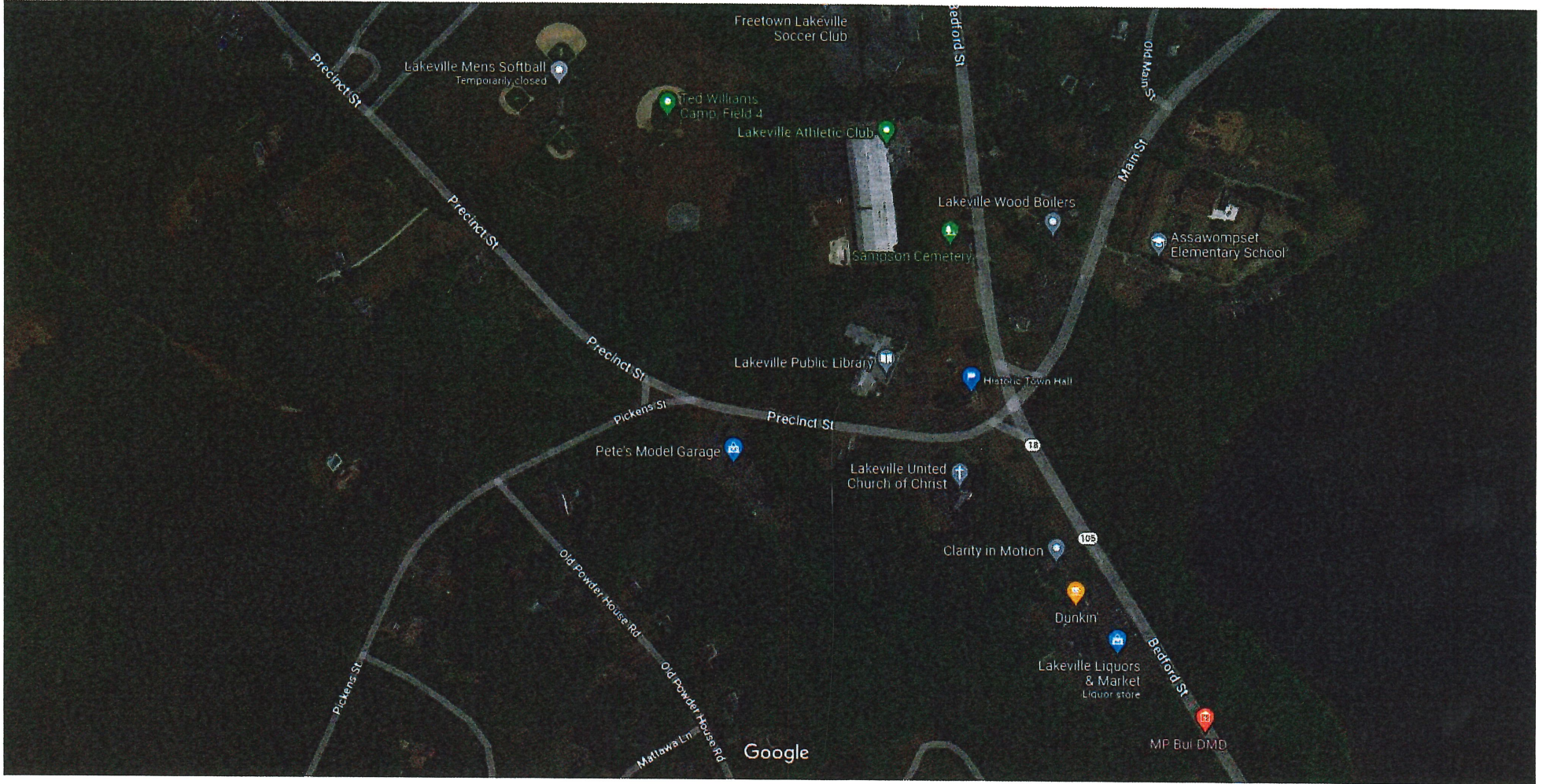

Joanne Corrieri-Upham, Chair
Lakeville Arts Council

Lakeville Arts Council. c/o Lakeville Town Offices, 346 Bedford Street, Lakeville, MA 02347
www.LakevilleArtsCouncilMA.org Lakeville.Arts.Council@hotmail.com

LAKEVILLE HISTORIC TOWN HALL



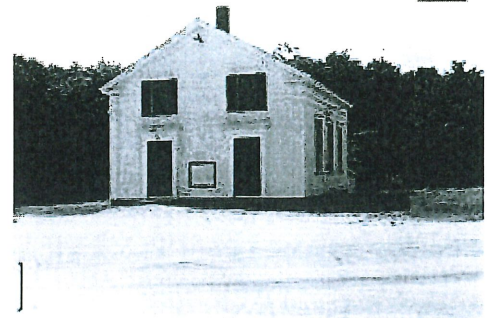
LAKEVILLE HISTORIC TOWN HALL TERRAIN MAP



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: LAK.10
Historic Name: Lakeville Town Hall
Common Name:
Address: 2 Precinct St
City/Town: Lakeville
Village/Neighborhood: Lakeville;
Local No: 25;
Year Constructed: 1856
Architectural Style(s): Greek Revival;
Use(s): Business Office; Library; Meeting Hall; Town Hall;
Significance: Architecture; Education; Politics Government;
Area(s):
Designation(s): Nat'l Register Individual Property (10/22/1976);
Building Materials: Roof: Asphalt Shingle;
Wall: Wood; Wood Clapboard;
Foundation: Granite;
Demolished No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Tuesday, February 1, 2022 at 9:15 PM

(Attach photo here)

LAK.10

NE 10/23/73

FORM B - BUILDING SURVEY

AREA	# 10
II	25

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

1. Is this building historically significant to:
Town Commonwealth Nation

Building has historical connection with the following themes: (see also reverse side)

- | | |
|-------------------|----------------------|
| Scholar | Commerce/industry |
| Agriculture | Science/invention |
| Art/Sculpture | Travel/communication |
| Education | Military Affairs |
| <u>Government</u> | Religion/philosophy |
| Literature | Indians |
| Music | Other |

Development of town/city

Architectural reason for inventorying:

2. Town Lakeville
 2 Precinct St.
 Street address Bealford St.
 Name Lakeville Town House
 Use: original & ~~present~~ town house
 Present owner present - next to town house
Town of Lakeville
 Open to public yes
 Date 1856 Style Greek Revival
 Source of date Vigers, History of Lakeville
 Architect 7

OR part of Area #

3. CONDITION Excellent Good Fair Deteriorated Moved Altered Added

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material granite

WALL COVER: Wood Brick Stone Other

ROOF: Ridge Gambrel Flat Hip Mansard
Tower Cupola Dormer windows Balustrade Grillwork

CHIMNEYS: 1 2 3 4 Center End Interior Irregular Cluster Elaborate

STORIES: 2 3 4 ATTACHMENTS: Wings Ell Shed

PORCHES: 1 2 3 4 PORTICO Balcony

FACADE: Gable end: Front/side Ornament

Entrance: Side Front Center/Side Details: two doors - side by side

Windows: Spacing: Regular Irregular Identical/Varied

Corners: Plain Pilasters Quoins Cornerboards

5. Indicate location of building in relation to nearest cross streets and other buildings

6. Footage of structure from street 41'
Property has 90' feet frontage on street

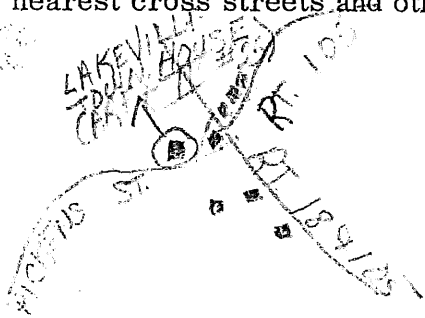
Recorder Diane G. Neuprey

For Lakeville Historical Commission

Photo # 18 Date June 29, 1973

SEE REVERSE SIDE

JUL 9 1973



MASSACHUSETTS HISTORICAL COMMISSION

- 1. Outbuildings _____
- 2. Landscape Features: Agriculture Open Wooded Garden: Formal/Informal
 Predominant features _____
 Landscape architect _____
- 3. Neighboring Structures
 Style: Colonial Federal Greek Revival Gothic Revival Italian Villa Lombard Rom.
 Venetian Gothic Mansard Richardsonian Modern
 Use: Residential Commercial Religious Conditions: Excellent Good Fair Deteriorated

GIVE A BRIEF DESCRIPTION OF HISTORIC IMPORTANCE OF SITE (Refer and elaborate on theme circled on front of form)

On May 5, 1856, a nominating Committee was appointed and later a building Committee was elected. The nominating Committee included Isaac Sampson, Job T. Nelson, George Osborn, Leonard Washburn and Martin Jeremiah S. Hersey. Members of the Building Committee were Job T. Wiley, Salmon M. Washburn, Calvin D. Kingman, Leonard Washburn and Martin H. Haskins. It was decided that the Town House should be built on the Washburn lot. The money to be used for the building was set that had accrued in the division of property with the town of Middleboro, except the Rail Road stock.

BIBLIOGRAPHY AND/OR REFERENCE

History of the Town of Lakeville, Massachusetts
 Gladys De Maranville Wigers, Nov. 1952
 frontpiece

RESTRICTIONS _____

Original Owner: Town of Lakeville

Deed Information: Book Number _____ Page _____, Registry of Deeds

PH0355232

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	JUL 16 1976
DATE ENTERED	OCT 22 1976

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC ******
Town Hall
AND/OR COMMON

2 LOCATION

STREET & NUMBER
Bedford Street

CITY, TOWN
Lakeville

STATE
Massachusetts

VICINITY OF
12 10

COUNTY
Plymouth

CODE
025

CODE
023

NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input checked="" type="checkbox"/> OTHER: <u>meeting hall</u>

4 OWNER OF PROPERTY

NAME
Town of Lakeville

STREET & NUMBER
Town Office Building, Bedford Street

CITY, TOWN
Lakeville

STATE
Massachusetts

VICINITY OF
02346

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.
Plymouth County Registry of Deeds

STREET & NUMBER
Russell Street

CITY, TOWN
Plymouth

STATE
Massachusetts

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Inventory of the Historic Assets of the Commonwealth

DATE
1967

DEPOSITORY FOR
SURVEY RECORDS
Massachusetts Historical Commission

CITY, TOWN
Boston

STATE
Massachusetts

FEDERAL STATE COUNTY LOCAL

7 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Lakeville Town Hall, built in 1856, is located on the northwest corner of Bedford and Precincts Streets. It is a Greek Revival temple form building of wood frame construction, 30 feet wide and 40 feet long. Its traditional white clap-board walls are framed by pilaster design cornerboards that form the base for the returns of the gable. A simple entablature extends from the cornerboards along the sides of the building. Its facade is symmetrical, with two windows located directly over the two doors. The six-over-six windows and the two doors are crowned with cornice caps. The original notice board hangs between the doors.

The interior of the town hall consists of one large meeting room and an enclosed room directly above the front doorways. The enclosed room housed the original town offices. Minor alterations, including installation of a false ceiling, have been made in the meeting room.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Records - Town of Lakeville, Ma., Town Office Building, Lakeville, MA

The History of the Town of Lakeville, Massachusetts, Gladys D. Vigers, 1954, Middleboro, MA

10 GEOGRAPHICAL DATA

spoke with
(Liz Hengen)

ACREAGE OF NOMINATED PROPERTY .72 Acres 10.12.76
LEBOVITZ

UTM REFERENCES

A	1,9	338 2,880,610	4,634,280	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Andrea M. Gilmore, Diane V. Duprey July 1976
ORGANIZATION DATE
Massachusetts Historical Commission 617-727-8470
STREET & NUMBER TELEPHONE
294 Washington Street
CITY OR TOWN STATE
Boston Massachusetts 02108

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Elizabeth Reed Amador

TITLE

Executive Director Massachusetts Historical Commission

DATE

7/12/76

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Acting DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

DATE

10/22/96

ATTEST:

KEEPER OF THE NATIONAL REGISTER

DATE

10-20-76

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

1856

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Since its erection in 1856, Lakeville Town Hall has played a significant role in the political and social history of Lakeville. Annual town meetings were held in the building from 1856 to 1952. It also housed the selectmen's offices and the town's first public library.

In 1952, the town offices were moved from the town hall into a new and larger building. The old town hall is currently used as a meeting hall for various local organizations.

The citizens of Lakeville have recognized the significant role that the town hall has played, and continues to play, in the civic activities of the town. They are currently planning to restore the building and will continue to use it as a public center for town functions.





SECTION 01 71 00

CLEANING

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. All of the Contract Documents, including Drawings, Specifications, including Division 01 - General Requirements and Town of Lakeville Public Procurement requirements, apply to the Work of this Section.

1.02 DESCRIPTION OF WORK

- A. The Work of this Section shall include, but not be limited to, the following:
 - 1. Cleaning of the construction area during progress of the Work, and at completion of the Work, in accordance with requirements of the Contract Documents.

1.03 RELATED WORK SPECIFIED ELSEWHERE

- A. Carefully examine all of the Contract Documents for requirements which affect the Work of this Section.
- B. Other Specification Sections which directly relate to the Work of this Section include, but are not limited to, the following:
 - 1. Section 01 00 00 - General Requirements
 - 2. Section 01 33 00 - Submittal Procedures
 - 3. Section 01 77 00 - Contract Closeout Procedures

PART 2 - PRODUCTS

2.01 MATERIALS

- A. Use only those cleaning materials which will not create hazards to health or property, and which will not damage surfaces.
- B. Use only those cleaning materials and methods recommended by manufacturer of the surface material to be cleaned.
- C. Use cleaning materials only on surfaces recommended by cleaning material manufacturer.

PART 3 - EXECUTION

3.01 DURING CONSTRUCTION

- A. Execute periodic cleaning to keep the site and adjacent properties free from accumulations of waste materials, rubbish and windblown debris, resulting from construction operations.
- B. Provide on-site containers for the collection of waste materials, debris and rubbish or as agreed to by the Owner.
- C. Remove waste materials, debris and rubbish from the site periodically and dispose of at a legal disposal areas away from the site.

3.02 FINAL CLEANING

- A. Employ skilled Workmen for final cleaning.

- B. Just prior to inspection for Final Completion, perform a complete cleaning of the project area including, without limitation the following:
 - 1. Remove grease, mastic, adhesives, dust, dirt, stains, fingerprints, labels, and other foreign materials from sight-exposed surfaces.
- C. Prior to final completion, the Contractor shall conduct an inspection with the Owner's designated representative, of work areas, to verify that the entire Work is clean.
- D. Owner will assume responsibility for cleaning as of the date designated on Certificate of Substantial Completion for the Owner's acceptance of project, or portion thereof.
- E. All waste and debris caused by the Work of this Section shall be removed and legally disposed.

PART 2 - PRODUCTS NOT USED

PART 3 - EXECUTION NOT USED

END OF SECTION

SECTION 01 77 00

CONTRACT CLOSEOUT PROCEDURES

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. All of the Contract Documents, including Drawings, Specifications, including Division 01 - General Requirements and Town of Lakeville Public Procurement requirements, apply to the Work of this Section.

1.02 DESCRIPTION OF WORK

- A. The Work of this Section includes, but is not limited to, the following:
 - 1. Supplementary instructions regarding preparation for Contract closeout, including Punch-List, prerequisites to Substantial Completion and Final Inspection, Substantial Completion, Affidavit in regard to liens, submittals of guarantees and other Documents and instruction to Owner's personnel.
 - 2. Specific requirements for individual units of Work are specified in Sections of the Specification. Time of closeout is directly related to "Substantial Completion" of the Work.
- B. Acceptance testing of Electrical Systems shall be in accordance with requirements of 780 CMR, Chapter 13, and specified requirements of the Contract Documents.

1.03 RELATED WORK SPECIFIED ELSEWHERE

- A. Carefully examine all of the Contract Documents for requirements which effect the Work of this Section.
- B. Other Specifications Sections which directly relate to the Work of this Section include, but are not limited to, the following:
 - 1. Section 01 00 00 - General Requirements
 - 2. Section 01 33 00 - Submittal Procedures
 - 3. Section 01 60 00 - Product Requirements

1.04 PUNCH-LIST AND FINAL INSPECTION

- A. In accordance with requirements of the General Conditions, when the Contractor considers the Work to be substantially complete, he/she shall notify the Owner in writing that the Work will be ready for final inspection on a definitive date which shall be stated in the notice. Such notice shall be given at least 10 days prior to the date stated for final inspection.
 - 1. Written notice shall also be given to Owner and Architect by the Contractor upon completion of any Work which was determined during the above referenced final inspection, to be incomplete, incorrect, or unsatisfactory.
 - 2. On receipt of such notice from the Contractor, additional inspection(s) will be made until completion of all Contract requirements is effected.
- B. The Architect will review the Contractor's punchlist and verify Substantial Completion for the entire Work. Verification of Substantial Completion by the Architect is intended to be a final inspection of the Work to determine that the Work has been executed in accordance with requirements of the Contract Documents. Requests to the Architect by the Contractor for verification of Substantial Completion of incomplete Work, or prior to receipt by the Architect of the Contractor's punchlist, will not be honored.

1.05 SUBSTANTIAL COMPLETION

- A. Upon determination of Substantial Completion for the entire Work, the Architect will prepare a Certification of Substantial Completion in accordance with requirements of the Contract Documents. Unless specifically provided otherwise by the Architect in the Certificate of Substantial Completion, the Contractor shall be responsible for providing full manufacturer warranties in accordance with requirements of individual trade Sections for specific product warranty requirements. As a result of the overlapping nature of Substantial Completion for the specified individual phases of the Work, the Contractor shall be responsible for providing manufacturer warranties, the Effective Starting Date of which, shall commence upon Substantial Completion of Phase 1D of the Work, as described in the Contract Documents. Warranties shall run for the warranty period indicated in the respective trade Section.
1. Upon written declaration of Substantial Completion by the Contractor, the Contractor shall show 100% completion for the entire Work, including supporting documentation of Substantial Completion in accordance with requirements of the Contract Documents and a statement showing an accounting of changes to the Contract Sum.
 - a. If 100% completion cannot be shown, include a list of incomplete items, the value of incomplete construction, and reasons the Work is not complete.

1.06 SUBMITTAL OF DOCUMENTS AND PROCEDURAL REQUIREMENTS

- A. At the "Substantial Completion Stage" of the Contract, the Contractor shall submit the following items to the Architect for transmission to the Owner:
1. Certificates of inspection applicable to the Work evidencing compliance with governing regulations, including:
 - a. Certificates of Occupancy
 2. Certifications, substantiating that project conforms to requirements of the Contract Documents..
 3. Application for reduction in retainage, and consent of surety.
 4. List of incomplete Work, which is to be attached to the Architects Certificate of Substantial Completion as a clarification.
 5. Complete project Operational and Maintenance Manuals, assembled in three ring binders.
 6. One copy of each special warranty required by the Contract Documents, endorsed by the Contractor, and in a form reasonably acceptable to the Architect. If the Architect accepts unbound warranties at this time, those warranties will be returned to the Contractor for binding into the Warranty Binders specified below.
 - a. Warranties required by the Contract Documents for Work cited as not complete on the punch list shall commence when such Work is accepted as complete by the Architect, unless otherwise provided in the Certificate of Substantial Completion.
- B. Remove construction facilities and temporary controls, except those that are required to complete punch-list Work.
- C. At "Final Completion" the Contractor shall prepare closeout submittals and submit to the Architect prior to "Final Completion", allowing at least 15 Working days time for review.
1. Project record Documents marked with changes made during construction.
 2. Copy of approved shop drawings or installed drawings for all the Work.
 3. Project warranties (guarantees) and maintenance agreements, assembled in 3 ring binders.
 4. Certificate of insurance for products and completed operations.
 5. Consent of Surety to Final Payment.
 6. An affidavit that all bills and indebtedness connected with the Work has been paid.
 7. Typed list of Subcontractors and major Material Suppliers. (Shall include address, telephone number and name of individual to Contract regarding this project.
 8. Waivers of lien from all Subcontractors and suppliers, or bond satisfactory to the Owner indemnifying Owner against all liens or other claims.
 9. Proof that all taxes, fees and similar obligations have been paid.
 10. Additional change over information which may be required by Owner's lender and Owner's property insurer.
 11. Records of training sessions and videos for Owner's personnel to instruct them in the operation of equipment and controls, to document completion of training.

12. Complete final clean-up requirements, including touch-up painting. Touch-up and otherwise repair and restore marred and exposed finishes.
 - D. Complete punch list items or, if acceptable to the Owner, furnish proposed schedule for completion and assurances that Work not completed and accepted will be completed without undue delay. The Architect will re-inspect the Work to determine whether it is complete.
 - E. The Contractor shall complete all of the items stated in the Closeout Procedures within 10 calendar days of date of the Certificate of Substantial Completion. Failure to complete the closeout requirements within the allowed time frame shall require the Owner to charge back all costs of the Architect, and other Consultants which the Owner requires for the completion of the project closeout. The Architect will process this by preparing a Final Change Order, reflecting adjustments to the Contract Sum not previously made by other Change Orders.
- 1.07 AFFIDAVIT IN REGARD TO LIENS
- A. A valid "Contractor's Affidavit in regard to Liens", which certifies the following, must be submitted with "Request For Final Payment".
 1. The undersigned hereby certifies that all Work required under the above Contract has been performed in accordance with the terms thereof, that all material, men, Subcontractors, mechanics and laborers have been paid and satisfied in full and that there are no outstanding claims of any character arising out of the performance of the Contract which have been paid and satisfied in full.
 2. The undersigned further certifies that to the best of his knowledge or belief, there are no unsatisfied claims for damages resulting from injury or death to any employees, Subcontractors or the public at large arising out of the performance of the Contract, or any suits or claims for any other damage of any kind, nature or description which might constitute a lien upon the property of the Owner.
 3. Contractor shall provide a written guarantee in a form acceptable to the Owner and Architect at Substantial Completion.
- 1.08 OPERATIONAL AND MAINTENANCE MANUALS
- A. Prior to date of Substantial Completion, submit to the architect Maintenance and Operational Manuals, including operations and maintenance information for all items of equipment, and maintenance information for all products which may require special care, special finishes, whether or not a submittal is specifically required by technical Sections of these specifications.
- 1.10 NOT USED

1.11 FINAL INSPECTION

- A. Preliminary Procedures: Before requesting final inspection for certification of final acceptance and final payment, complete the following: List exceptions in the request.
1. Submit the final payment request with releases and supporting documentation not previously submitted and accepted. Include certificates of insurance for products and complete operations where required.
 2. Submit an updated final statement, accounting for final additional changes to the Contract Sum.
 3. Submit a certified copy of the Architects final inspection list of items to be completed or corrected, stating that each item has been completed or otherwise resolved for acceptance, and the list has been endorsed and dated by the Architect.
 4. Submit final meter readings for utilities, a measured record of stored fuel, and similar data as of the date of Substantial Completion, or when the Owner took possession of and responsibility for correcting elements of the Work.
 5. Submit consent of surety to final payment.
 6. Submit final liquidated damages settlement statement.
 7. Submit evidence of final, continuing insurance coverage complying with insurance requirements.

PART 2 - PRODUCTS NOT USED

PART 3 - EXECUTION NOT USED

END OF SECTION

RT ARCHITECTURE LLC

**SECTION 07 72 00
ROOF ACCESSORIES**

PART 1 GENERAL

1.01 RELATED DOCUMENTS

- A. All the Contract Documents, including TOWN OF LAKEVILLE PUBLIC PROCUREMENT AND BID REQUIREMENTS and Drawings apply to the Work of this Section.

1.02 DESCRIPTION OF WORK

- A. The Work of this Section includes, but is not limited to, provision and installation of the following:
 - 1. Underlayment for Wood Shingle & Shake Construction

1.03 RELATED WORK SPECIFIED ELSEWHERE

- A. Carefully examine all the Contract Documents for requirements which effect the Work of this Section.
- B. Other Specification Sections which directly relate to the Work of this Section include, but are not limited to, the following:
 - 1. Section 06 10 00 - Rough Carpentry
 - 2. Section 07 31 29 - Wood Shingle and Shake Roofing

1.04 QUALITY ASSURANCE

- A. Work of this Section shall comply with the following material and performance requirements
 - 1. ASTM C 165-00: Standard Test Method for Measuring Compressive Properties of Thermal Insulations
 - 2. ASTM D 6818: Standard Test Method for Ultimate Tensile Properties of Rolled Erosion Control Products
 - 3. ASTM E 84: Standard Test Method for Surface Burning Characteristics of Building Materials

1.03 SUBMITTALS

- A. Provide submittals in accordance with requirements of Section 01 30 00 – Submittals
- B. Submit manufacturer's product data, installation instructions, use limitations and recommendations for each material used. Provide certifications demonstrating materials comply with requirements of the Contract Documents.

1.04 DELIVERY, STORAGE & HANDLING

- A. General: Comply with Division 1 Product Requirement Section.
- B. Delivery: Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.
- C. Storage and Protection: Store materials protected from exposure to harmful environmental conditions and at temperature and humidity conditions recommended by the manufacturer.

1.06 WARRANTY

- A. Project Warranty: Refer to Conditions of the Contract for project warranty provisions.
- B. Manufacturer's Warranty: Submit, for Owner's acceptance, manufacturer's standard warranty document executed by authorized company official. Manufacturer's warranty is in addition to, and not a limitation of, other rights Owner may have under contract documents.

- 1. Warranty Period: 50 years, beginning with date of substantial completion.

RT ARCHITECTURE LLC

PART 2 - PRODUCTS

2.01 UNDERLAYMENT

- A. Provide three-dimensional matrix in roll form, Cedar Breather, as manufactured by Benjamin Obdyke or Architect approved equal, complying with the following material and performance requirements:
1. Color: Black
 2. Material: Nylon
 3. Width: 39.37 inches (1 m).
 4. Length: 61 1/2 feet (18.75 m).
 5. Coverage Area: 200 ft² (18.58 m²)
 6. Thickness: 0.277 inches (7.04 mm).
 7. Weight: 9.7 lbs/roll
 8. Fire Rating: A

2.02 ACCESSORIES

- A. Provide the following accessories as manufactured by the approved underlayment manufacturer, or Architect approved equal compatible with approved underlayment
1. 30 lb. asphalt saturated roofing Felt
 2. Fasteners shall be acceptable to the approved manufacturer of underlayment

PART 3 - EXECUTION

3.01 INSPECTION

- A. The Installer/Erector shall examine substrates, supports, and conditions under which this Work is to be performed and notify Contractor, in writing, of conditions detrimental to the proper completion of the Work. Do not proceed with Work until unsatisfactory conditions are corrected. Beginning Work means Installer accepts substrates and conditions.

3.02 INSTALLATION

- A. Work of this Section shall comply with the written installation requirements of the approved underlayment manufacturer.
- B. For cedar shingle Installation comply with the approved manufacturer's written requirements and the following:
- a. Install roofing felt over entire roof deck. Extend felt 1/2 inch beyond edge of roof deck. Overlap layers at least 4 inches working toward the ridge.
 - b. Secure underlayment with approved fastener approximately every 3 square feet.
 - c. Install underlayment with dimples down to present the flat side as the nailing surface.
 - d. Butt each course of underlayment against previous course. Do not overlap layers of underlayment.
 - e. Work from fascia to ridge concurrent with installation of cedar shingles to avoid walking directly on underlayment.
 - f. Installation of cedar shingles shall comply with requirements of Section 07 31 29 – Wood Shingle and Shake Roofing and the approved manufacturer's written installation requirements.

3.04 PROTECTION AND CLEANING

- A. Protect installed Work from damage due to subsequent construction activity on the site.
- B. All waste and debris caused by the Work of this Section shall be removed and legally disposed of daily.

END OF SECTION

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SECTION 06 10 00

ROUGH CARPENTRY

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. All the Contract Documents, including TOWN OF LAKEVILLE PUBLIC PROCUREMENT AND BID REQUIREMENTS and Drawings apply to the Work of this Section.

1.02 DESCRIPTION OF WORK

- A. The Work of this Section includes, but is not limited to, provision and installation of the following:
 - 1. New plywood sheathing, wood blocking, furring and grounds for all new Work
 - 2. Repair of damaged existing wood framing and sheathing as required for installation of new Work
 - 3. Concealed wood blocking, furring and grounds for installation of new Work.
 - 4. Exterior grade bolts, screws, nails and other fasteners for securing items of rough carpentry installed under the Work of this Section

1.03 RELATED WORK SPECIFIED ELSEWHERE

- A. Carefully examine all the Contract Documents for requirements which effect the Work of this Section.
- B. Other Specification Sections which directly relate to the Work of this Section include, but are not limited to, the following:
 - 1. Section 07 31 29 - Wood Shingle and Shake Roofing

1.04 QUALITY ASSURANCE

- A. Lumber Grading Rules and Wood Species to be in conformance with Voluntary Product Standard PS-20; grading rules of the following associations apply to materials furnished under this Section.
 - 1. Northeast Lumber Manufacturer's Association, Inc.
 - 2. Western Wood Products Association.
- B. Plywood Grading Rules:
 - 1. Softwood Plywood: Construction and Industrial: Product Standard PS-1.
 - 2. Hardwood Plywood: Product Standard PS-51.

1.05 SUBMITTALS

- A. Provide submittals in accordance with requirements of Section 01 30 00 – Submittals
- B. Submit manufacturer's product data, installation instructions, use limitations and recommendations for each material used. Provide certifications demonstrating materials comply with requirements of the Contract Documents.

1.06 DELIVERY STORAGE AND HANDLING

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- A. Deliver, store and handle in strict compliance with manufacturer's instructions and recommendations. Protect from moisture and damage. Stack materials to promote air circulation. Protect sheet materials from corner breakage and other damage.

1.07 PROJECT CONDITIONS

- A. Coordinate Work of this Section with Work of other Sections to ensure proper location and attachment of other Work. Scribe and trim Work to provide accurate fit.

PART 2 - PRODUCTS

2.01 LUMBER

- A. Provide No. 2, Construction grade, kiln dried southern yellow pine or hem-fir construction grade boards, complying with applicable requirements of PS 20 "American Softwood Lumber Standards", and having 19 percent maximum moisture content.

2.02 PLYWOOD

- A. Exterior roof sheathing shall be APA trademarked, UL labeled, CDX plywood panels not less than ½ inch thick at all locations. Panels shall comply with requirements of PS 1.

2.03 FASTENERS

- A. Provide size, type, and material appropriate for intended use, as follows:
 - 1. Bolts:
 - a. Bolts, and nuts shall conform to Fed. Spec. FF-B-571a and FF-B-575, as applicable.
 - b. Expansion shields shall conform to Fed. Spec. FF-S-325. Shields shall be accurately recessed and shall be not less than 2-1/2 in. into concrete or masonry. Devices of Groups IV, V, VI and VII shall not be used in sizes greater than 3/8 in. unless otherwise indicated.
 - c. Lag screws or lag bolts shall conform to Fed. Spec. FF -B-561b.
 - d. Toggle bolts shall conform to Fed. Spec. FF-B-588b.
 - 2. Screws: Wood screws shall conform to Fed. Spec. FF-S-111b.
 - 3. Nails: Nails shall conform to Fed. Spec. FF-N-105a. Nails for plywood secured to wood shall be ring or annular type.

PART 3 - EXECUTION

3.01 INSPECTION

- A. The Installer/Erector shall examine substrates, supports, and conditions under which this Work is to be performed and notify Contractor, in writing, of conditions detrimental to the proper completion of the Work. Do not proceed with Work until unsatisfactory conditions are corrected. Beginning Work means Installer accepts substrates and conditions.

3.02 INSTALLATION/ERECTION

- A. Strictly comply with National Forest Products Association, *Manual for House Framing* and building codes, except where more restrictive requirements are specified in this Section or indicated on the drawings.
- B. Choose wood members carefully to eliminate split, warped and twisted members. Set Work to required levels and lines with members plumb and true to line with joints neatly and tightly cut and butted. Securely anchor Work in

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strict compliance with referenced standards and building code nailing schedule. Countersink bolts and other fasteners flush with face of wood to provide a proper substrate for later Work.

- C. Blocking shall be provided as necessary for the applications of sheathing, wallboard and other materials or building items, and to provide fire stopping. Blocking shall be cut to fit between framing members and rigidly attached thereto.
- D. Install nailers and blocking at metal studs as indicated. All wood shall be pressure treated or fire treated as indicated on drawings. Apply two brush coats of same preservative used in original treatment to all sawed or cut surfaces of preservative treated lumber.
 - 1. Bolt nailers to deck, not over 24 inches on center. Counter sink bolt heads.
 - 2. Screw nailers to studs, not over 12 inches on center.

3.03 INSTALLATION OF CONSTRUCTION PANELS

- A. Reference Standards: Comply with instructions and recommendations of APA, *Design and Construction Guide - Residential and Commercial* for types of panels, nail size and fastening spacing used and applications indicated.

3.04 CLEANING

- a. All waste and debris caused by the Work of this Section shall be removed and legally disposed of daily.

END OF SECTION

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SECTION 01 33 00

SUBMITTAL PROCEDURES

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. All of the Contract Documents, including Drawings, Specifications, including Division 01 - General Requirements and Town of Lakeville Public Procurement requirements, apply to the Work of this Section.

1.02 DESCRIPTION OF WORK

- A. The Work of this Section includes, but is not limited to, the following:
 - 1. Administrative and procedural requirements for submittal of Shop Drawings, Product Data, Samples, and other required submittals as called for in the Contract Documents.

1.03 RELATED WORK SPECIFIED ELSEWHERE

- A. Carefully examine all of the Contract Documents for requirements which affect the Work of this Section.
- B. Other Specification Sections which directly relate to the Work of this Section include, but are not limited to, the following:
 - 1. Section 01 00 00 - General Requirements
 - 2. Section 01 26 00 - Contract Modification Procedures
 - 3. Section 01 50 00 - Temporary Facilities and Controls
 - 4. Section 01 77 00 - Contract Closeout Procedures

1.04 GENERAL REQUIREMENTS

- A. Submittal Procedures
 - 1. General Requirements
 - a. Contractor Shop Drawings and Product Data submittals shall be transmitted to the Architect in electronic (PDF) format by the Contractor.
 - b. The Contractor shall review and apply electronic stamp certifying that the submittal complies with requirements of the Contract Documents, including verification of manufacturer and product, dimensions, and coordination of information required for integration into all related components of the Work.
 - c. The Architect will review and return submittal copies to the Contractor within ten (10) business days.
 - d. The Contractor is responsible for distribution of reviewed submittals to all subcontractors and suppliers.
 - e. The Contractor shall submit paper copies of reviewed submittals at Project closeout in accordance with requirements of Section 01 77 00 – Contract Closeout Procedures, Section 01 78 39 – Project Record Documents.
 - f. In lieu of the above procedure, The Contractor may, at their discretion and with acceptance by the Owner and Architect, choose to utilize a website service designed specifically for transmitting submittals between construction team members. All operational parameters established by the Contractor designated service, and all costs associated therewith, shall be implemented and paid for by the Contractor under the Work of this Contract.

- B. Electronic (PDF) Submittal Procedures (per Owner and Architect agreement)
1. In accordance with Paragraph A.1.f. above, electronic submittal procedures shall be as follows.
 2. General Requirements
 - a. Shop Drawings and Product Data submittals shall be transmitted to the Architect in electronic (PDF) format for transmitting submittals between construction team members.
 - b. The intent of electronic submittals is to expedite the construction process by reducing paperwork, improving information flow, and decreasing turnaround time.
 - c. The electronic submittal process is not intended for submittal of color samples, color charts, or physical material samples.
 3. Submittal Procedures
 - a. The Contractor may use any or all of the following options for submittal preparation:
 1. Contractor and suppliers provide PDF submittals to the Architect.
 2. The Contractor who electronically scans and converts to PDF format.
 - b. The Contractor shall review and apply electronic stamp certifying that the submittal complies with requirements of the Contract Documents, including verification of manufacturer and product, dimensions, and coordination of information required for integration into all related components of the Work.
 - c. The Contractor shall transmit each submittal to the Architect using electronic format (PDF) :
 - d. The Architect/Engineer will notify the Contractor by e-mail of completed review and will make review comments available via e-mail response.
 - e. The Contractor shall submit paper copies of reviewed submittals at Project closeout in accordance with requirements of Section 01 77 00 – Contract Closeout Procedures, Section 01 78 39 – Project Record Documents.

- f. Prior to submittal of any shop drawings, product data or samples the Contractor shall submit to the Architect for approval, within 15 business days after being awarded the Contract, a complete submittal log and a schedule of submissions of shop drawings and miscellaneous Work-related submittals which corresponds to the requirements of the CPM schedule and the General Contract. No Submittals will be processed prior to the receipt of such schedule for the school. The schedules shall indicate, by Building and trade, the date by which final approval of each item must be obtained and shall be revised as required by the conditions of the Work, subject to the Architect's approval. The Architects review period, including those of his consultants, will not exceed 30 days from the established date of each submission of shop drawings, product data, and samples, plus the additional time, if any, for distribution by the Contractor and receipt of submissions by the Architect. The Contractor shall be required to strictly adhere to the dates established in the schedule. The information in this submittal schedule shall also be included in the Contractor's CPM schedule for the project submitted in accordance with Section 01 51 11 - Progress Schedule.

Following approval of submittal log and schedule, submit to the Architect shop drawings, product data and samples required by each specification Section.

- g. When the phrase "By Others" (or similar expression) appears on a submittal and refers to any of the Contract Work, it shall be interpreted to mean "by the General Contractor. The Architect's will review any submittal containing such phrase shall not be considered permission to delete any Work from the Contract.
- h. Review and approval of shop drawings by the Architect does not indicate approval of changes in the Contract, Time or Cost

1.05 SHOP DRAWINGS

- A. Original drawings, prepared by The Contractor, Subcontractor, Supplier or distributor which illustrate some portion of the Work, showing fabrication, layout, setting or erection details.
1. Prepare drawings in a clear and thorough manner.
 2. Identify details by reference to sheet and detail numbers shown on Contract Drawings
- B. Provide layout verification plans as needed. Plans shall indicate changes in material color and pattern in accordance with requirements of the Contract Documents.

1.06 PRODUCT DATA

- A. Manufacturer's standard schematic drawings:
1. Modify drawings to delete information which is not applicable to project.
 2. Supplement standard information to provide additional information applicable to project.
- B. Manufacturer's catalog sheets, brochures, diagrams, schedules, performance charts, illustrations and other standard descriptive data.
1. Clearly mark each copy to identify pertinent materials, products or models.
 2. Show dimensions and clearances required.
 3. Show performance characteristics and capacities.
 4. Show wiring diagrams and controls.

1.07 SAMPLES

- A. Physical examples to illustrate materials, products, units of Work, equipment or Workmanship, and to establish standards by which completed Work is to be judged.
 - 1. Office samples: Of sufficient size and quality to clearly illustrate:
 - a. Functional characteristics of product or material, with integrally related parts and attachment devices.
 - b. Full range of color, texture and pattern.
- B. Mock-Ups: Sample installation in field and similar items specified in individual Work Sections are processed as special types of samples.

1.08 CONTRACTOR RESPONSIBILITIES

- A. Review Shop Drawings, Project Data and Samples prior to submission.
- B. Verify:
 - 1. Field measurements
 - 2. Field construction criteria
 - 3. Catalog numbers and similar data
- C. Coordinate each submittal with requirements of Work and of Contract Documents.
- D. Contractor's responsibility for errors and omissions in submittals is not relieved by Architect review of submittals.
- E. Contractor's responsibility for deviation in submittals is not relieved by Architect review of submittals, unless the Architect gives written acceptance of specific deviations.
- F. Notify Architect in writing at time of submission, of deviations in submittals from requirements of Contract Documents.
- G. Furnish miscellaneous submittals (non-administrative) including, but not limited to warranties, maintenance agreements, Workmanship bonds, project photographs, survey data and reports, physical Work records, quality testing and certifying reports, copies of industry standards, record Documents, field measurement data, operating and maintenance materials, overrun stock, and similar information, devices and materials applicable to the Work.

1.09 SUBMISSION REQUIREMENTS

- A. Schedule submissions to permit time for review and resubmission.
- B. Submit number of Samples specified in each of specification Sections.
- C. Accompany submittals with transmittal letter, in duplicate, containing:
 - 1. Date
 - 2. Project title and number
 - 3. Contractor's name and address
 - 4. Specification Section number, paragraph and item number
 - 5. The number of each Shop Drawing, Product Datum and Sample submitted
 - 6. Notification of deviations from Contract Documents
 - 7. Manufacturer's name or source of supply
 - 8. Trade name
 - 9. Catalog number

10. Contractor's certification that he has checked all samples for compliance with Contract requirements and availability of material
11. Name and address of Architect, Subcontractor, and supplier
12. Other pertinent data

D. Submittals shall include:

1. Date and revision dates
2. Project title and number
3. The names of:
 - a. Architect
 - b. Contractor
 - c. Subcontractor
 - d. Supplier
 - e. Manufacturer
 - f. Separate detailer when permitted
4. Identification of product or material.
5. Relation to adjacent structure or materials.
6. Field Dimensions clearly identified as such.
7. Specification Section number, paragraph, and item number.
8. Applicable standards, such as ASTM number or Federal Specification.
9. A blank space, 3" x 6", for Architect/Engineer's stamp.
10. Identification of deviations from Contract Documents.
11. Contractor's stamp, initialed or signed, certifying to review of submittal, verification of field measurements and compliance with Contract Documents.

E. The Architect will complete the review and return the record Submittals and product data to the Contractor.

F. The Contractor shall be fully responsible for delay in the delivery of materials or progress of Work caused by late review of shop drawings due to failure of the Contractor to submit, revise, or resubmit shop drawings in adequate time to allow the Architect reasonable time (up to 30 calendar days) for normal checking and processing of each submission or resubmission.

G. The Contractor shall assume full liability for delay attributed to insufficient time for delivery and/or installation of material or performance of the Work when approval of pertinent shop drawings and product data is withheld due to failure of the Contractor to submit, revise, or resubmit items in adequate time to allow the Architect reasonable time, not to exceed thirty (30) calendar days, for normal checking and processing of each submission or resubmission.

1.10 NOT USED

1.11 ARCHITECTS REVIEW ACTIONS

A. Submittals Marked "Reviewed as Required by Construction Contract Documents And Approved":

1. Submittals which require no corrections by the Architect will be marked "Reviewed as Required by Contract Documents and Approved". Reviewed as required by Contract Documents and approved, but only for conformance to the design concept of the Work, and subject to further limitations and requirements contained in the Construction Documents.

- B. Submittals Marked "Furnish as Corrected":
1. Submittals which require only a minor amount of correcting will be marked "Furnish as Corrected". This mark means that checking is complete, and all corrections are obvious without ambiguity. Fabrication will be allowed on Work "Furnish as Corrected", provided such action will expedite construction and noted corrections are adhered to. If fabrication is not made strictly in accordance with corrections noted, the item shall be rejected in the field and the Contractor will be required to replace such Work and that of other Contractor's, in accordance with corrected submittals, at his own expense.
- C. Submittals Marked "Revise and Resubmit":
1. When submittals are marked "Revise and Resubmit" details of items noted by Architect shall be further clarified before full approval can be given and noted items must not be fabricated until corrected and approved.
- D. Submittals Marked "Rejected":
1. When submittals are contrary to Contract requirements or too many corrections are required, they shall be marked "Rejected". No Work shall be fabricated under this mark. The Architect shall list his reasons for non approval on the submittal or in a transmittal letter accompanying their return. The submittals must be corrected and resubmitted for approval.
- E. Submittals Marked "Review":
1. Submittals sent for information only will be marked "Reviewed". No approval or disapproval is given unless requested by Contractor.
- F. Return of Submittals To Contractor Unchecked:
1. The Architect may return submittals to the Contractor unchecked for any of the following reasons, in which case the submission will not be considered official:
 - a. Submittal in violation of specified procedure or product
 - b. Inadequately checked by Contractor
 - c. Inaccurate and in substantial error
- 1.12 RESUBMISSION REQUIREMENTS
- A. Shop Drawings:
1. Revise initial drawings as required and resubmit as specified for initial submittal.
 2. Indicate on drawings any changes which have been made other than those requested by Architect/Engineer.
- B. Product Data and Samples: Submit new data and samples as required for initial submittal.
- 1.13 DISTRIBUTION OF SUBMITTALS AFTER REVIEW
- A. Distribute copies of Shop Drawings and Product Data which carry Architect/Engineer's stamp, to:
1. Contractor's Job site file
 2. Record Documents file
 3. Subcontractors and/or suppliers
 4. Owner
 5. Testing Agency (where applicable)

- B. Distribute samples as directed.
- 1.14 ARCHITECT/ENGINEER'S DUTIES
 - A. Review submittals with reasonable promptness.
 - B. Review for:
 - 1. Design concept of project
 - 2. Information given in Contract Documents
 - C. Review of separate item does not constitute review of an assembly in which item functions.
 - D. Affix stamp and initials or signature certifying to review of submittal.
 - E. Return submittals to Contractor for distribution.
- 1.15 DAILY CONSTRUCTION REPORTS
 - A. Prepare daily construction reports, recording the following information concerning events at the site and submit copies to the Architect at weekly intervals.
 - 1. List of Subcontractors at the site
 - 2. Approximate count of personnel at the site
 - 3. High/low temperatures, general weather conditions
 - 4. Accidents and unusual events
 - 5. Meeting and significant events
 - 6. Stoppages and delays, shortages, losses
 - 7. Meter readings and similar recordings
 - 8. Emergency procedures
 - 9. Orders and requests of governing authorities
 - 10. Job modifications received and implemented
 - 11. Services connected, disconnected
 - 12. Equipment or system tests and start-ups
 - 13. Partial completion, occupancies
 - 14. Substantial completion authorization
- 1.16 EMERGENCY ADDRESSES
 - A. Within 15 days of Notice to Proceed, submit to the Owner, Construction Manager and the Architect, in writing, the name, addresses and telephone numbers of key members of their organization including Superintendent and personnel at the site, to be contacted in the event of emergencies at the building site, which may occur during non-Working hours.

PART 2 - PRODUCTS

2.01 SUBSTITUTIONS

- A. Contractor's request for changes in products, materials and methods of construction required by Contract Documents are considered requests for "substitutions" and are subject to requirements specified under Section 01 60 00 – Product Requirements.

PART 3 - EXECUTION NOT USED

END OF SECTION

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SECTION 00 00 01

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SECTION 07 31 29

WOOD SHINGLE AND SHAKE ROOFING

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. All the Contract Documents, including TOWN OF LAKEVILLE PUBLIC PROCUREMENT AND BID REQUIREMENTS and Drawings apply to the Work of this Section.

1.02 DESCRIPTION OF WORK

- A. The Work of this Section includes, but is not limited to, provision and installation of the following:
 - 1. Cedar Shingles
 - 2. Preservative Treated Shingles
 - 3. Hip and Ridge Units
 - 4. Related accessories

1.03 RELATED WORK SPECIFIED ELSEWHERE

- A. Carefully examine all the Contract Documents for requirements which effect the Work of this Section.
- B. Other Specification Sections which directly relate to the Work of this Section include, but are not limited to, the following:
 - 1. Section 07 72 00 – Roof Accessories

1.04 REFERENCES

- A. All materials and products provided under the Work of this Section shall be manufactured by members of the Cedar Shake and Shingle Bureau (CSSB) and comply with requirements of the following CSSB and ASTM requirements:
 - 1. CSSB Certi-Label: Grading and Packing Rules for Western Red Cedar Shake and Western Red Cedar Singles.
 - 2. CSSB New Roof Construction Manual.
 - 3. ASTM A153 - Standard Specification for Zinc Coating (Hot Dip) on Iron and Steel Hardware.
 - 4. ASTM A493 - Standard Specification for Stainless Steel Wire and Wire Rods for Cold Heading and Cold Forging.
 - 5. ASTM D226 - Standard Specification for Asphalt-Saturated Organic Felt Type II Used in Roofing and Waterproofing.
 - 6. ASTM D4869 - Standard Specification for Asphalt-Saturated Organic Felt Type IV Underlayment Used in Steep Slope Roofing.
 - 7. ASTM E108 - Standard Test Methods for Fire Tests of Roof Coverings.

1.05 SUBMITTALS

- A. Provide submittals in accordance with requirements of Section 01 30 00 – Submittals
- B. Product Data:
 - 1. Manufacturer's data sheets on each product to be used
 - 2. Preparation instructions and recommendations
 - 3. Storage and handling requirements and recommendations.
 - 4. Typical installation methods.
- C. Verification Samples: Two representative units of each type, size, pattern and color.
- D. Shop Drawings: Include details of materials, construction and finish. Include relationship with adjacent construction.

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1.06 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section with a minimum five years documented experience.
- B. Installer Qualifications: Company specializing in performing Work of this section with minimum two years documented experience with projects of similar scope and complexity.
- C. Source Limitations: Provide each type of product from a single manufacturing source to ensure uniformity.
- D. Mock-Up: Construct a mock-up with actual materials in sufficient time for Architect's review and to not delay construction progress. Locate mock-up as acceptable to Architect and provide temporary foundations and support.
 - 1. Intent of mock-up is to demonstrate quality of workmanship and visual appearance.
 - 2. If mock-up is not acceptable, rebuild mock-up until satisfactory results are achieved.
 - 3. Retain mock-up during construction as a standard for comparison with completed work.
 - 4. Do not alter or remove mock-up until work is completed or removal is authorized.

1.07 PRE-INSTALLATION CONFERENCE

- A. Convene a conference approximately two weeks before scheduled commencement of the Work. Attendees shall include Architect, Contractor and trades involved. Agenda shall include schedule, responsibilities, critical path items and approvals.

1.08 DELIVERY, STORAGE, AND HANDLING

- A. Store and handle in strict compliance with manufacturer's written instructions and recommendations.
- B. Protect from damage due to weather, excessive temperature, and construction operations.
- C. Allow all cedar roofing products to acclimate to site conditions before installing.

1.09 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.
- B. Do not install when rain is present.
- C. Provide attic ventilation 1/150 is recommended.
- D. Do not insulate directly under plywood decking or spaced sheathing.

1.10 WARRANTY

- A. Provide the approved manufacturer's standard limited warranty.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

- A. The approved manufacturer shall be a current member of the Cedar Shake and Shingle Bureau, CSSB
- B. No substitutions of material or methods shall be allowed

2.02 PERFORMANCE REQUIREMENTS

- A. Materials and methods provided under the Work of this Section shall comply with written CSSB Certi-label requirements

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2.03 CEDAR SHINGLES

- A. Provide Number 1 Grade, Blue Label 100 percent clear, edge grain, heartwood Western Red Cedar, Certigrade Cedar Shingles, as manufactured by a current member of the Cedar Shake and Shingle Bureau.
- B. Provide Number 4, Western Red Cedar Certigrade Cedar Shingles, Green Label Undercoursing utility grade for undercoursing, not a roofing material, as manufactured by a current member of the Cedar Shake and Shingle Bureau.
- C. Cedar Shingle Characteristics and Ancillary Items:
 - 1. Size: 18 inches (457 mm) by 5/2-1/4, 5 butt ends equal 2-1/4 inches (57 mm).
 - a. 4/12 and Greater Blue Label Maximum Exposure: 5-1/2 inches (140 mm).
 - 2. Treatment: Preservative. Pressure-impregnated. Certi-Last; as manufactured by Members of the Cedar Shake and Shingle Bureau.
 - 3. Permeable Underlayment: Felt No. 30 ASTM D4869 Type IV, asphalt saturated.
 - 4. Fasteners: Type 316 stainless steel.
- D. Hip and Ridge Caps:
 - 1. Provide Grade Number 1, 100 percent clear, edge grain, heartwood Western Red Cedar Certi-Ridge Shingle; as manufactured by Members of the Cedar Shake and Shingle Bureau.
 - a. Size shall be 18 inches by 5/2-1/4, 5 butt ends equal 2-1/4 inches.
 - b. Provide pressure-impregnated Certi-Last; as manufactured by Members of the Cedar Shake and Shingle Bureau.

2.04 VENTILATION

- A. Provide three-dimensional matrix underlayment for the Work of this Section in accordance with requirements of Section 07 72 00 – Roof Accessories

2.05 RIDGE VENT

- A. Provide plastic ridge ventilator, Rapid Ridge 7, as manufactured by Benjamin Obdyke, or Architect approved equal for use in conjunction with matrix underlayment ventilation products designed to allow continuous passage of hot air from attics, while resisting snow infiltration. Provide Net Free Ventilation Area (NFVA) of 12.5 square inches per lineal foot.

2.06 METAL FLASHING

- A. Provide 16 oz/sq ft. copper sheet, complying with ASTM B 370 for all eave and gable edges.

PART 3 - EXECUTION

3.01 INSPECTION

- A. The Installer/Erector shall examine substrates, supports, and conditions under which this Work is to be performed and notify Contractor, in writing, of conditions detrimental to the proper completion of the Work. Do not proceed with Work until unsatisfactory conditions are corrected. Beginning Work means Installer accepts substrates and conditions.

3.02 INSTALLATION

- A. Work of this Section shall comply with the written installation requirements of the approved underlayment manufacturer and Cedar Shingle and Shake Bureau (CSSB).

3.03 PREPARATION

- A. Clean surfaces thoroughly prior to installation of the Work of this Section.
- B. Verify deck is dry, sound, clean and smooth and free of any depressions, waves, and projections.
- C. Replace damaged deck with new materials.

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3.04 INSTALLATION

- A. Install approved roofing products in accordance with Federal, State and Local codes, approved manufacturer requirements, CSSB instructions, in proper relationship with adjacent construction, and the following:
1. Shingles to be doubled at all eaves. Butts of the shingles in the first course on roofs shall project 1-1/2 inch from the edge of roof eaves to insure proper spill into gutters and approximately 1 inch at gable and rake edge.
 2. Shingles Spacing: Not less than 1/4 inch (6 mm), not more than 3/8 inch (10 mm).
 3. Maximum Weather Exposure shall be 5-1/2 inches
 4. Chimney Flashing: Extend up chimney to a height not less than 3 inches (76 mm), up the roof slope to a point equal in height to the flashing on the chimney but never less than 1-1/2 times shingle exposure. All metal flashings should be painted.
 5. Manufactured Step-Flashing: Horizontal and Vertical 2-1/2 inch (64 mm) step flashings require a 3 inch (76 mm) minimum overlap.
 6. Step Flashing: Minimum height of 2-1/2 inches (64 mm). Greater heights are often required. Check with local building code official for step flashing height.
- B. Step flashing is to be used where vertical surfaces occur in connection with slopes and formed of separate pieces. Extend flashing horizontally not less than 3 inches and up the vertical wall to be lapped by the counter flashing. Counter flashing shall be vertically at least 4 inches above roof surface. Install step flashing in step fashion. Each piece to lap not less than 3 inches; one flashing installed on each course concealed under the covering course. If other than masonry is used, the flashing is to extend up the wall not less than 3 inches (76 mm) behind the sheathing paper.
- C. Hips and Ridges shall be alternate overlap type applied at same exposure as field of roof and with nails long enough to penetrate into sheathing at least 3/4 inches.
1. Position fasteners approximately 2 inches above exposure line.
 2. Install a strip of felt, eave protection material or metal over hip or ridge under the ridge or hip cap. If longer or shorter ridge cap is used, adjust exposure accordingly.
- D. Fasteners:
1. Fasteners to be long enough to penetrate into the solid wood sheathing at least 3/4 inch (19 mm) or all the way through.
 2. Nails are to be driven flush but not so that the nail head crushes the wood. Place approximately 3/4 to 1 inch (19 to 25 mm) from the side edges of the shakes or shingles and approximately 1-1/2 inches (38 mm) above the butt line of the following course.
 3. Each roof shake or shingle shall be secured with two full-driven, required fasteners.

3.05 FIELD QUALITY CONTROL

- A. Field Inspection: Coordinate field inspection in accordance with appropriate sections in Division 01.
- B. Manufacturer's Services: Coordinate manufacturer's services in accordance with appropriate sections in Division 01.

3.06 PROTECTION AND CLEANING

- A. Protect installed Work from damage due to subsequent construction activity on the site.
- B. All waste and debris caused by the Work of this Section shall be removed and legally disposed of daily.

END OF SECTION

Town of Lakeville
community preservation committee
346 Bedford Street
Lakeville, MA 02347
774-776-4350

Application for Community Preservation Funding – Step 2
(Projects Must Have Received a Step 1 - Determination of Eligibility)

APPLICANT INFORMATION

Project Title: John Pavn Park Revitalization Plan

Name of Entity, Group, or Committee: Lakeville Park Commission

Address: 346 Bedford St. Lakeville, MA 02347

Telephone: 774-776-4360 Email: p.murdy@Lakevillema.org

Contact Person: Melise Turcotte

Address: 1 Sammarc way, Lakeville MA 02347-1535

Telephone: 617-653-8821 Email: mmmssturco1@gmail.com

Application Category: Housing Historic Open Space/Recreation

PROJECT INFORMATION:

Project Address: John Pavn Memorial Park - Vaughan St. Lakeville

Map/Parcel: 063/063-002-004E Deed Book/Page: 2

Current Owner: Town of Lakeville

Owners Address: 346 Bedford St. Lakeville MA 02347

Owners Phone: (508) 946-8800 Owners Email: _____

Project Description: This part of the project will be to provide funding for an engineered plan of John Paun Park (SPP)

See attached for details

Total Funding Requested: \$25,000-

Funding From Other Sources: Amount: \$500,000-

Source: Grants

Timeline of Project: Engineered plans will be done during Winter 2024

If funding is requested for multiple years please attach a breakdown of the total project cost for each year, amount of CPC funds requested for each year, and amount of confirmed additional funding secured for each year. Also provide a schedule for the project indicating the tasks to be completed each year.

REQUIRED ATTACHMENTS AS APPLICABLE:

- ✓Detailed Description of Project
- ✓Copies of Deeds
- ✓Description of Property
- ✓Maps
- Surveys
- ✓Site Plans
- Appraisals ^{N/A}
- Purchase and Sale Agreements ^{N/A}
- Cost Proposals/Estimates
- Budget for Acquisition or Construction ^{N/A}
- Letters of Commitment by Additional Funding Sources ^{N/A}
- ✓Letters of Support from Individuals or Organizations

ADDITIONAL QUESTIONS AS APPLICABLE (If Yes, please explain):

Does this project require urgent attention? Yes No

In order to apply for a grant in Spring of 2024, the
engineered plan needs to be completed.

Does this project require permits or licenses from local boards or state offices? Yes

No

Does this project require any long-term maintenance? Yes No

Does this project require any professional design or legal assistance? Yes No

The funding will provide an engineered plan needed to
revitalize SPP.

Signature of Applicant: Melisa Zureth

Date:

John Paun Memorial Park Revitalization Plan

Funding Requested: The total scope of the revitalization of John Paun Park is large. The funding we are asking the CPC for is the \$25,000 to have the engineered plans for what will become the accessible, safe and enjoyed by all, John Paun Memorial Park.

Funding from other sources & timeline: The total funding for this project will be \$500,000. If we receive your funding, we will begin the engineered park plans in the winter of 2023. We will be applying for a state grant in the spring of 2024 for half a million dollars. If we are awarded this grant, work would start on the JPP project in the spring of 2025.

Project Description:

The John Paun Park Project has already been years in the making. Last year one of the park commission's capital projects was the demolition of the existing structure at JPP. The building could no longer be used and it was deemed a hazard and needed to be removed. The town administration has already applied for and received ARPA money to bring water onto JPP. The plan is to extend the Taunton water line that already goes to Blueberry estates, which neighbors JPP. Just this spring all of the light poles that surround field 1 and allow teams to play into the cooler summer nights were strength tested. Five of those poles were replaced.

The next step in the project is to have an engineered design of the park done. That design will include: The main structure, which is an handicapped accessible bath house and storage area, an ADA accessible pathway to access it, fixing the drainage issues on field 3, expanding the parking area so cars will no longer have to park on the street, upgrading the lighting on the fields as well as the safety lights in the parking area, replacing the current playground, adding cameras to protect the community and the park from vandalism and creating an ADA accessible park that everyone will feel safe and enjoy spending time in. All of these improvements will be done while respecting the integrity of the park and protecting its fragile ecology.

This engineered design step that we are asking for your help with, has to be completed before the project can go further. The more steps we have completed when we apply for the grant in the spring, the better our chances of receiving the award. If we do not receive the grant this spring, we will reapply for the same grant and others until we are able to proceed.

Description of Property:

John Paun Memorial Park (JPP) is 10.6 acres located on Vaughn St, less than 1 mile from the former Lakeville Hospital and neighboring a multi-family housing complex. It is improved with 3 playing fields, a small snack shack as well as a small storage shed. Unfortunately JPP is not handicapped accessible. It is home to the Freetown Lakeville Softball Association as well as co-ed and womens blooper ball leagues. There are no permanent bathrooms at JPP. The park commission purchased an executive porta potty a few years ago, but it did not have the impact it was meant to at that location. Without consistent water and electricity, the unit could not be properly maintained and was always out of order. Porta potties have been brought in during the playing season to fill that need. JPP is our only park that has porta potties as its bathrooms. Each of the 3 playing fields has an issue. Field 1 always has lighting issues, from new bulbs to dark areas of the field and foul ball territory. Field 2 is a sunken field next to a runoff ditch, which makes it damp and wet during the spring season. Field 3 is at the bottom of a hill and is flooded most of the time, making it unusable until the dry months of July and August. There is an uneven gravel parking area between fields 1 & 2, that connects with an uphill, uneven gravel pathway, ending at a snack bar. The current parking area only holds 40 parking spaces, leaving people parking on the street when the lot is full. The only light into the parking area comes from the lights that are tilted in that direction from field 1. There is a small play area that consists of outdated used equipment that is too close to the fence that surrounds it on three sides, making it unsafe. The playground is located behind the porta potties and dumpster. There are three entrances to JPP. Two used to be locked, leaving the main entrance in the center. Over time the locks and chains closing the locked entrances have disappeared, leaving the park open 24/7. John Paun Memorial Park is an asset to Lakeville and the surrounding communities. It used to be predominantly girls softball fields. Over the years it has expanded to include 2 blooper ball leagues and countless pickup games. Hopefully we will be able to increase the park usage and bring this park up to standards so everyone feels safe and welcome, regardless of their abilities.

Assessors Map for SPP



Proposed Septic Location

Lakeville Softball Association
New Handicap Accessible Restrooms

Legend
 John Paun Park
 United States



1 PLOT PLAN
NOT TO SCALE

ASAP Engineering & Design Co., Inc.
 Suite Three - 155 East Grove Street - Route 28
 Middleborough, MA 02346
 Telephone 508-946-9507 - Fax 508-946-1653

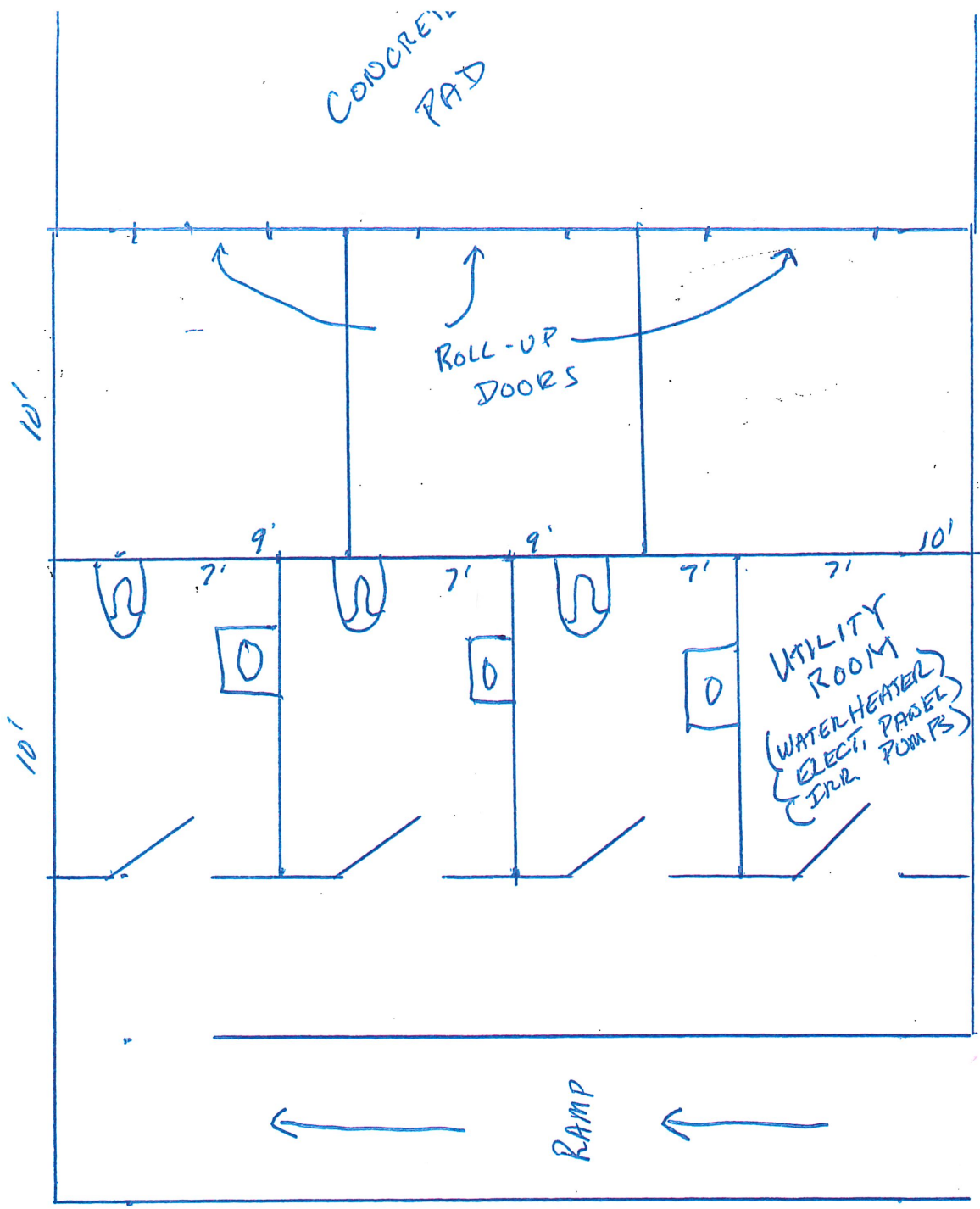
Sheet Title: PLOT PLAN
 Project Name and Address: PROJECT NAME
 PROJECT ADDRESS #1
 PROJECT ADDRESS #2

Revision	MOT	RM	OD-Y	Date
ORIGINAL				

Sheet: 2015-777
 Project: [Blank]
 Date: Jan 06, 2000
C1.00

FOR PERMIT
FOR CONSTRUCTION

proposed bathhouse layout for SPP



The LAKEVILLE PLAYGROUND, INC., a non-profit corporation duly organized under the laws of the Commonwealth of Massachusetts and having an usual place of business on Vaughan Street in Lakeville, Plymouth County, Massachusetts, for consideration of One (\$1.00) Dollar paid, grants to The TOWN OF LAKEVILLE, a municipal corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business on Bedford Street in said Lakeville, with QUITCLAIM COVENANTS, a certain parcel of land in said Lakeville, on the Northeasterly side of said Vaughan Street, subject to the terms and conditions hereinafter stated, the following described land:

Beginning at a point in the Northeasterly sideline of Vaughan Street, said point being South 42° 57' East and 613.08 feet from a Plymouth County Highway Bound; then in a Southeasterly direction by the Northeasterly sideline of said street, 700 feet to an iron post with a brass plug at the corner of land now or formerly of Alice B. Maxim; thence by said Maxim land North 32° 50' East, 773 feet more or less, to land now or formerly of Frederick Standish; thence North 43° 07' West 530 feet, to a point for a corner; thence by the remaining land of the grantor, South 47° 03' West, 724 feet, more or less, to a point; thence still by the grantor's land in a curve with a radius of 25 feet, South-easterly 39.24 feet, to the point of beginning.

Containing 10.8 acres, more or less.

Together with the right to pass and repass by foot or vehicle over a small triangular parcel of land adjacent to the described premises; said parcel being bounded on the Southwest and on the Northwest by the tangents of the aforementioned curve, both of which are 25 feet in length, and on the West by said curve, measuring 39.27 feet.

This conveyance shall be for the exclusive purpose of establishing a public playground or a public park to be known as "Paun Memorial Park".

Subject to all of the terms and conditions contained in the deed of Edith L. MacNeill to Lakeville Playground, Inc. dated February 15, 1966 and duly recorded in Plymouth County Registry of Deeds in Book 3280, at Page 255.

Acceptance of the within conveyance was voted at a Special Town Meeting for the Town of Lakeville duly called and held on October 25, 1976.

In Witness Whereof, the said Lakeville Playground, Inc. has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Raymond L. Patton, its duly elected President and by Kathleen A. Bowles, its duly elected Treasurer, hereunto duly authorized this first day of November, 1976.

LAKEVILLE PLAYGROUND, INC.

By:

Raymond L. Patton
Raymond L. Patton, President

Kathleen A. Bowles
Kathleen A. Bowles, Treasurer

To: Community Preservation Committee

The Lakeville Park Commission kindly requests approval for CPC funding of \$25,000 for the improvement project design of John Paun Park. The project includes the building of a new bathroom facility and storage replacement. The other improvements in the park will include a fourth softball field, expansion of the parking lot with added handicap parking spaces, drainage upgrade, new septic and a new playground. With the growth of Lakeville, enhancing our recreation areas and facilities brings our fields up to standards. A need to provide safe and healthy areas is vital to the populous of both children, adults and all citizens in the Town of Lakeville.

Please support our efforts.

Sincerely

Lakeville Park Commission



Lakeville Parks Commission
346 Bedford Street
Lakeville, MA 02347

RE: CPC Grant Application for John Paun Softball Fields

Dear Commission Members,

We are writing this letter to you in strong support of the improvements to the John Paun Softball Complex mentioned in the Community Preservation Act application being submitted by the Town. Our league is the only non-profit local recreational league for girls' softball in the area.

The best way to summarize the issues that currently exist at the facility is to discuss them individually as summarized below.

Field Capacity and Availability

As you know, the John Paun Softball complex is FreeLake Softball's home where we play all our games and practices. Our organization had 40 players 6 years ago for our spring season and we are growing every year and now host over 140 players in our spring season which equates to about 13 teams. We struggle every year to establish a fair schedule for all teams to practice and play games. We also have a fall season that generates over 100 players and we have a competitive travel team option the plays throughout the year. To further the impact on schedule and field availability, the fields are utilized from June through October by an adult women's blooper ball league and an adult coed blooper ball league. It has been impossible at times to make this schedule work and we have had to play on baseball fields at other locations that do not meet the softball regulations. Having an additional field at the complex would greatly improve this situation.

Drainage Issues

Field 3 is the field with the lowest elevation and has the worst drainage and many times is unplayable after a rain storm and during the wet times of year. This often creates issues for all leagues as games and practices are canceled due to poor drainage. Field 3 is the worst, but all fields have poor drainage and should have underdrains and improved site grading on and around the fields.

Field and Site Lighting

To help with field availability, it would be a wise to provide field lighting on the remaining fields to expand the playing times. There is only one field with lighting currently. Additionally, a few field lights are rotated towards the parking lot since the parking lot has no lighting. There are many times the girls are finished playing a game and have to walk through a very dark area to find their ride home. The parking lot should have dedicated parking lights. Furthermore, there are some dark spots formed on the fields due to some of the lights being rotated to light up the parking lot. This can create an unsafe playing condition during night games.

Lack of Restrooms

There are many other issues that greatly impact our girls. First and foremost, would be lack of a conventional restroom due to the lack of water service at the facility. There is no running water anywhere at the facility. Up until earlier this year, there used to be non-potable water service connected to an old field house building that recently got demolished by the Town due to the structure's unsafe condition. Prior to being demolished, the Town would run a hose from a spigot to a mobile bathroom unit that they purchased. This caused issues as it did not function properly many time due to pressure and water capacity issues. To help mitigate this situation, our league has had to rent portable restroom units. As we all know, these types of units are generally not sanitary for most people let alone young girls. This situation is unfair to our girls as most other towns have provided this need for their girls.

Parking Lot Capacity and Accessibility

The parking lot design and configuration is poor. The parking lot consists of grassed lawn areas and compacted gravel with no defined parking spaces. This creates a huge issue when all three fields are being utilized at the same time as there aren't enough parking spaces. Many times this will lead to an unsafe situation as many cars will need to park on the narrow shoulder of Vaughn Street. Additionally, the parking spaces are located so close to the fields that home run balls will typically hit people or vehicles. This is also a very unsafe situation. People also park near a deep drainage channel that is not protected by a guardrail or fence. Kids also tend to play in this unprotected, unsafe area. Furthermore, the parking lot does not provide proper accessibility for disabled people. There are no handicap parking spots or accessible routes from the parking area to the fields or portable restroom units. The fields should be accessible to everyone.

Field Design and Layout

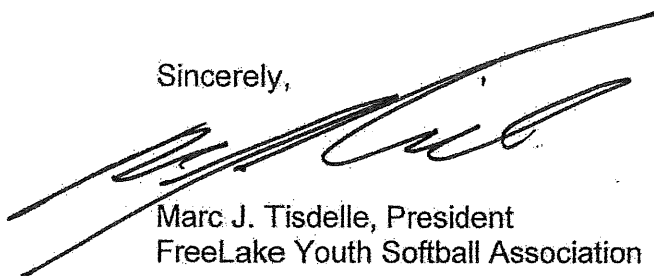
The fields are old an outdated for many reasons. The Field 2 dugouts are very narrow and are degrading. The roofs need replacement. The dugout is very narrow and the block walls are falling apart. The backstop fencing is very close to home plate and is not very high to the point that many balls are lost due to its low height and proximity to the wooded area. Field 3 has no dugouts and provides no protection for the girls during rainy or very hot weather. There is limited fencing on Field 3. There is no fencing on the 1st base or 3rd base lines or in the outfield. This generally makes this field only useable for a practice although due to field avallibity games must be played on that field.

All fields tend to have densely wooded areas around the field to the point where foul balls are always lost and the players, coaches and spectators are constantly trying to find balls in the woods and usually come out with scrapes from the briar patches or with

ticks on them. Higher fences and/ or netting would greatly reduce the lost balls of the fields and the safety of everyone looking for balls in the woods.

In closing, as you may see from the issues we mentioned above, our league is very supportive of the planned improvements mentioned in the CPC application. Our recreational softball girls deserve to be playing on properly constructed, safe and functional fields. This facility is outdated and is in need of major improvements. The planned improvements will make our girls and other leagues proud to be playing at John Paun field. We thank you for taking the time to apply to the CPC to provide funds to improve the fields.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marc J. Tisdelle', written over a horizontal line.

Marc J. Tisdelle, President
FreeLake Youth Softball Association

TOWN OF LAKEVILLE
Community Preservation Committee
Meeting Minutes
March 20, 2023 – 6:30 PM

On March 20, 2023, the Community Preservation Committee held a meeting at 6:30 PM at the Lakeville Police Station, 323 Bedford Street. The meeting was called to order at 6:30 PM by Chairman Nancy Yeatts. Community Preservation Committee Members present were: Nancy Yeatts, Barbara Standish, Nancy LaFave, Susan Spieler and Kathleen Barrack (via conference call). Absent were: Michele MacEachern and Amy Knox. Also present was Marc Resnick, Town Planner and Cathy Murray. LakeCAM was recording the meeting for broadcast.

Treasurers Report

Member S. Spieler reported that there is currently there is \$165,261 in the account as of February 2023. Chairman N. Yeatts noted that there have been two purchases that consist of a digital tape recorder in the amount of \$49.99 and the cost of advertising in Nemasket Weekly for the public hearing in the amount of \$180.00.

Community Preservation Coalition Dues/Discussion/Possible vote

Chairman N. Yeatts noted that there is an invoice in the amount of \$875 for membership to the Community Preservation Coalition.

Upon motion made by Member S. Spieler and seconded by Member B. Standish, the Community Preservation Committee voted to pay the invoice in the amount of \$875 for membership to the Community Preservation Coalition. Polled vote: Nancy Yeatts - Aye, Barbara Standish - Aye, Nancy LaFave - Aye, Susan Spieler - Aye and Kathleen Barrack – Aye.

Review Surveys Received by Kathleen

Mark Resnick provided copies of survey results to those present. Member K. Barrack provided a quick overview of the survey results. The Committee will review the results and discuss them further at the next meeting.

Draft Plan/Review New & Old Sections/Discussion/Possible Vote

Member S. Spieler reviewed with the Committee a few minor changes in the plan. Chairman Yeatts asked the Committee to vote the plan as written to page 19 up to the Project Submission Guidelines.

Upon motion made by Member S. Spieler and seconded by Member N. LaFave, the Community Preservation Committee voted to approve the Community Preservation Plan as written to page 19 up to the Project Submission Guidelines. Polled vote: Nancy Yeatts - Aye, Barbara Standish - Aye, Nancy LaFave - Aye, Susan Spieler - Aye and Kathleen Barrack – Aye.

Applications/Review Forms/Scheduling Deadlines/Discussion/Possible Vote

Chairman Nancy Yeatts reviewed with the Committee the progress submission guidelines. There is a brief discussion on deadline dates and how they will be handled. There was discussion on the Fall Town Meeting deadline for submissions. There is a review of the General Guidelines. M. Resnick proposes establishing the general evaluation criteria for the Committee to use internally to rank the applications.

Upon motion made by Member S. Spieler and seconded by Member B. Standish, the Community Preservation Committee voted to approve the Progress Submission Guidelines as discussed. Polled vote: Nancy Yeatts - Aye, Barbara Standish - Aye, Nancy LaFave - Aye, Susan Spieler - Aye and Kathleen Barrack – Aye.

Chairman Nancy Yeatts asked the Committee to review the Application, Step One. There is signature and date line added to the application. It is agreed that everyone has to go through the Step One process. There is a review of the Application, Step Two.

Approve Minutes of 12/06/22, 1/04/23 and 1/30/23

Upon motion made by Member N. LaFave and seconded by Member B. Standish, the Community Preservation Committee voted to approve the 12/6/2022 as amended. Polled vote: Nancy Yeatts - Aye, Barbara Standish - Aye, Nancy LaFave - Aye, Susan Spieler - Aye and Kathleen Barrack – Aye.

Upon motion made by Member N. Yeatts and seconded by Member S. Spieler, the Community Preservation Committee voted to approve the 1/4/2023 as amended. Polled vote: Nancy Yeatts - Aye, Barbara Standish - Abstain, Nancy LaFave - Abstain, Susan Spieler - Aye and Kathleen Barrack – Aye.

Upon motion made by Member N. LaFave and seconded by Member B. Standish, the Community Preservation Committee voted to approve the 1/30/2023 as amended. Polled vote: Nancy Yeatts - Aye, Barbara Standish - Aye, Nancy LaFave - Aye, Susan Spieler - Aye and Kathleen Barrack – Aye.

The Committee agrees that the next meeting of the Community Preservation Committee will be on Tuesday, April 4, 2023 at the Council on Aging.

ADJOURNMENT

Upon motion made and seconded, the Community Preservation Committee voted unanimously to adjourn at 7:25 PM. Polled vote: Nancy Yeatts - Aye, Barbara Standish - Aye, Nancy LaFave - Aye, Susan Spieler - Aye and Kathleen Barrack – Aye.

TOWN OF LAKEVILLE
Community Preservation Committee
Meeting Minutes
April 4, 2023 – 6:30 PM

On April 4, 2023, the Community Preservation Committee held a meeting at 6:30 PM at the Lakeville Police Station, 323 Bedford Street. The meeting was called to order at 6:30 PM by Chairman Nancy Yeatts. Community Preservation Committee Members present were: Nancy Yeatts, Barbara Standish, Nancy LaFave, Michele MacEachern, Susan Spieler, Paula Houle and Kathleen Barrack. Absent was: Amy Knox. Also present was Marc Resnick, Town Planner and Cathy Murray. LakeCAM was recording the meeting for broadcast.

Review Budget Item for Town Meeting – Article 10

The Community Preservation Committee members reviewed Article 10, which is setting the fiscal year budget for the Community Preservation Funds. There are no questions.

Upon motion made by Member M. MacEachern and seconded by Member S. Spieler, the Committee voted unanimously to recommend favorable action on Article 10 which is the Community Preservation budget.

Review of Survey's Received – K. Barrack

Member K. Barrack noted that to date, 22 responses have been received. There was a brief discussion on the outreach for the survey. M. Resnick noted that the survey is still accessible on the website and that his office will continue to collect the surveys.

Applications/Review/Add Forms/Scheduling Deadlines/Discussion/Possible Vote

The Committee reviewed the latest edits on the Step One Application. There was discussion on adding a line to indicate the amount of CPA funding requested as well as the total project cost.

The Committee discussed the timeline for the Step One & Step Two process as it leads up to Town Meeting. There was discussion on April 17th through May 19th to open the process for submitting the Step One application and having the CPC review and vote at the Tuesday, May 30th meeting. Then from May 30th through July 24th the Committee will take Step Two applications and hold meetings on August 1st and August 15th to review and approve the applications.

Upon motion made by Member M. MacEachern and seconded by Member S. Spieler, the Committee voted unanimously to open the Step One Application process from April 17th through May 19th with a review on May 30th and open the Step Two Application process from May 30th to July 24th with review/approvals on August 1st and August 15th

The Committee reviewed the latest edits on the Step Two application.

Upon motion made by Member M. MacEachern and seconded by Member S. Spieler, the Committee voted unanimously to accept the Step One changes to add how much funding is requested, make it clear that there should be funding from other sources and to attach additional pages if necessary; and accept Step Two with minor edits.

Selection for CPA Funding/Criteria/Discussion

The Committee briefly reviewed the selection criteria. M. Resnick noted that he will integrate the existing criteria into the “selection” criteria and will bring it back to the Committee to vote at the next meeting.

Approve Minutes of 1/18/23

These minutes were done by tape recorder and require some additional edits. They will be brought back to review and approval.

The Committee agrees that the next meeting of the Community Preservation Committee will be on Tuesday, May 2, 2023.

ADJOURNMENT

Upon motion made by Member B. Standish and seconded by Member S. Spieler, the Community Preservation Committee voted unanimously to adjourn at 7:55 PM.

TOWN OF LAKEVILLE
Community Preservation Committee
Meeting Minutes
May 30, 2023 – 6:30 PM

On May 30, 2023, the Community Preservation Committee held a meeting at 6:30 PM at the Lakeville Public Library, 4 Precinct Street. The meeting was called to order at 6:30 PM by Chairman Nancy Yeatts. Community Preservation Committee Members present were: Nancy Yeatts, Barbara Standish, Nancy LaFave, Paula Houle, Amy Knox and Kathleen Barrack. Absent was: Susan Spieler and Michele MacEachern. Also present was Marc Resnick, Town Planner and Cathy Murray. LakeCAM was recording the meeting for broadcast.

CPA Budget Report 4/20/23

Chairman N. Yeatts reviewed the budget report. There were no questions.

Review Table of Contents and Appendix Pages/Discussion/Possible Vote

Chairman N. Yeatts noted that everything the Committee has been discussing was consolidated into the document and the appendix was changed. There are a few additional edits discussed on the Step One and Step Two Applications.

Upon motion made by Member A. Knox and seconded by Member K. Barrack, the Committee voted unanimously to accept the application as presented for Step One.

Upon motion made by Member A. Knox and seconded by Member B. Standish, the Committee voted unanimously to accept the application as presented for Step Two.

Chairman N. Yeatts referenced the Project Status Report, which was reviewed by the Town Accountant and he confirmed that it was acceptable. The Committee discussed whether or not to have the application first or the criteria first.

Upon motion made by Member A. Knox and seconded by Member K. Barrack, the Committee voted to change the Project Status Report by moving page 28 to page 27 and moving page 27 to page 28.

Review 3 Applications for CPA Funding Step 1/Discussion/Possible Vote

Chairman N. Yeatts reviewed the first Step 1 application with the Committee, from the Cemetery Commission in the amount of \$10,000 for cleaning and restoration of gravestones. There was discussion on what cemetery and what grave stones are going to be addressed. This additional information will be in the Step Two application. It was noted that a site visit can be done by the members to take a look at the project. The application does meet the eligible project requirement.

Upon motion made by Member A. Knox and seconded by Member K. Barrack, the Committee voted unanimously to find the Step One Application from the Cemetery Commission for the cleaning and repair of gravestones in the amount of \$10,000 eligible to move to Step Two.

Chairman N. Yeatts reviewed the Step 1 application with the Committee, from the Lakeville Park Commission, requesting a bathhouse for John Paun Park in the amount of \$25,000. It was noted that the total estimated project cost is \$500,000. The cost includes the design plans for the bathhouse, septic, reconstruction of the parking lot and handicap accessibility. This application does meet the eligible project requirement.

Upon motion made by Member A. Knox and seconded by Member P. Houle, the Committee voted unanimously to find the Step One Application from the Lakeville Park Commission for the engineered drawings for the John Paun Park bathhouse in the amount of \$25,000 eligible to move to Step Two.

Chairman N. Yeatts reviewed the Step 1 application with the Committee, from the Lakeville Historical Commission, requesting the replacement of the roof in the amount of \$30,000. There are additional funding sources for the project, which totals over \$200,000. This application does meet the eligible project requirement.

Upon motion made by Member A. Knox and seconded by Member P. Houle, the Committee voted to find the Step One Application from the Lakeville Historical Commission for the Historic Town House Roof Replacement in the amount of \$30,000 eligible to move to Step Two. Motion Carries. 5-0-1 (*N. LaFave abstains.*)

Chapter 61 Removal Process/Discussion/Possible Vote

The Committee discussed the Chapter 61 process. M. Resnick referenced the appraisal portion of the process.

Upon motion made by Member K. Barrack and seconded by Member A. Knox, the Committee voted that at this time the Community Preservation Committee will take no action on the Chapter 61A removal process.

The Committee agrees that the next meeting of the Community Preservation Committee will be on Tuesday, August 1, 2023 at 7 PM.

ADJOURNMENT

Upon motion made by Member N. LaFave and seconded by Member K. Barrack, the Community Preservation Committee voted unanimously to adjourn at 7:32 PM.

TOWN OF LAKEVILLE
Community Preservation Committee
Meeting Minutes
January 18, 2023 – 6:30 PM

On January 18, 2023, the Community Preservation Committee held a meeting at 6:30 PM at the Lakeville Council on Aging, 1 Dear Crossing. The meeting was called to order at 6:35 PM by Chairman Nancy Yeatts. Community Preservation Committee Members present were: Nancy Yeatts, Barbara Standish, Nancy LaFave, Michele MacEachern, Amy Knox, Susan Spieler and Kathleen Barrack. Also present was Marc Resnick, Town Planner. LakeCAM was recording the meeting for broadcast.

CPA Budget Report from Todd Hassett, Town Accountant/Discussion

Chairman N. Yeatts noted that Mr. Hassett will be sending a report to the CPC monthly and that currently there is \$104,249 in total as of 12/31/2022.

Review Revised & New Sections of the CPP from Last Meeting/Discussion/Possible Vote

Member S. Spieler noted that the Committee has approved up to page 13 with changes. It was noted that a vote was not take at the last meeting because quorum was lost.

Historic Preservation and Recreational Use Goals/Discussion/Possible Vote

Member N. LaFave spoke about Section 9 and noted that the Historical Commission will be voting this section at its meeting tonight.

Upon motion made by Member N. LaFave and seconded by Member S. Spieler, the Community Preservation Committee voted unanimously to approve the Historic Preservation goals pending approval of the Historical Commission at their posted meeting.

It was noted the Recreation Section can be voted pending the approval of the Park Commission as well.

Upon motion made and seconded, the Community Preservation Committee voted unanimously to approve the Recreational Use Goals pending approval of the Park Commissioners at their posted meeting.

Review applications for CPA Funding Short and Long Form/Discussion/Possible Vote

Chairman N. Yeatts reviewed with the Committee the CPA Funding Application process. There is a review of the two step process and the single step process for applications. The Committee discussed whether any project would be able to apply and get through the process in time for Town Meeting. It was noted that the cycle could accommodate a small project, such as the Cemetery Commissions project if it comes forward. The Committee agrees that they want to see the two step process to request CPA funding.

Upon motion made by Member B. Standish and seconded, the Community Preservation Committee voted unanimously to implement a two-step application process for applying for Community Preservation Act funding.

Chairman N. Yeatts briefly highlighted a summary of the edits, the revisions made to the application and the criteria adjustments. She asked the Committee to vote on the latest edits.

Upon motion made and seconded, the Community Preservation Committee voted unanimously to approve and implement the changes discussed to update the document in anticipation of the January 30th public hearing.

Public Preservation Plan Public Information Hearing January 30, 2023 at 7 PM/Notification in Nemasket Week/Publicity/Discussion

Chairman N. Yeatts noted that the hearing notice has been set up to publish twice in Nemasket Weekly. It was noted that next Thursday there will be a big article in the newspaper regarding the CPC.

Approve Minutes of 9/13/22, 9/21/22 and 9/29/22

Upon motion made and seconded, the Community Preservation Committee voted unanimously to approve the 9/13/2022 minute as amended.

Upon motion made and seconded, the Community Preservation Committee voted unanimously to approve the 9/21/2022 minutes as amended.

It was noted that the minutes of 9/29/22 need to be edited and brought back to the next meeting.

ADJOURNMENT

Upon motion made and seconded, the Community Preservation Committee voted unanimously to adjourn at 8:20 PM.