

TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp
received & posted:

LAKEVILLE TOWN CLERK
RCUD 2022 AUG 26 AM 10:42

N. Yeatts
48-hr notice effective
when time stamped
LAKEVILLE TOWN CLERK
RCUD 2022 AUG 26 AM 10:42

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 30, 2022 @ 7pm</u>
Location of Meeting:	<u>Lakeville Police Station 323 Bedford St. Lakeville, MA</u>
Clerk/Board Member posting notice:	<u>Nancy Yeatts</u>

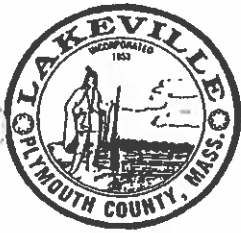
Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

REVISED A G E N D A

1. Correspondence
2. Request for Administrative Funding / discuss and possible vote
3. Request Clarification of tax assessment/ CPA surcharge / discuss and possible vote
4. Lakeville Arts Festival / update
5. Draft CPA Survey / discuss and possible vote
6. Housing Authority member/ discuss and possible vote
7. Mission Statement / review examples / discuss and possible vote
8. CPC Outline / timeline / review/ discuss and possible vote
9. Open Space Priority Parcels / review / discussion
10. CPC Training / update
11. Approve Minutes
12. Set Next Regular Meeting Date / Agenda

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



TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp
received & posted:
K. DeGrazia
LAKEVILLE TOWN CLERK
RCUD 2022 AUG 17 PM 3:39

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.

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Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

A G E N D A

1. Treasurers Report
2. Request for Administrative Funding / discuss and possible vote
3. Request Clarification of tax assessment/ CPA surcharge / discuss and possible vote
4. Lakeville Arts Festival / update
5. Draft CPA Survey / discuss and possible vote
6. Housing Authority member/ discuss and possible vote
7. Mission Statement / review examples / discuss and possible vote
8. CPC Outline / timeline / review/ discuss and possible vote
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To: Community Preservation Committee
From: Nancy A. J. LaFave

Date: August 24, 2022

Comments for the CPA meeting on Tues., August 30, 2022

First, I want to thank everyone for all the emailed materials for viewing that have been sent since our appointments to this committee.

For your information and based on the agenda, but not being present for discussion, and planning on viewing the meeting after the fact:

I support items 2 – 3 and 5 – 9 based on information from our previous meeting and the later contacts regarding the questions. I realize that not being present means that I do not have a vote. In particular, I thought that the Mission Statement and the CPA Overview were well done. For #4, I am involved with the LHC and the LUCC on that date, so I cannot man the booth.

As the Historical Commission representative, the Historic Preservation section including the History, Historic Resources, and Historic Preservation will be developed, discussed, and voted on at our LHC meeting on September 15.

As you plan future meeting dates that accomodate the committee members' and LakeCam's schedules, I have the following availabilities:

Monday – anytime;

Tuesdays – first; November through January – second and fourth or fifth;

Wednesdays – first, second, third, and or fifth;

Thursdays - second, fourth, or fifth, July and August - first.

The CPA Training on September 13 from 5 to 7 pm falls during one of my monthly meetings so I plan to view it afterwards. Is there an on line training available?

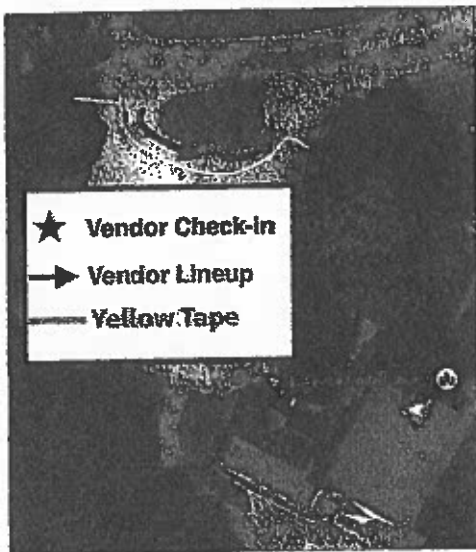
As we wrap up the summer and look ahead to autumn, I look forward to seeing the Preservation Plan come together and putting it to work.

①

17th Annual Lakeville Arts and Music Festival

CONGRATULATIONS!!! Based on the information in your application, you have been selected to participate in the 2022 Lakeville Arts and Music Festival October 1, a rain or shine event from 10 AM to 4PM.

Set-up begins at 7AM; **break-down** is not until after 4PM. Volunteers will be on hand to assist you on the morning of the festival. When you arrive, please look for the volunteer(s) and card table to the left of the tree in front of the United Church of Christ with vendor information, including booth number. (The church's address is 1 Precinct Street.) See below.



When you sign in: You will be given a package that includes a map of the crafter areas, your space #, and food menus. Silent Auction slips are not included. However, you are welcomed to bring your donation to the Silent Auction table OR wait for a volunteer to pick up.

Parking: A vendor parking lot is available close by. Move your vehicle once booth materials have been unloaded. No parking is allowed on Festival grounds, including at the library or church parking lots. This is strictly enforced. Our visitors are welcomed to the closest parking.

Donation: To raise money in order to continue the work of the Lakeville Arts Council, we would appreciate a donation of an item of your work for our Silent Auction table. Nonprofits are not asked for a donation.

Directions: The Arts and Music Festival will be held in Lakeville Center at the junction of routes 18 & 105 and Precinct Street in the immediate vicinity of the historic Lakeville Town House, the United Church of Christ, and the Lakeville Public Library. This junction may be reached easily by going south off route 495 at either exits 12 or 14 (OLD exits 4 or 5). It also may be reached off route 140 by taking the Myricks/Lakeville exit 16 (old exit 10), head east on route 79 for 1.8 miles until reaching Precinct Street where you will bear right to Lakeville center.

Our event will be held RAIN OR SHINE! It will be a day of festivities: food, music, offerings by artisans and craftspeople. We look forward to your participation and wish you a successful day.

Craft Committee

Lakeville Arts & Music Festival
LakevilleArtsCouncilMA.org



<https://www.facebook.com/LakevilleArtsCouncil.MA/>

Lakeville CPA Resident Survey

This Fiscal year 2023-2024 is the first year that CPA has passed in Lakeville and we are reaching out to you to find out:

- If and how you learned about the CPA.
- What your ideas are for future CPA projects.
- To gauge whether Lakeville's Community Preservation Plan [CPP] accurately depicts the residents Goals for CPA funds.

1. Have you heard about the CPA and/or the CPC in Lakeville (circle one)? YES NO

2. How have you heard about the CPA? (check all that apply)

Lakeville Town Website or Town Email

Informal Community Outreach by the CPA Campaign group (Event, Flier, Yard Sign, or mailer)

Social Media

CPC Meeting (or viewed through LakeCAM)

Word of Mouth

This Survey (This is the first time I heard of the CPA)

Other (describe how) _____

3. Would you like to receive more information regarding the Lakeville CPA? YES NO

*If yes, please provide your email address to receive *occasional* emails: _____

4. How would you prioritize Lakeville's CPA fund (rank in order of importance 1 Representing MOST important and 4 Representing LEAST important):

Open Space

Recreation

Historic

Affordable Housing

CPP Goals

5. Rank Each of the following Open Space Goals in order of Importance from 1 to 10;

* 1 Representing MOST Important and 10 Representing LEAST Important:

To protect and preserve Lakeville's natural resources including water and unique wildlife habitats, for the benefit of present and future generations.

To preserve the rural character and "quiet bedroom community" atmosphere of Lakeville.

To promote and preserve the role of agriculture and agricultural lands in Lakeville by protecting land having good farming soils.

To ensure balanced commercial and residential development consistent with the natural resources, town character, and rural atmosphere of Lakeville.

To explore opportunities for land conservation and to recommend parcels to be designated for conservation status, especially parcels abutting or encompassing bodies of water.

To develop a linked system of conservation and recreation areas for human and wildlife use, prioritizing parcels that but existing protected land parcels.

To provide public access to parcels that are designated by the town of Lakeville for passive recreational use, including but not limited to access to Long Pond.

(5)

_____ To promote public awareness, use, and education regarding Lakeville's historic and natural resources, and conservation and recreational goals.

6. Rank Each of the following Recreation Goals in order of Importance from 1 to 10;

*** 1 Representing MOST Important and 10 Representing LEAST Important:**

_____ To provide varied recreational facilities and programs appropriate for all demographic groups of Lakeville residents.

_____ As shown in the charts from the Open Space Survey, the added activities which would provide the most benefit to residents include:

More areas to Run/Walk

Public access for Swimming/Beach

A Town "Center" area

Dog Parks

Trails for ATV/Dirt bike riding

_____ To develop a linked system of conservation and recreation areas for human and wildlife use.

_____ To increase opportunities to achieve the above goals and subsequent objectives through regional or multi-community efforts in cooperation with adjacent towns, the regional planning agency and non-governmental organizations.

7. Rank Each of the following Historic Preservation Goals in order of Importance from 1 to 10;

*** 1 Representing MOST Important and 10 Representing LEAST Important:**

_____ Recognize, preserve, and enhance the historic heritage of the Town of Lakeville.

_____ Optimize the use and enjoyment of the Town's historic resources by residents and visitors, and the contribution such resources make to the Town's fiscal stability.

_____ Preserve natural and man-made features that contribute to Lakeville's character such as open fields, cranberry bogs, country roads, scenic vistas, stonewalls, and historic farms and houses.

_____ Restore those natural and man-made features that have been degraded or impaired.

8. Rank Each of the following Affordable Housing Goals in order of Importance from 1 to 10;

*** 1 Representing MOST Important and 10 Representing LEAST Important:**

_____ The Town of Lakeville should prioritize the current Buildable Land Area minimum which excludes "land owned by the United States, the Commonwealth or any political subdivision thereof, the Department of Conservation and Recreation or any state public authority" of which Lakeville contains over 4,200 acres

_____ Meet or exceed at least one of the State standards for SHI so that Lakeville is no longer vulnerable to Chapter 40B housing developments.

_____ 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

9. CPA Funds may be used to preserve open space, historical items, housing and create outdoor recreation. How would you like to see CPA funds used in Lakeville?

10. What other thoughts or advice do you have for the Community Preservation Committee?

A large, empty rectangular box with a thin black border, intended for the respondent to provide their thoughts or advice. The box is currently blank.

Mission Statement:

The mission of the Lakeville Community Preservation Committee is to address the needs and desires of our residents by protecting and preserving the rural character of our residential community and the natural beauty of open space, conservation and recreation areas. It is our mandate to create and maintain a Community Preservation Plan that will preserve, expand or enhance open space, historic resources, affordable housing and outdoor recreation venues for the entire community. This is done through recommendations of project proposal from the community that are voted on at Town Meeting. Proposals should be consistent with the Town's long term planning goals as set forth in the Lakeville's Master and Open Space Plans.

CPA Overview:

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. There was no steady funding source for preserving and improving a community's character and quality of life. The Community Preservation Act gives a community the funds needed to control its future. Lakeville became the 188th community to pass CPA on April 4th. 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 be anywhere from 23-53%. For the average assessed home in Lakeville, the total surcharge is around \$40 per year. Low income and seniors can file for an exemption with the assessor's office. There are three categories to which CPA funds must be spent: 10% Open Space/Recreation, 10% Community/Affordable Housing, 10% Historic Preservation. The other 70% can be used toward any of the three categories, which 5% can be used toward administration of the CPA. Develop a Community Preservation Plan. 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.

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 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 funds do not need to be spent every year so they can be left in Lakeville's local CPA fund for use in the future. This fund is separate from the town budget and cannot be used for any other purpose by the town. The CPA projects are proposed by the residents and are approved by the residents only at town meeting. CPA can be removed in a town after five years however any funds that have been bonded need to be paid off first before the town will no longer collect the surcharge. Out of all the communities that have CPA, not one has decided to have it removed.

Major Tasks	Activities	Responsible Party	Proposed Time Frame
<p>Enact internal mechanisms for Community Preservation Act [CPA] acceptance and administration</p>	<ul style="list-style-type: none"> Notify the DOR of the Town's acceptance of the CPA on the April 2022 ballot. Clarify/confirm expectations and requirements internally between Town Administrator, Accounting, Assessors, Treasurer and Town Clerk to ensure July 1, 2022 tax surcharge begins on time. Develop anticipated revenue figure. The CPC must allocate annually 10% for open space preservation, 10% for historic resource preservation, 10% for affordable housing, and may allocate up to 5% for administrative support with approval through Town Meeting The necessary CP-1, CP-2 & CP-3 forms are submitted to DOR 	<p>Town Clerk Town Admin. Treasurer/ Accounting</p>	<p>April 2022 April 2022 Fall 2022</p>
<p>Appoint a CPC</p>	<ul style="list-style-type: none"> Select Board requests applications for CPC positions and designations from committees named in the by-law. The CPC by-law outlines the CPC's composition, length of member terms, the appointment of at large positions by the Select Board, and the responsibilities of the new committee. The by-law states that the CPC may have up to eight members, is made up of nine members, five required members (one from each of the following: Conservation Commission, Planning Board, Historical Commission, Housing Authority, Park Commission, and Open Space) and three at-large members. In addition, the by-law as adopted in 2021 includes a member from the housing authority, a body which does not currently exist. Each Board, Commission, and Committee appoints the five-six required CPC members from the respective town boards and the Selectboard appoints the three at large members of the general public. 	<p>Select Board Appointing Committees</p>	<p>May – June 2022 & Yearly as Appointments Expire</p>
<p>Develop and adopt Approve a Community Preservation Plan [CPP]</p>	<ul style="list-style-type: none"> CPC meets and develops Community Preservation Plan [CPP], with the support of staff. The CPC will develop and adopt an outline for the first Community Preservation Plan [CPP], will that should include a study of the needs, possibilities and resources of the community with regards to community preservation and should include meeting by consulting with other municipal boards and committees (e.g. Conservation 	<p>CPC Planning</p>	<p>July - October 2022 September Yearly</p>

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	<p>Commission, Historic Commission, Open Space Committee and Park Commission) to get their input.</p> <ul style="list-style-type: none"> • Subsequent meetings, The CPC shall hold properly Noticed Informational public hearings at a minimum of once per year to provide opportunities for the CPC and general public to deliberate and prioritize community needs to be articulated in the CPP draft. • Once its research is complete, the CPC is responsible for developing a local CPA plan CPP that will guide its decision-making on CPA project proposals. • CPC may vote to hire an outside entity to help create the CPP using the 5% Administrative portion of CPA fund approved through Town Meeting. • CPC support staff or Town staff develop "final" draft CPP for CPC and public review/comment. • CPC adopts approves CPP. plan. • CPP is reviewed and updated on a yearly basis 	
	<ul style="list-style-type: none"> • Administrative protocols are created with staff support outlined within the CPP. • The CPC develops CPP includes an applications process, and reviews procedures and deadlines for submission, review and recommendations submission guidelines, and evaluation criteria. • Process should be transparent and open to all eligible applicants (?) • The CPP will be available for applicants on the CPC webpage found at: (insert web address) • The application process is reviewed yearly along with CPP and updated as-needed. 	<p>October— November 2022</p> <p>July - September Yearly</p> <p>CPC Planning</p>
<p>Creating framework for receiving preposals- Applications</p>	<ul style="list-style-type: none"> • Funding preposals Preliminary Applications requested, returned, reviewed, and recommended. • Funding solicitations made. • Preposals- Project Submission Forms are reviewed and evaluated with recommendations for projects consistent with the goals of CPP the most compelling projects prepared for Town Meeting. • CPC develops recommended funding package for Annual Town Meeting. • Town Meeting considers and votes on funding package. 	<p>December 2022— May 2023 September – May Yearly</p> <p>CPC Planning- Town Meeting</p>
<p>Selecting and Recommending Project Applications for Funding executing preposals</p>	<ul style="list-style-type: none"> • CPC oversees funded activities. • CPC and/or staff monitors ongoing funded activities and provides interim and final reports as to progress, activities and budgeting. 	<p>June 2023 Yearly</p> <p>CPC Planning Town</p>
<p>Monitoring and evaluating selected preposals- Projects</p>		