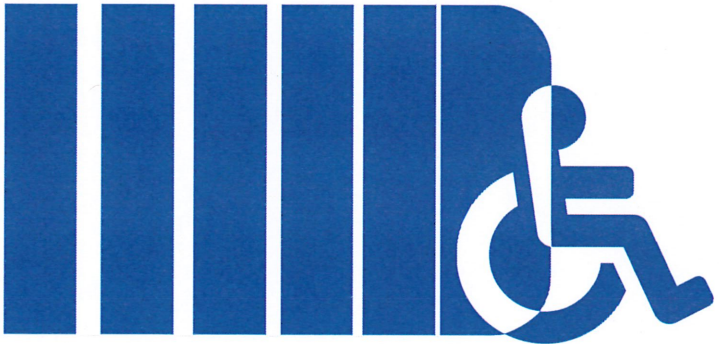


Lakeville

Self-Evaluation
& Transition Plan



SRPEDD
Southeastern Regional Planning
& Economic Development District



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Introduction

The Town of Lakeville, located in Plymouth County is home to more than 10,000 residents, an estimated 10% of whom identify as individuals with a disability. According to the Americans with Disabilities Act (1990), a disability is defined as a physical or mental impairment that substantially limits one or more major life activities. This includes individuals who experience persistent impairment or individuals who may be regarded as having a disability. Knowing this, the Town of Lakeville made compliance with the ADA a priority in their recent 2020 Master Plan, the 2019 Municipal Vulnerability Plan as well as the Open Space & Recreation Plan, currently underway. About half of Lakeville's population that reports living with a disability have ambulatory difficulties and struggle to live independently. The Lakeville ADA Self-Evaluation & Transition Plan will support these individuals to more fully participate in the Lakeville community.

In 2019, the Massachusetts Office on Disability (MOD), through the Municipal Americans with

Disabilities Planning Grant, awarded the Town of Lakeville \$35,000 to complete the Lakeville ADA Self-Evaluation & Transition Plan. This plan references relevant legislation used in guiding the creation of this document, as well as the methods by which project staff assessed programmatic and physical barriers in Lakeville. In an effort to foster equity and justice in the community, the Town of Lakeville commits to the implementation schedule outlined in the transition plan given capacity and financial feasibility.



Americans with Disabilities Act

The Americans with Disabilities Act (ADA) became law in 1990. The ADA is a civil rights law that prohibits discrimination against individuals with disabilities in all areas of public life, including jobs, schools, transportation, and all public and private places that are open to the general public. The law ensures individuals with disabilities equal rights and opportunities. The ADA is divided into five titles (or sections) that relate to different areas of public life, including:

- ◆ Title I - Employment
- ◆ Title II - Public Services: State and Local Government
- ◆ Title III - Public Accommodations and Services Operated by Private Entities
- ◆ Title IV - Telecommunications
- ◆ Title V - Miscellaneous

Title II of the law directly applies to municipalities that have more than 50 employees and that receive federal funding. The ADA applies to all programs, services, and activities provided by the municipality.

This portion of the law requires the creation of the Self-Evaluation and Transition Plan to ensure compliance with regards to program accessibility and effective communication practices.

Though the ADA became federal law more than 30 years ago, achieving compliance is challenging. All local governmental entities were required to complete a self-evaluation of their facilities, programs, policies, and practices by January 26, 1993. However, a number of communities in the Southeastern region of Massachusetts find themselves in a state of non-compliance. This results in diminished equal access, participation, and self-sufficiency for individuals with disabilities. The Self-Evaluation and Transition Plan shows a good faith effort in providing equal access to programs and services. Despite capacity limitations

and chronic funding constraints, achieving compliance with the ADA is feasible. This document is Lakeville's guide to achieving ADA compliance and improving access and services to all its residents.

Alterations to Historic Properties

ADA 2010 STANDARDS

Part of achieving ADA compliance is making physical changes to municipal facilities in order to make the more accessible. Exceptions for alterations to qualified historic buildings and facilities for accessible routes (206.2.1 Exception 1 and 206.2.3 Exception 7); entrances (206.4 Exception 2); and toilet facilities (213.2 Exception 2) exist within the ADA. In situations when compliance with the ADA would compromise the historic significance of a facility, municipalities and their historic organizations should consult with the State Historic Preservation Officer. Collaboratively, they may provide guidance and decide when modifications recommended through the ADA are exempt.

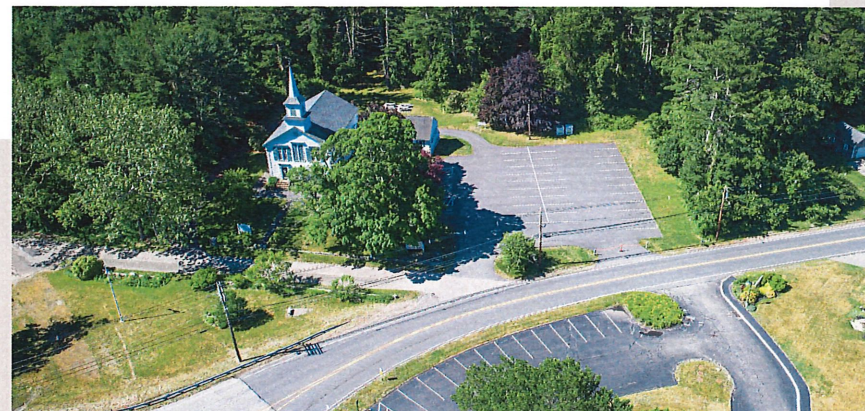
Though the ADA allows exemptions under specific

areas of the law, public entities should prioritize alternative methods that provide physical access to individuals with disabilities (See 28 CFR 35.150). In the case of historic preservation programs, such as a historic house museum, alternative methods include using audio visual materials to depict portions of the house that cannot otherwise be made accessible. In the case of other qualified historic properties, such as an historic government office building, alternative methods include relocating programs and services to accessible locations. There are two potential historic exemptions in Lakeville's municipal facilities, particularly in the Old Town Hall, built in 1856, and the Old Library, built in 1914.

MASSACHUSETTS 521 CMR

A historic building or facility that is listed or is eligible for listing in the National or State Register of Historic Places or is designated as historic under appropriate state or local laws may be granted a variance by the Architectural Access Board to allow alternate accessibility. If a variance is requested on the basis of historical significance, then consultation with the Massachusetts Historical Commission is required in order to

determine whether a building or facility is eligible for listing or listed in the National or State Register of Historic Places. The Massachusetts Historical Commission may request a copy of the proposed variance request and supporting documentation to substantiate the variance request and its effect on historic resources. A written statement from the Massachusetts Historical Commission is required with the application for variance. Similar to ADA



ADA Self-Evaluation

Lakeville ADA Self-Evaluation & Transition Plan outlines the Town of Lakeville's self-evaluation of its policies, practices, programs, and communication practices to determine compliance under the ADA. Municipalities are required to make reasonable modifications to these policies, programs, and services to avoid discrimination against individuals with disabilities. As a municipality that employs more than 50 individuals, the Town of Lakeville is required to demonstrate the following:

- a. Designate an employee responsible for carrying out compliance activities
- b. Provide notice to the public of its rights and protections under the ADA and how the entity complies with those obligations.
- c. Establish a grievance procedure
- d. Conduct a Self-Evaluation
- e. Develop an ADA Transition Plan

The Self-Evaluation identifies and corrects those policies and practices that are inconsistent with Title II's requirements. Recommendations to bring

Lakeville's programs, policies, and services into compliance with Title II include:

1. Structural changes to provide program access
2. Policy modifications to ensure nondiscrimination
3. Training of staff on issues of communication practices for individuals with disabilities
4. Auxiliary aids and services needed to provide effective communication

The extent of Lakeville's obligation to remediate certain violations does remain at the discretion of the Town Administrator. According to ADA Title II – 28 CFR 35.150(a), any remediation that results in a fundamental alteration to a program or service or creates undue administrative or financial burden is subject to review and alternative action that would ensure access to individuals with disabilities.



ADA Coordinator

According to ADA Title II – 28 CFR Part 35.107(a), the Town of Lakeville is required to have an ADA Coordinator to carry out the following duties:

- ◆ Ensure compliance with the ADA
- ◆ Notification and outreach
- ◆ Address grievances under the town's Grievance Procedure
- ◆ Ensure timely implementation of the town's Transition Plan
- ◆ Continuous assessment of programs and services
- ◆ Technical advisor and resource on matters of accessibility

Though the Town designated their Town Administrator as the ADA Coordinator, the information is difficult to find and access on their website. Reference to the ADA Coordinator is located within the Human Resources section of the webpage, under Frequently Asked Questions but provides outdated contact information. This section of the website provides little context on the role of

the ADA Coordinator and how they serve residents as well as current and prospective employees.

Recommendation:

1. Provide clear and current details on the Town Administrator's role as the ADA Coordinator on the Town Administrator section of the website
2. Provide clear and current details on the Town Administrator's role as the ADA Coordinator under the Human Resources section of the website. This information should be provided on the landing page of that section as well as the Frequently Asked Questions.

Public Notice

According to ADA Title II – 35 CFR Part 35.106, the Town of Lakeville is required to notify members of the public and its employees of its non-discrimination policies.

The Town of Lakeville hosts a notice of non-discrimination on its website, in the Human Resources section, under Job Openings. The Town's general employment application provides specific

language that relates to the Town's employment and non-discrimination practices. The statement on their website and employment application meets the requirements that demonstrate the Town does not discriminate on the basis of disability and provides the opportunity to request reasonable accommodations to perform any job.

"The Town of Lakeville provides equal employment opportunities to all employees and applicants for employment and prohibits discrimination and harassment of any type without regard to race, color, religion, age, sex, national origin, ancestry, disability status, genetics, pregnancy or pregnancy-related conditions, protected veteran status, sexual orientation, gender identity or expression, or any other characteristic protected by federal and state laws. Applicants with disabilities needing reasonable accommodation to participate in the job application or interview process, to perform essential job functions, and/or to receive other benefits and privileges of employment, please contact Clorinda Dunphy, Human Resources Director, cdunphy@lakevillema.org, 508-946-8808."

Recommendations:

1. To provide further clarity on the town's non-discrimination practices, the Town should specify the role of the ADA Coordinator and direct all employment-related requests to the designated Coordinator and Human Resources Representative.

ADA Grievance Procedure

The Town of Lakeville is required to adopt and publish a grievance procedure that serves to encourage the town to address complaints regarding employment, services, and activities. ADA Title II - 35 CFR Part 35.107 (b) requires that the grievance procedure contain the following:

- ◆ A detailed description of the procedures for submitting a complaint
- ◆ A two-step review process and appeals
- ◆ Reasonable timeframes for review and resolution
- ◆ Proper record-keeping of all complaints and actions

On September 9, 2019, the Town's Board of Selectmen voted to approve the Americans with Disabilities Act Grievance Policy. Based on this decision, the Board of Selectmen directed the policy be placed on the Town's website. Despite this directive, the review of the Town's website shows that the Grievance Procedure is not available for public viewing online.

Recommendations:

1. Update the Town website to reflect the Grievance Procedure so members of the public may file complaints related to employment, services, and activities. The Grievance Procedure may be best located with all information related to Non-Discrimination Practices through the Town Administrator's section of the website, Human Resources, or via the Home Page.
2. The Town should also make the Grievance Procedure available to the public in Town-owned facilities. This may be completed via postings in bulletins or areas designated for announcements that are visible and frequently

traveled by members of the public.

Effective Communication

Part of the Self-Evaluation considers the effective communication practices the Town employs and provides to members of the public and individuals with one or more disability. Consistent with ADA guidance, municipalities should provide reasonable accommodations for individuals who have hearing, vision, or speech impairments. Auxiliary aids include services or devices such as:

- ◆ Sign language interpreters
- ◆ Assistive listening devices
- ◆ Closed captioning
- ◆ Telecommunications devices for people who are deaf such as TDDs
- ◆ Emergency telephone interpreter service
- ◆ Readers
- ◆ Brailled materials
- ◆ Digital documents
- ◆ Audio recordings
- ◆ Large print materials

Many municipal governments worry about the cost of maintaining auxiliary aids on hand, but it should be noted that ADA compliance should not result in undue financial and administrative burdens. However, alternatives are available that do not result in financial burden to the town for public meetings or interrogations by local police officers. In other words, there are cost-effective means for not only achieving ADA compliance but also improving municipal services for Lakeville's disabled population.

During the plan assessment, project staff released a survey to the Town Administrator and Department Directors. Town policies are inclusive and considerate of the needs of individuals with disabilities. Within town-wide policies and practices, reasonable accommodations are encouraged and there is a general understanding of the town's responsibilities to individuals with disabilities. In regards to communication practices, those who responded to the survey reported that they are aware of common practices to assist in communicating with individuals with disabilities. For example, departments reported being able to provide large print and accessible electronic

formatted documents, as well as audio recordings. Nevertheless, there is a demand for resources to deploy these practices in their everyday interactions. In response to strategies and technologies that employees are unfamiliar with, departments recommended providing training and written guidance. Importantly, respondents specified that funding appropriate tools and software to deliver quality communication services to individuals with disabilities would also contribute to their skillset.

Recommendations:

1. Provide training for critical, public facing staff members in town.
2. Disseminate the town's non-discrimination policy and any guidance available for appropriate practices with individuals with disabilities. This information can be made available via the town's personnel policy
3. Consider funding new software, equipment, and/or services to provide more effective communication with individuals with disabilities

WEBSITE ASSESSMENT

Town websites are common ways to engage with the public, making their compliance with ADA standards critical to ensuring effective communication practices and program access. The Town of Lakeville commissioned CivicPlus to create a new, modern website. The website enhances the Town's ability to communicate information with the public, share notices, and increase transparency. Based on principles laid out in the Web Content Accessibility Guidelines 2.0 AA, the Town's website must be perceivable, operable, understandable, and robust across a variety of characteristics. The Town's website is perceived by more than one sense, using visual or auditory senses. In addition, the website is operable using a traditional computer mouse, keys, as well as other assistive devices as needed. Information on the site is understandable and the content is presented in such a way that users and assistive devices can interpret the content.

The site is navigable with a screen reader, providing proper headings to navigate visually and for those who may be unable to use a mouse or keyboard. Most images were found to have alternative text descriptions, though some images provide

redundant alternative and real text descriptions. This might cause screen readers to detect information and read information twice, where the real text description may be used to provide more detail or removed altogether. The Town's website would benefit from a review of practices when linking content. For example, the website references a number of documents such as meeting minutes and reports for public viewing using phrases such as "click here" or "this link." According to 2.4.4 of the Web Content Accessibility Guidelines (WCAG) 2.1, links should be easily determined from the link text alone. In addition, links on the homepage announcement section repeat adjacent links, which results in additional navigation and repetition for keyboard and screen reader users. Contrast of text and background is generally in compliance with accessibility standards, though there are enough instances where contrast is below acceptable standards that the town should reassess certain elements of the website. For example, the calendar on the homepage is considered to have low contrast and should be revisited to increase contrast for better visibility. The town may choose to increase the contrast between the text color and the background color or make the text larger. Fonts

ADA Transition Plan

sized 18 or 14 bold do not require as much contrast as smaller text.

Recommendation:

- ◆ Staff responsible for maintaining the website should have guidance on the requirements of the Web Content Accessibility Guidelines 2.1 AA and assess the website periodically for compliance.
- ◆ Review images and eliminate repetitious title text
- ◆ Review links and eliminate ambiguous phrasing that includes “this link” or “click here” and include phrasing that describes the link instead.

Use of the Transition Plan

The Lakeville ADA Self-Evaluation & Transition Plan captures the Town's current state of compliance with the ADA, but should be updated with progress or new findings. Additionally, the estimates provided through the Transition Plan are subject to change in future years, but provide a preliminary budgeting perspective for the Town as it plans for future improvements. The Transition Plan also provides a priority measure for those improvements with the greatest potential impact in improving accessibility to programs and facilities.

Pricing

The Plan considers the cost of all improvements and modifications in the Town of Lakeville by providing a set of estimates in the form of cost ranges. “Maintenance” refers to improvements and modifications that require little to no materials to achieve accessibility. Modifications listed under “Maintenance” are expected to be completed in house as part of regular facility maintenance. The following ranges provide a descriptive estimate for

materials sourced from RS Means, current market pricing, and a literature review of comparable ADA Self-Evaluation and Transition Plans. These estimates are subject to change given fluctuations in the economy and market, and should be verified by the Town's engineers and design professionals hired to complete recommended improvements.

MAINTENANCE
\$0-99
\$100-499
\$500-999
\$1,000-4,999
\$5,000-9,999
\$10,000+
\$50,000

COST ESTIMATION NOTES

Please also refer to the Pricing methodology, described previously:

- ◆ Costs for design and labor are not included.
- ◆ Does not include costs when the facility description in question indicates significant future work needed in order to acknowledge uncertainty in the cost of material, labor and professional services
- ◆ There is no cost noted when the improvement in question is presumed to be a maintenance issue.
- ◆ Estimates are intended as a guide to budgeting access modifications and are not intended to be absolutely comprehensive or definitive.


Priority

ADA compliance provides numerous benefits to a community willing to implement the recommended modifications. For many cities and towns, tackling these modifications is best done via a project prioritization model. The methodology by which this

Plan approaches project prioritization considers the improvement's positive impact on accessibility as well as its cost and estimated time of completion.

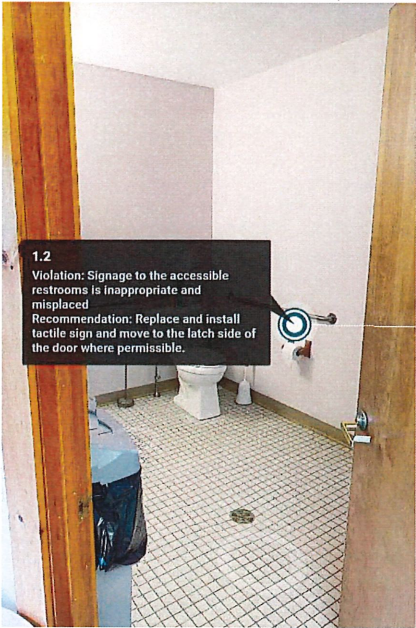
The following table defines modifications from High to Low Priority and considers the type of improvement achieved. Proposed projects that improve Facility Access are considered a high priority; these improvements enable individuals with disabilities to access public facilities and the programs carried out within them. Projects that improve Interior Navigation allow individuals to freely utilize public spaces and access counters for check-out in the library or information desk. Restroom Access is extremely important for individuals with a disability and compliance with ADA standards where restrooms are provided to the public are factored into improvements in Town. Lastly, Access to Additional Amenities considered the accessibility of amenities that are not part of the primary program delivery, but are available to the public and should be equally available to individuals with disabilities. Those projects that are high priority provide the most programmatic and physical accessibility in Town, whereas lower priority projects provide marginal accessibility improvements.

Prioritization of improvements assists the Town's approach to implementing the recommended improvements.

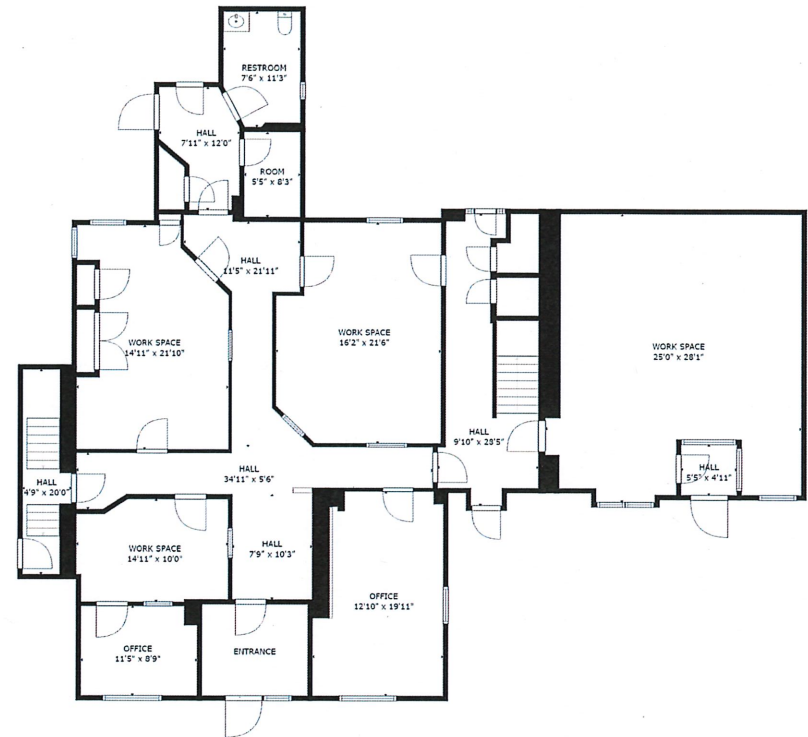
High 	Priority 1	Facility Access
	Priority 2	Interior Navigation
	Priority 3	Restroom Access
Low	Priority 4	Access to Additional Amenities

Municipal Building Assessment

The Lakeville ADA Self-Evaluation & Transition Plan entails a full assessment of town-owned facilities. Project staff employed Matterport technology and ADA accessibility standard to complete the evaluation. The 3D scans and blueprints show all publicly accessible spaces, though not all facilities are fully depicted given ongoing construction. Most buildings in the evaluation provide links to corresponding 3D scans that show tags with all interior violations.



Town Hall & Fire Dept.



Overview

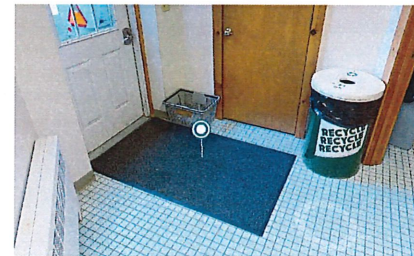
Built in 1898, the facility located at 346 Bedford Street, houses both Town Hall and the Fire Department. In 2019, the Town pursued major renovations to the Town offices and moved all critical town services to the first floor. There is no elevator to the second floor and public services housed there were inaccessible to individuals with a disability. Throughout the first floor there are several violations related to Interior Navigation and Restrooms.

The Town Hall presents an aging building in need of upgrades to achieve minimum ADA compliance. Though it is common modern practice to house all public services on the first floor for ease of accessibility, most town halls also provide elevator services to the second floor for employees who may require special accommodations due to a given disability. Installation of an elevator would pose a costly expense for the town, bringing into debate whether or not the Town Hall fully serves the needs of the public as well as those of existing and prospective employees.

The Fire Department is located adjacent to the Town

Hall via its own accessible entrance. The waiting room in the Fire Department is consistently open to the public and the focus of the survey. The waiting room presents no current violations, but given its size, provides just enough space to accommodate anyone with a disability.

The Town recognizes the deficiencies of these facilities and in 2021 initiated efforts to complete a feasibility study to assess the future of these two departments in their current location.



Entryway

Violation(s) Pictured: 1.1 (above and below)

1.1 ENTRYWAYS

Violation

Carpets (3) in the Town Hall have unsecured edges

Recommendation

Secure carpet edges to avoid tripping hazards*

Priority

2 - Medium/High

Cost Estimate

\$100-499

**Since the publication of this plan, the Town has replaced the carpets with secured vinyl mats.*



Public Restroom

Violation(s) Pictured: I.2

1.2 PUBLIC RESTROOM

Violation

Signage to the accessible restrooms is inappropriate and misplaced

Recommendation

Replace and install tactile sign and move to the latch side of the door where permissible

Priority

3 - Medium/Low

Cost Estimate

\$100-499



Public Restroom

Violation(s) Pictured: I.2; I.3

1.3 PUBLIC RESTROOM

Violation

Door cannot open to a full 90 degrees to enable full access and maneuvering

Recommendation

Replace and install tactile sign and move to the latch side of the door where permissible.

Priority

3 - Medium/Low

Cost Estimate

\$100-499



Public Restroom

Violation(s) Pictured: I.4

1.4 PUBLIC RESTROOM

Violation

Bottom edge of mirror's surface is greater than 40" above the ground

Recommendation

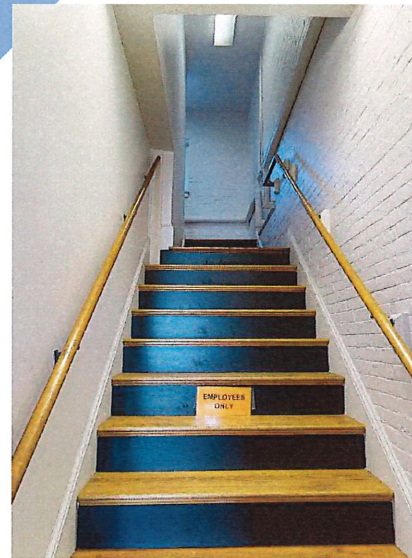
Lower mirror to sit no more than 40" above the ground

Priority

3 - Medium/Low

Cost Estimate

Maintenance



Second Floor

Violation(s) Pictured: I.5

1.5 SECOND FLOOR

Violation

Second floor is inaccessible to the public

Recommendation

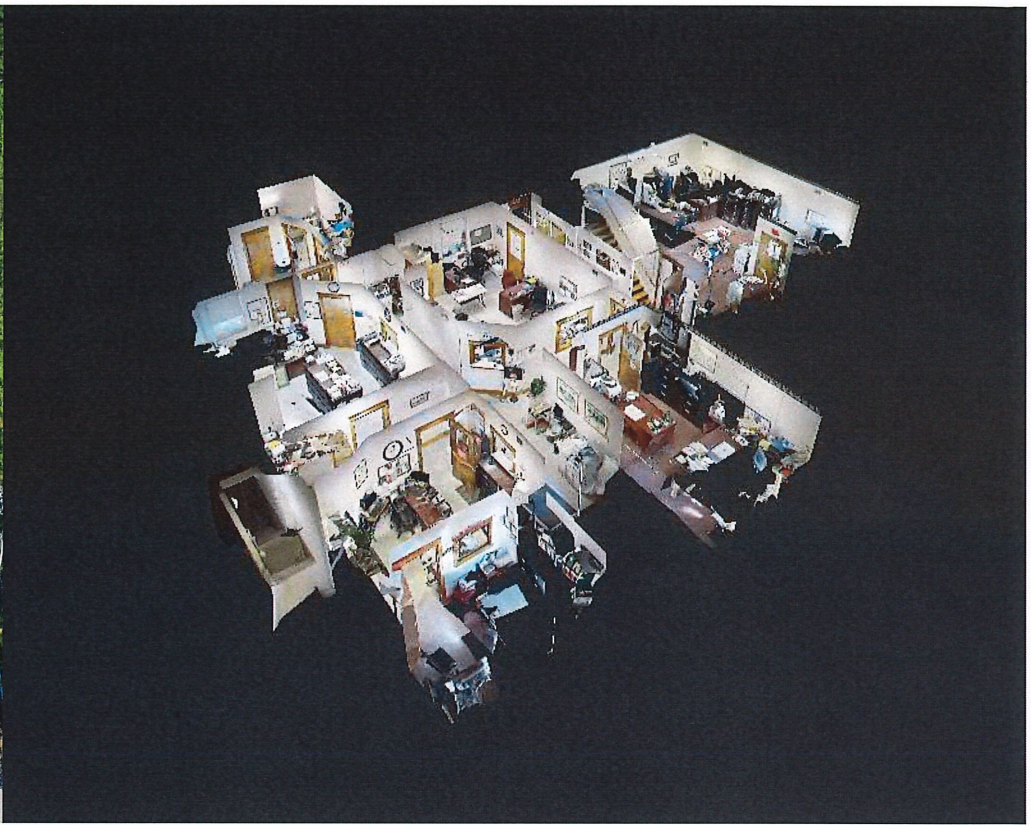
Though all public services have been relocated to the first floor, the town would benefit from the installation of an elevator for employees and to provide equal access to services and programs

Priority

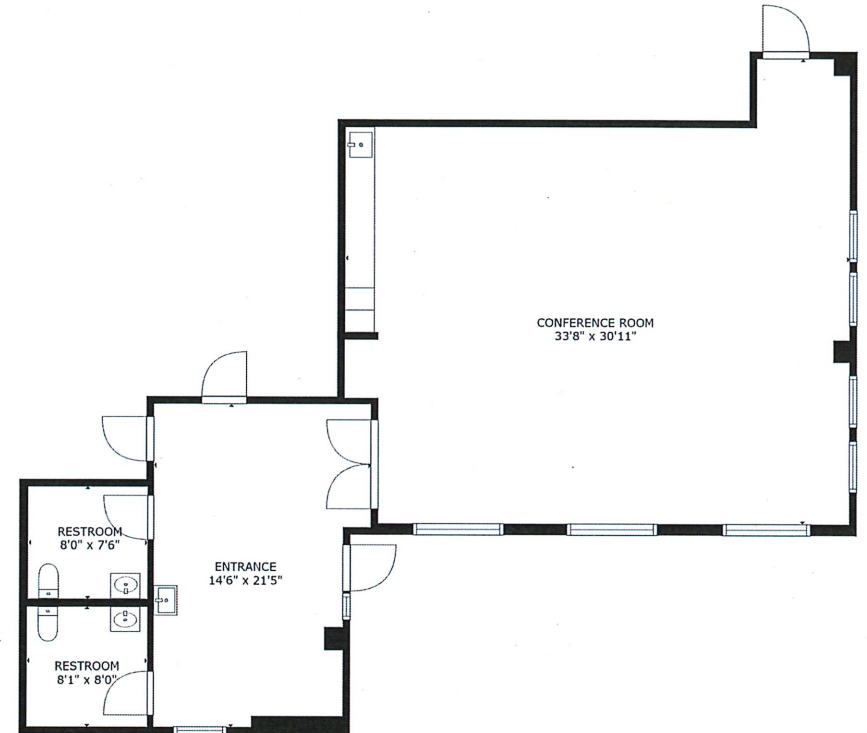
2 - Medium/High

Cost Estimate

\$10,000+



Police Dept.



Overview

Lakeville constructed a state-of-the-art Police Station in 2019 at the entrance of the Ted Williams Campus. This facility provides a small area open to the general public including reception counter, public restrooms, as well as a training room for guests and employees. Given the recent construction of the building, a significant portion of amenities and physical spaces comply with ADA standards. The town should consider improvements related to ADA accessibility associated with additional access in the lobby.



Violations

2.1 ENTRYWAY

Violation

The drinking fountain provides less than 30" of width for a forward approach

Recommendation

Remove adjacent bench and green bin and bench to allow for 30"x48" centered clearance

Priority

4 - Low

Cost Estimate

Maintenance



Entryway

Violation(s) Pictured: 2.1, 2.2

2.2 ENTRYWAY

Violation

The police department lacks drinking fountain for standing height

Recommendation

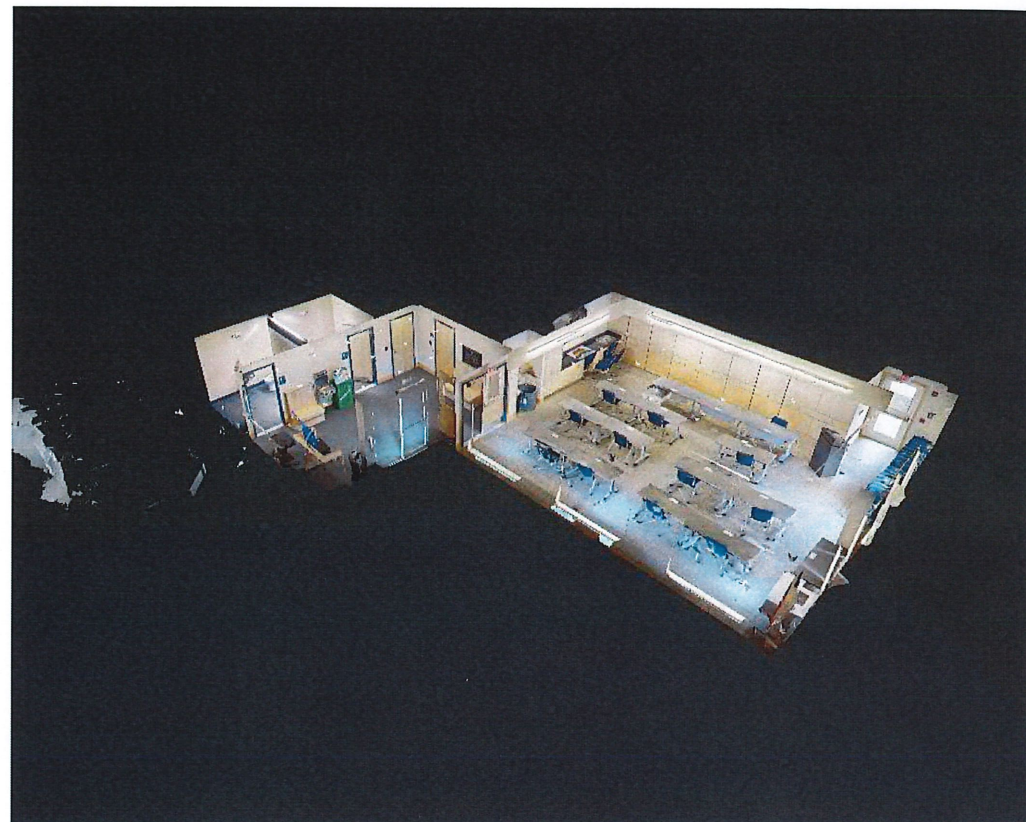
Consider installation of new drinking fountain for standing height

Priority

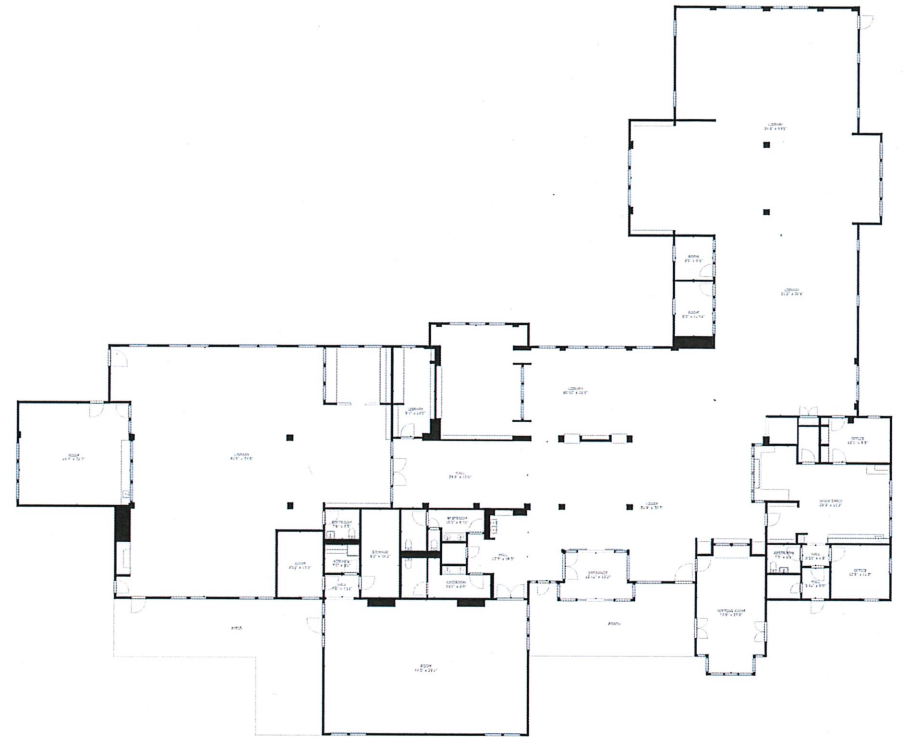
4 - Low

Cost Estimate

\$1,000-4,999



Public Library



Overview

The Lakeville Public Library is a relatively modern building, built in 2004 with high consideration for ADA compliance. Housed completely on a single floor, the Library provides direct access to all services and amenities. Given their wide range of constituents, the library offers restrooms for all individuals and ages, including children. All restroom amenities followed ADA standards and regulations. Improvements related to the ADA should be focused on the Facility Access to ensure that sufficient accessible and van accessible parking is provided, in addition to pavement and sidewalk conditions. In addition, the Library would benefit from a review of its restroom facilities to ensure detailed compliance with ADA.



Violations

3.1 MEN'S RESTROOM

Violation

Force to operate the faucet is greater than 5lbs

Recommendation

Adjust faucet to ensure that force to operate is less than 5lbs

Priority

3 - Medium/Low

Cost Estimate

Maintenance



Men's Restroom

Violation(s) Pictured: 3.1; 3.2



Women's Restroom

Violation(s) Pictured: 3.3; 3.4

3.2 MEN'S RESTROOM

Violation

Restroom lacks soap dispenser

Recommendation

Provide additional accessible dispensers

Priority

3 - Medium/Low

Cost Estimate

\$100-499

3.3 WOMEN'S RESTROOM

Violation

Force to operate the faucet is greater than 5lbs

Recommendation

Adjust faucet to ensure that force to operate is less than 5lbs

Priority

3 - Medium/Low

Cost Estimate

Maintenance

3.4 WOMEN'S RESTROOM

Violation

Restroom lacks soap dispenser

Recommendation

Provide additional accessible dispensers

Priority

3 - Medium/Low

Cost Estimate

\$100-499



Women's Restroom
Violation(s) Pictured: 3.5

3.5 WOMEN'S RESTROOM

Violation

Force to operate the flush control is greater than 5lbs

Recommendation

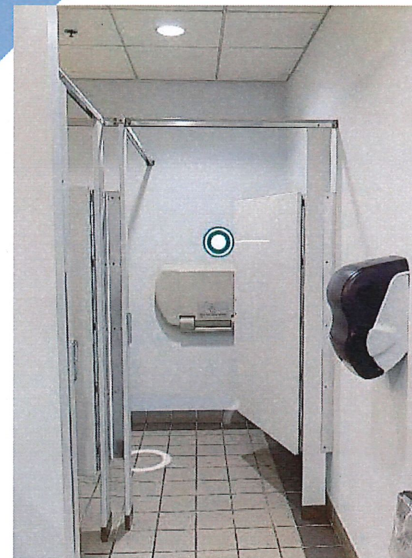
Adjust flush to ensure that force to operate is less than 5lbs

Priority

3 - Medium/Low

Cost Estimate

Maintenance



Women's Restroom
Violation(s) Pictured: 3.6

3.6 WOMEN'S RESTROOM

Violation

Door in stalls are not self-closing

Recommendation

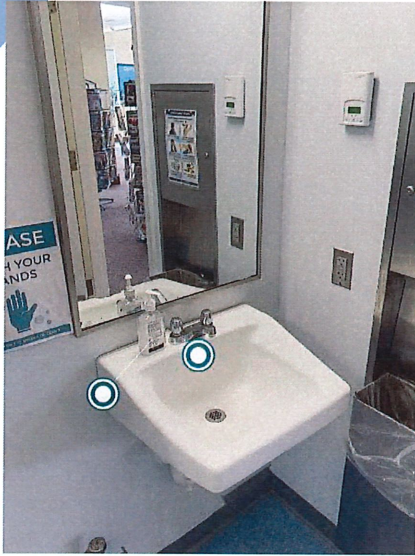
Add closer to facilitate accessible use

Priority

3 - Medium/Low

Cost Estimate

\$100-499



Children's Restroom

Violation(s) Pictured: 3.7; 3.8

3.7 CHILDREN'S RESTROOM

Violation

Force to operate the faucet is greater than 5lbs

Recommendation

Adjust faucet to ensure that force to operate is less than 5lbs

Priority

3 - Medium/Low

Cost Estimate

Maintenance

3.8 CHILDREN'S RESTROOM

Violation

Restroom lacks soap dispenser

Recommendation

Provide additional accessible dispensers

Priority

3 - Medium/Low

Cost Estimate

\$100-499

3.9 STAFF RESTROOM

Violation

Force to operate the faucet is greater than 5lbs

Recommendation

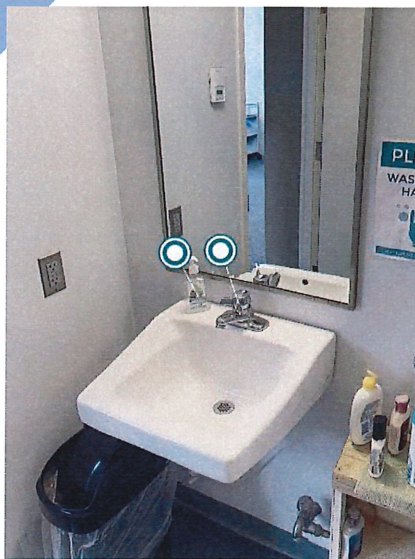
Adjust faucet to ensure that force to operate is less than 5lbs

Priority

3 - Medium/Low

Cost Estimate

Maintenance



Staff Restroom

Violation(s) Pictured: 3.9; 3.10

3.10 STAFF RESTROOM

Violation

Restroom lacks soap dispenser

Recommendation

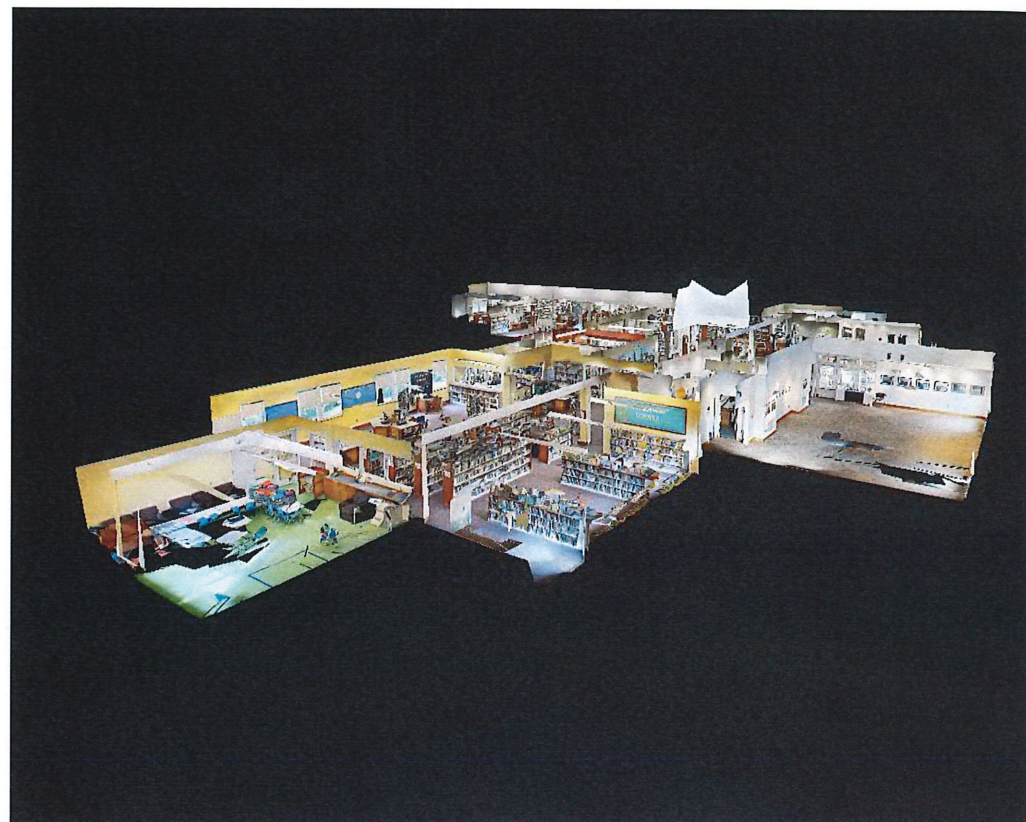
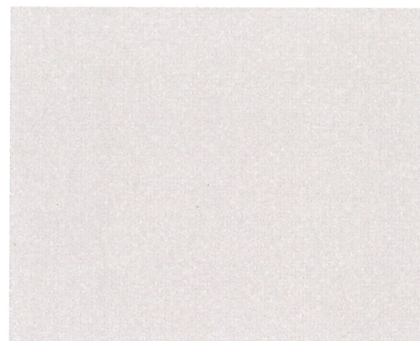
Provide additional accessible dispensers

Priority

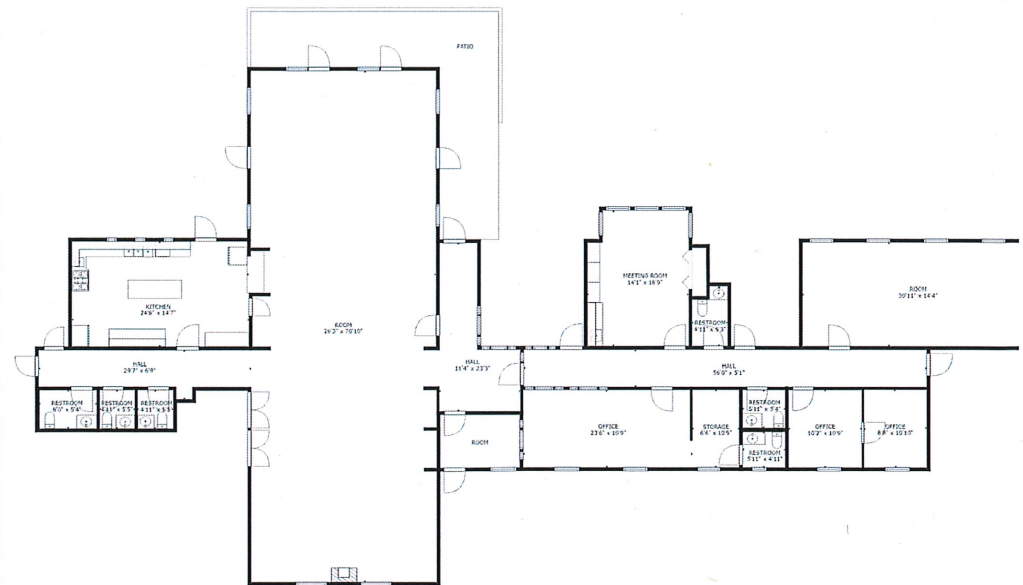
3 - Medium/Low

Cost Estimate

\$100-499



Council on Aging

An aerial photograph showing a large, multi-winged building with a grey roof, surrounded by lush green trees. To the left of the building is a large asphalt parking lot with several cars parked. A small blue building is visible near the main building. The scene is captured from a high angle, providing a clear view of the facility and its surroundings.

Overview

The Council of Aging, built in 2003, is one of the more popular buildings in town. Located in the Ted Williams Campus, the Council on Aging is a single-story facility that provides meals, services, and activities to the town's elderly population.



Violations

4.1 PARKING LOT

Violation

Van accessible space provides less space than required (10ft)

Recommendation

Reconfigure to parking spaces to allow for van-accessible spaces

Priority

I - High

Cost Estimate

\$1,000-4,999

4.2 RESTROOM

Violation

Force required to activate faucet is greater than 5lbs

Recommendation

Adjust or replace faucet

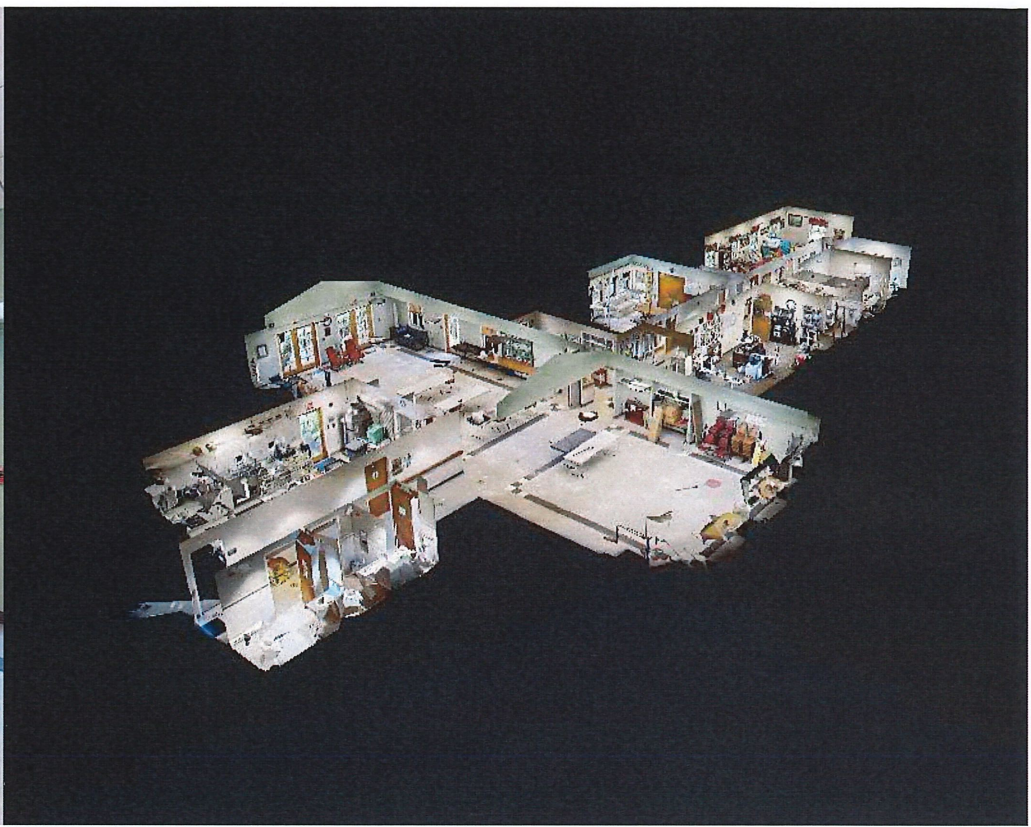
Priority

3 - Medium/Low

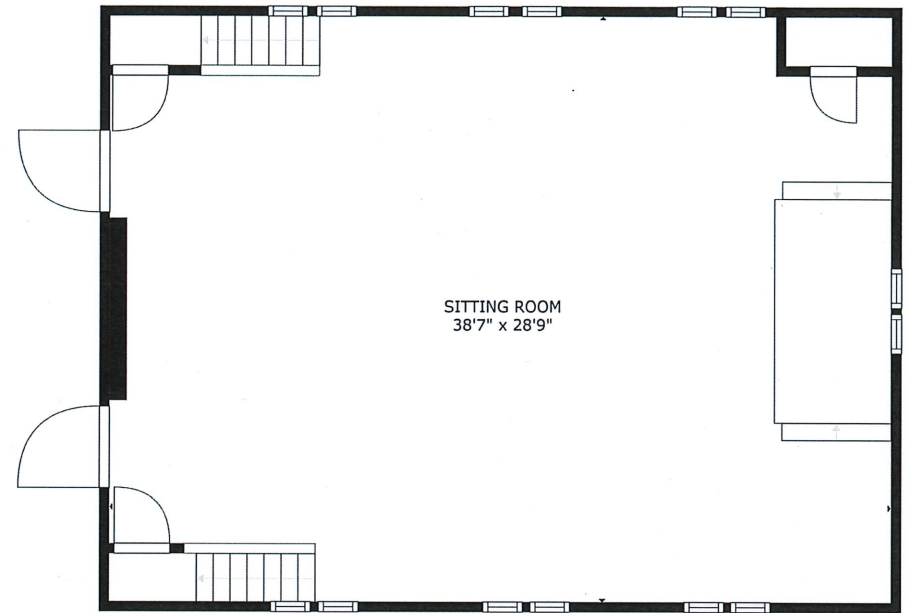
Cost Estimate

Maintenance

\$100-499



Historic Town Hall



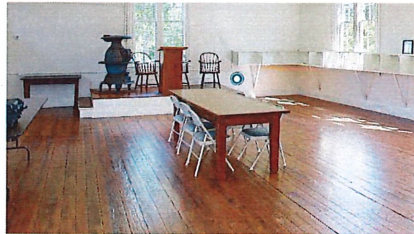
Overview

The Historic Town Hall is located at 2 Precinct Street, at the junction of Route 18 and Route 105. Built in 1856, Historic Town Hall is registered Historic building. As a prized historic and public facility in town, Historic Town Hall may be required to make some physical adjustments to ensure that it meets ADA standards of accessibility. Importantly, the Historic Town Hall does not provide public access to the second floor.

Given the age of the building, there are some deficiencies in relation to Facility Access and Restrooms. Notably, the Historic Town Hall does not provide any type of restroom, public or otherwise. According to the ADA, all public facilities should endeavor to provide at least one universally accessible restroom. However, ADA standards of compliance for historic buildings is somewhat more flexible, and the Town should pursue further assessment with the Massachusetts Historic Commission and the Massachusetts Architectural Access Board (MAAB) to seek any exemptions due to financial burden or significant changes to the historic character of the building. MAAB is a

regulatory agency whose mandate, as established under M.G.L. c.22 S13A, is to develop and enforce regulations pertaining to public access. The MAAB also decides on variance requests, issues advisory opinions, and makes decisions on complaints. Local building inspectors are responsible for enforcement of the provisions of 521 CMR. The Town should endeavor to implement some recommendations to ensure that individuals with disabilities are able to access and utilize this public good.

The Town completed improvements to the Historic Town Hall, including the installation of a ramp leading to the main entrance.



Violations

5.1 MAIN ROOM

Violation

The stage area lacks a ramp to access the podium

Recommendation

Install a ramp that does not impact the historic nature of the facility to ensure access to the stage area

Priority

2 - Medium/High

Cost Estimate

\$1,000-4,999



Main Room

Violation(s) Pictured: 5.1



Main Room
Violation(s) Pictured: 5.1

5.2 MAIN ROOM

Violation

Carpet in the Historic Town Hall has unsecured edges

Recommendation

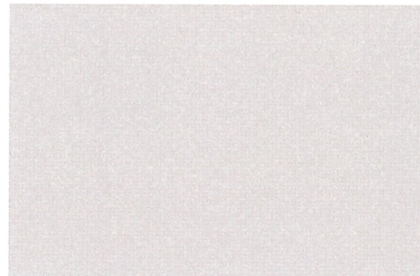
Secure carpet edges to avoid tripping hazards

Priority

2 - Medium/High

Cost Estimate

\$100-499



5.3 MAIN ROOM

Violation

Historic Town Hall lacks a public restroom

Recommendation

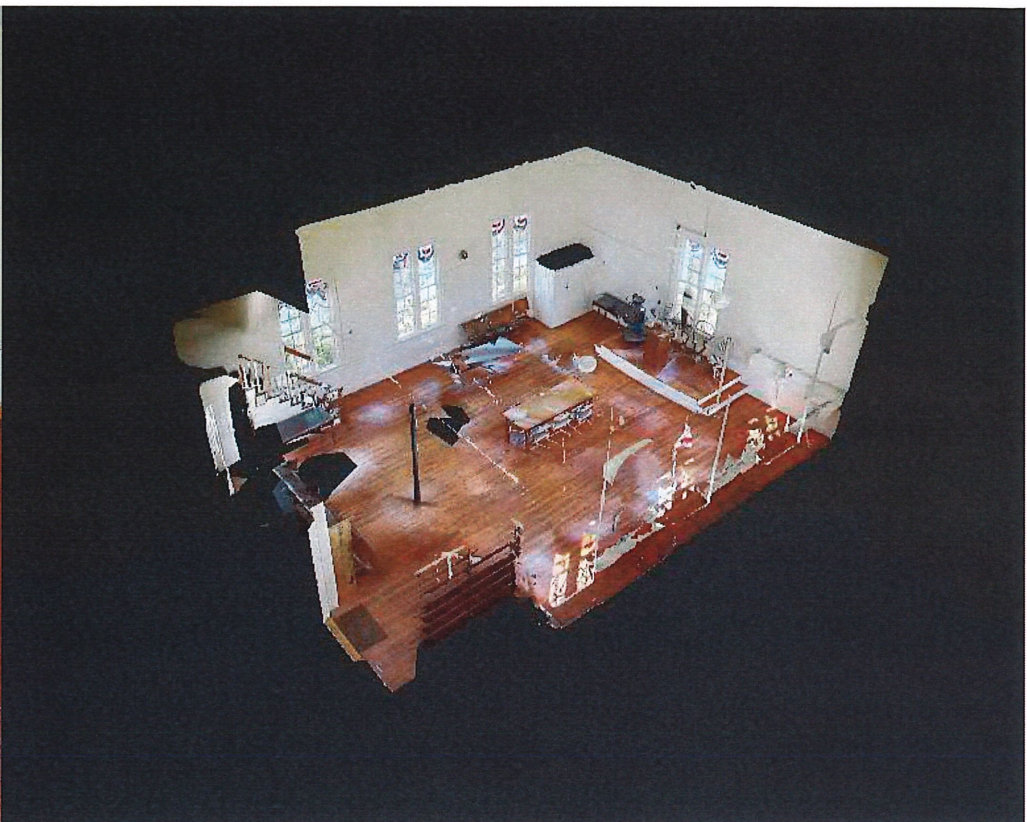
Consider constructing an accessible Restroom for both the public and employees. Integrate appropriate accessible features including amenities and signage.

Priority

3 - Medium/Low

Cost Estimate

\$10,000+



Dept. of Public Works

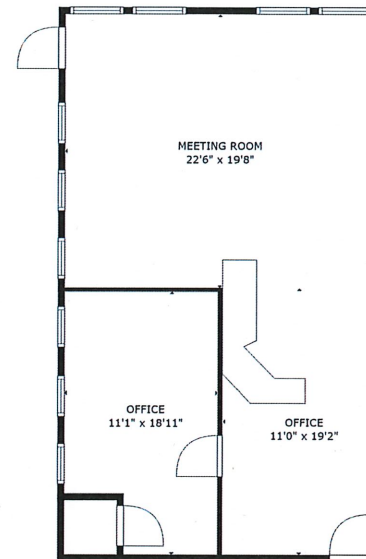
Overview

The Highway Department and Animal Shelter are located at 6 and 8 Montgomery Street. The Transfer Station is located a few minutes away at 100 Kenneth Welch Drive. These facilities have limited publicly accessible spaces, but do present some deficiencies with regards to ADA standards and would benefit from improvements related to *Facility Access* and *Restrooms*.



Pictured:

Highway Department (above); Animal Control (below)



Highway Department

The Highway Department currently operates out of a garage and a temporary portable unit used for office space. The garage is not open to the public, and as such, the recommendations focus on the portable unit installed in 1995. Modifications in the Highway Department are focused on *Facility Access*, *Interior Navigation*, and *Restrooms*.

Improvements to the Highway Department trailer include reconfiguration of existing parking to allow for accessible and van accessible spaces, construction of restroom facilities for employees and the public, as well as installation of a ramp with the appropriate slope, width and railings. These modifications would be estimated to exceed \$10,000. The 2019 Master Plan recommends a complete replacement of the structure and based on the intensity of modifications necessary to achieve ADA compliance alone, this plan echoes the recommendations of the Master Plan.

In 2021, The Town approved funding to redevelop the Highway Department. This new facility will address all violations listed and further enhance accessibility at this site.

Violations

6.1 ENTRYWAYS

Violation

Building requires taking stairs to enter; no accessible ramp options

Recommendation

DPW should provide a ramp or rebuild facility to enable accessible entrances and accessible routes to those entrances with signage

Priority

I - High

Cost Estimate

\$1,000-4,999

6.2 ENTRYWAYS

Violation

No accessible parking spaces are provided

Recommendation

Reconfigure and paint lines for accessible and van accessible spaces;

Add signage 60" above the ground;

Mark all access aisles;

Ensure all accessible spaces adjoin an accessible route to an accessible entrance

Priority

I - High

Cost Estimate

\$1,000-4,999



Entryways

Violation(s) Pictured: 6.3

6.3 ENTRYWAYS

Violation

Doors in the DPW have hardware for closers, but they have been removed

Recommendation

Consider reinstallation of door closers

Priority

2 - Medium/High

Cost Estimate

\$100-499



6.4 MAIN ROOM

Violation

Carpet in the DPW is lifted at certain points

Recommendation

Replace carpet to ensure it is slip resistant and stable;

Secure lifted edges at joints

Priority

2 - Medium/High

Cost Estimate

\$5,000-9,999



Main Room

Violation(s) Pictured: 6.4 (above); 6.5 (below)

6.5 MAIN ROOM

Violation

Mats are unsecured

Recommendation

Secure edges to avoid tripping hazards

Priority

2 - Medium/High

Cost Estimate

\$100-499



6.6 MAIN ROOM

Violation

There are no public or employee restrooms in the DPW facility

Recommendation

Build a restroom for both the public and employees;

Provide appropriate accessible features and signage

Priority

3 - Medium/Low

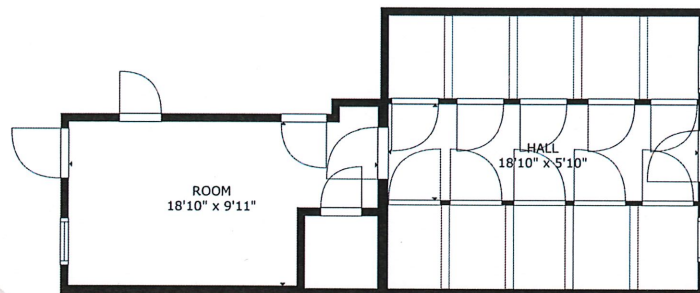
Cost Estimate

\$5,000-9,999

Animal Control

The Lakeville Animal Shelter is next to the Highway Department, ; itand presents a number of deficiencies in the areas of interior Navigation and Restroom Access. The Animal Shelter does provide accessible parking facilities for visitors and a proper entrance through markings and signage. Though the shelter is open to the public, the spaces in which the public are allowed is limited to the lobby area and restroom. Public access to the dog cages is strictly

forbidden to ensure public safety. The one restroom facility available for employees is also used for dog bathing and grooming. Given the variety of uses of this restroom facility, the animal shelter staff do not open the restroom for the public. This does not violate ADA standards, but should the town choose to implement improvements above and beyond the standards, the Animal Shelter staff and the public who visit would greatly benefit from a dedicated restroom facility.



Violations

7.1 MAIN ROOM

Violation

Facility lacks a public restroom

Recommendation

The town may consider providing a dedicated public restroom

Priority

3 - Medium/Low

Cost Estimate

\$10,000+



Transfer Station

The Lakeville Transfer Station provides much needed services to residents; the Town's ability to provide these services to individuals regardless of their abilities is critical to its mission. As far as services provided on site, the staff emphasized that they provide recycling services to individuals with disabilities and anyone unable to load materials into receptacles. The facility and main office of the Transfer Station where customers are serviced provide some ADA accommodations. Areas in which the Transfer Station main office fell short of more comprehensive compliance with ADA standards include Approach and Entrance related to accessible parking as well as Restroom accessibility due to the lack of public facilities. Reconfiguration or construction of a fully accessible restroom for both staff and the public may prove costly given existing site limitations.

Violations

8.1 ENTRYWAY

Violation

No accessible spaces provided

Recommendation

Designate accessible parking by reconfiguring lines, access aisles and signage

Priority

I - High

Cost Estimate

\$1,000-4,999

8.2 ENTRYWAY

Violation

Thresholds to the Transfer Station office are greater than 1/4" high

Recommendation

Remove or replace threshold to be no greater than 1/4"

Priority

I - High

Cost Estimate

\$100-499

8.3 ENTRYWAY

Violation

Door handle to the Transfer Station office requires twisting

Recommendation

Replace inaccessible knob with lever, loop or push hardware;

Add automatic door opener

Priority

I - High

Cost Estimate

\$100-499

8.4 ENTRYWAY

Violation

Door to the entrance of the Transfer Station office is greater than 5lbs

Recommendation

Install lighter doors or automatic door openers

Priority

1 - High

Cost Estimate

\$100-499

8.5 MAIN ROOM

Violation

Mats in the Transfer Station office are not secured

Recommendation

Secure carpets at the edges to avoid tripping hazards

Priority

2 - Medium/High

Cost Estimate

\$100-499

8.6 MAIN ROOM

Violation

Window counter at the Transfer Station is greater than 48" from the ground

Recommendation

Lower or replace exterior counter window

Priority

1 - High

Cost Estimate

Maintenance OR \$100-499

8.7 MAIN ROOM

Violation

Lacks lacks signage indicate accessible service counter

Recommendation

Install signage that indicates accessible service is provided at interior counter

Priority

2 - Medium/High

Cost Estimate

\$100-499

8.8 ENTRYWAY

Violation

Transfer Station does not provide accessible public Restrooms

Recommendation

Consider constructing an accessible Restroom for both the public and employees;

Integrate appropriate accessible features including amenities and signage

Priority

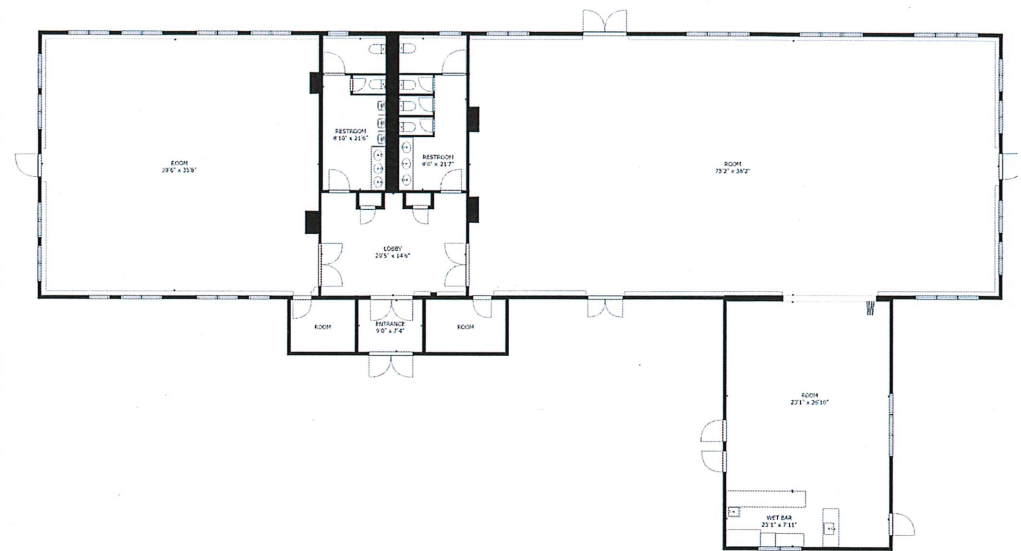
3 - Medium/Low

Cost Estimate

\$1,000-4,999



Loon Pond Lodge

An aerial photograph of the Loon Pond Lodge, a large, light-colored building with a dark roof, situated on a grassy area surrounded by dense evergreen trees. A paved parking lot with several marked spaces is visible in the foreground. A utility pole stands near the center of the image. The building has a long, low profile with a gabled section on the right. A paved path leads from the parking area towards the building. The surrounding landscape is lush with green trees and grass.

Overview

The Ted Williams Campus is home to Loon Lodge, which is open to private functions, events, and town use. Given the use of the building, it is in good condition and in fair compliance with ADA standards. Loon Lodge is a single-story building, with all accessible entrances for those walking up. It should be noted that Facility Access from the designated accessible parking is compromised due to the lack of a clear paved path to any entrance of the building. Currently, visitors have to go through the parking lot and onto the street to access the paved path to the entrance. As such, the town should consider improvements that address Facility Access and minor improvements to Restroom Access.



Violations

9.1 PARKING LOT

Violation

Parking space accessible aisles do not adjoin an accessible route to the accessible main entrance.

Recommendation

Create accessible route from access aisle to the entrance;

The town should reconfigure spaces and the route closer to an accessible entrance*

Priority

I - High

Cost Estimate

\$5,000-9,999

9.2 PARKING LOT

Violation

All accessible parking spots lack signage

Recommendation

Install signs 60" above ground to designate accessible and van accessible parking

Priority

I - High

Cost Estimate

\$1,000-4,999

9.3 ENTRYWAYS

Violation

All accessible and non-accessible entrances lack signage

Recommendation

Install signs on route before people get to inaccessible entrances so that people do not have to turn around and retrace their path

Priority

I - High

Cost Estimate

\$100-499

9.4 ENTRYWAYS

Violation

Double doors closest to parking lot require force greater than 5lbs to open

Recommendation

Install power-assisted or automatic door openers

Priority

I - High

Cost Estimate

\$100-499

Entryways

Violation(s) Pictured: 9.3, 9.4 (right)





Bar Area

Violation(s) Pictured: 9.5

9.5 BAR AREA

Violation

Bar area of the service counter is greater than 36" above the ground

Recommendation

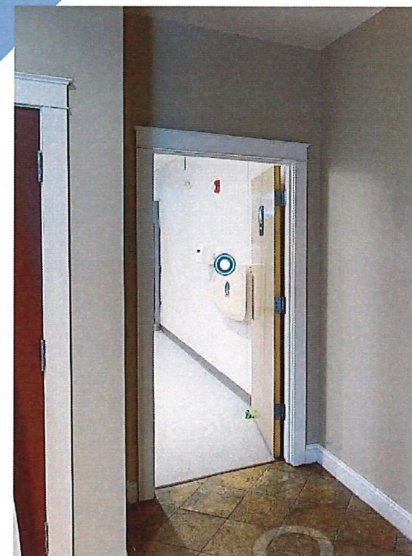
Consider lowering a section of the counter to 36" with a 36" length OR replace Bar with a portion of lowered counter space

Priority

2 - Medium/High

Cost Estimate

\$1,000-4,999



Women's Restroom

Violation(s) Pictured: 9.6

9.6 WOMEN'S RESTROOM

Violation

Force to operate the door is greater than 5lbs

Recommendation

Install door closer to ensure that force to operate is less than 5lbs

Priority

4 - Low

Cost Estimate

\$100-499



9.7 WOMEN'S RESTROOM

Violation

Coat hook is greater than 48" above ground

Recommendation

Adjust hook height so it is between 15"-48" above the ground

Priority

4 - Low

Cost Estimate

Maintenance

Women's Restroom

Violation(s) Pictured: 9.7, 9.8 (left)

9.8 WOMEN'S RESTROOM

Violation

Door to the accessible toilet stall is not self-closing

Recommendation

Add closer to the accessible restroom to enable accessible use

Priority

3 - Medium/Low

Cost Estimate

\$100-499

9.9 MEN'S RESTROOM

Violation

Coat hook is greater than 48" above ground

Recommendation

Adjust hook height so it is between 15"-48" above the ground

Priority

4 - Low

Cost Estimate

Maintenance

9.10 MEN'S RESTROOM

Violation

Door to the accessible toilet stall is not self-closing

Recommendation

Add closer to the accessible restroom to enable accessible use

Priority

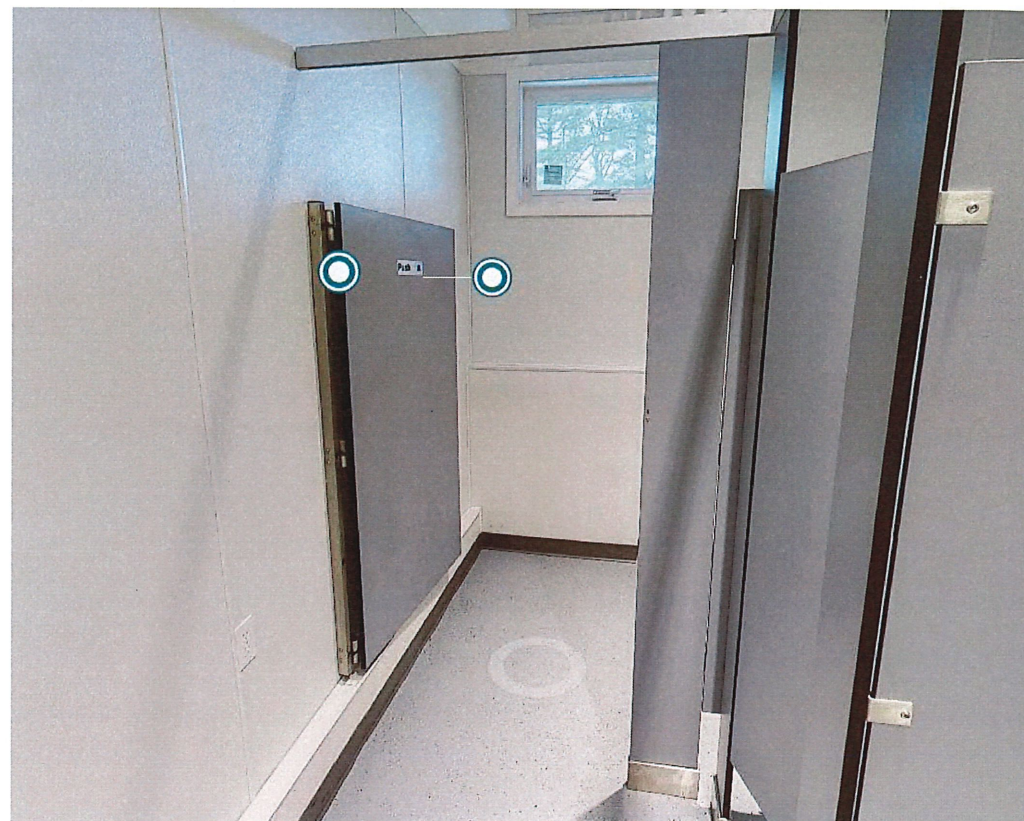
3 - Medium/Low

Cost Estimate

\$100-499

Men's Restroom

Violation(s) Pictured: 9.9, 9.10 (right)





Men's Restroom

Violation(s) Pictured: 9.11

9.11 MEN'S RESTROOM

Violation

Force to operate the door is greater than 5lbs

Recommendation

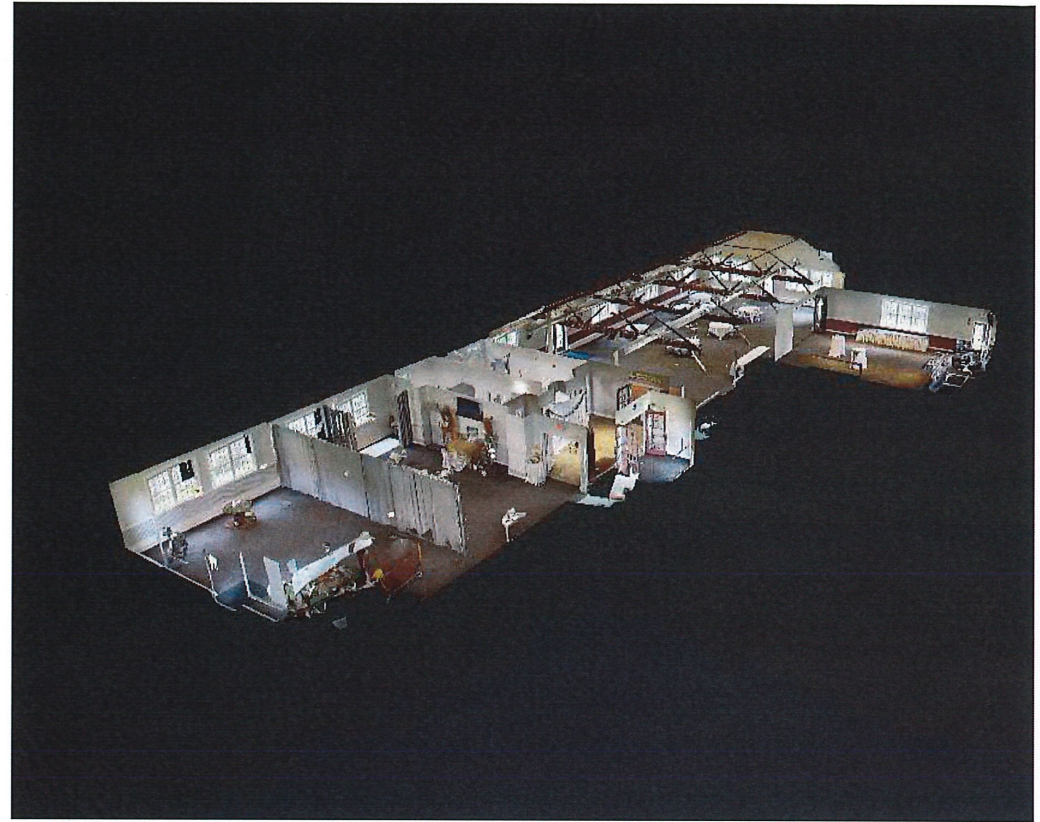
Install door closer to ensure that force to operate is less than 5lbs

Priority

4 - Low

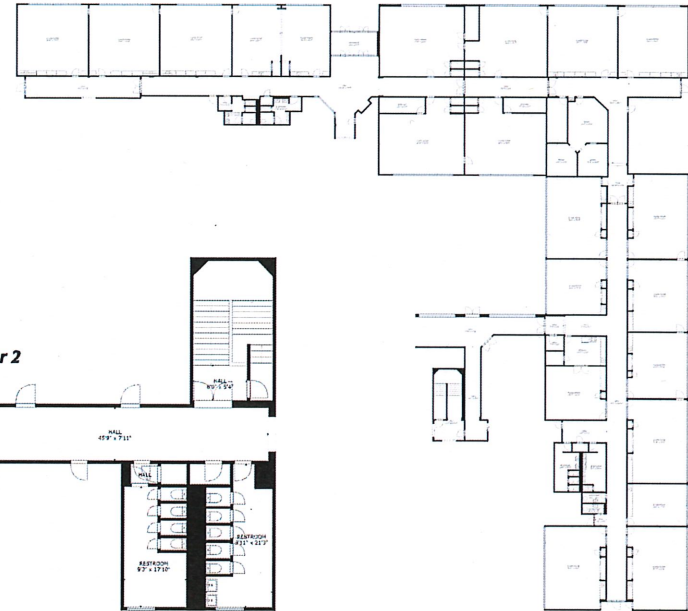
Cost Estimate

\$100-499

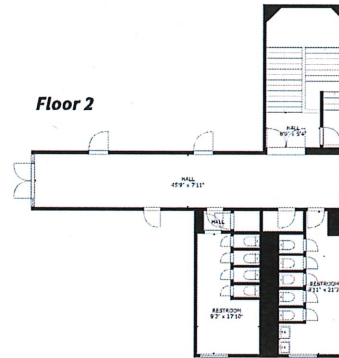


Assawompset Elementary

Floor 1



Floor 2



Overview

First built in 1948 with some improvements through the 1980s, the Assawompset School presents construction practices that pre-date the ADA and would benefit from improvements to accessibility. The elementary school's last assessment, completed in 2016 shows that the school should focus Facility Access. Specifically, the school experiences accessibility issues around the exterior of the facility, including signage requirements, accessible routes to entrances, curb cuts, and entrance stoops. Though there is an appropriate number of accessible parking spaces, the school should consider whether these accessible spots adjoin accessible entrances. From the interior, the school presents violations related to door clearances, door hardware, restrooms, stair and ramp rails, drinking fountains, and missing signage. Importantly, the school does have an elevator that was installed to connect the addition in the 1980s. During the time of assessment, the elevator was out of order and the interior features could not be assessed.



Violations

10.1 PARKING LOT

Violation

Accessible parking by the main entrance lacks an accessible route to reach cross walk and the main entrance

Recommendation

Reconfigure parking and/or curb to adjoin accessible routes to the main entrance

Priority

I - High

Cost Estimate

\$1,000-4,999

10.2 PARKING LOT

Violation

Accessible parking spaces by the main entrance lack appropriate signage indicating accessible and van accessible parking

Recommendation

Install and adjust height of accessible parking signs so the bottom edge sits 60" above the ground

Priority

I - High

Cost Estimate

\$1,000-4,999

10.3 PARKING LOT

Violation

Accessible parking adjacent to the playground lacks signage

Recommendation

Install accessible parking sign so the bottom edge sits 60" above the ground

Priority

1 - High

Cost Estimate

\$100-499

10.4 PARKING LOT

Violation

Accessible parking signage at the end of field is less than 60" above the ground

Recommendation

Adjust height of accessible parking signs so the bottom edge sits 60" above the ground

Priority

1 - High

Cost Estimate

\$100-499

10.5 ENTRYWAYS

Violation

Doorway to the kitchen is less than 32" wide.

Recommendation

Adjust width of door to enable accessible access.

Priority

2 - Medium/High

Cost Estimate

\$1,000-4,999

10.6 ENTRYWAYS

Violation

Entrances lack signage indicating their accessibility

Recommendation

Install signage to indicate accessibility and direction of closest accessible entrance

Priority

1 - High

Cost Estimate

\$1,000-4,999



Entryways

Violation(s) Pictured: 10.6

10.7 PERMANENT ROOMS

Violation

Permanent rooms lack signage indicating room numbers and letters, room names, and exit signs

Recommendation

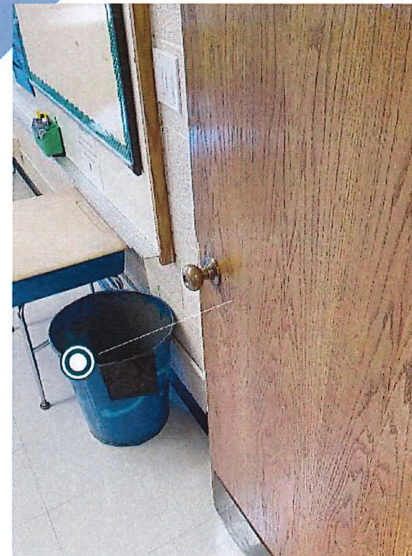
Replace existing signs and install new signage on latch side of doors with high contrast, raised characters, and braille

Priority

2 - Medium/High

Cost Estimate

\$5,000-9,999



Permanent Rooms

Violation(s) Pictured: 10.8

10.8 PERMANENT ROOMS

Violation

Some doors in the facility lack accessible hardware that require tight grasping, pinching, or twisting of the wrist

Recommendation

Replace knob hardware with lever, loop or push hardware and add automatic door openers where appropriate

Priority

2 - Medium/High

Cost Estimate

\$1,000-4,999



10.9 CLASSROOMS

Violation

Area rugs in classrooms are unsecured

Recommendation

Secure edges of carpet to prevent slipping and tripping hazards

Priority

2 - Medium/High

Cost Estimate

\$100-499



Classrooms

Violation(s) Pictured: 10.9



10.10 HALLWAYS

Violation

Elevator lacks tactile buttons

Recommendation

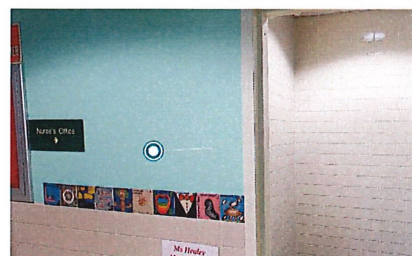
Change buttons to provide braille buttons

Priority

2 - Medium/High

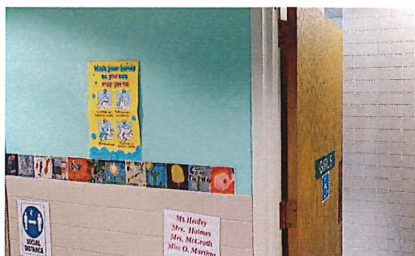
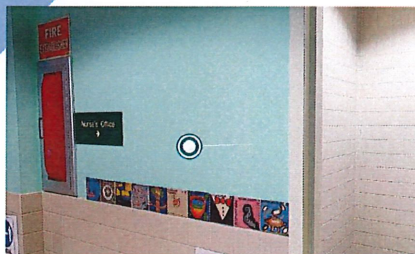
Cost Estimate

\$100-499



Hallways

Violation(s) Pictured: 10.10



Hallways

Violation(s) Pictured: 10.11

10.11 RESTROOMS

Violation

Restrooms lack comprehensive signage to indicate their accessibility

Recommendation

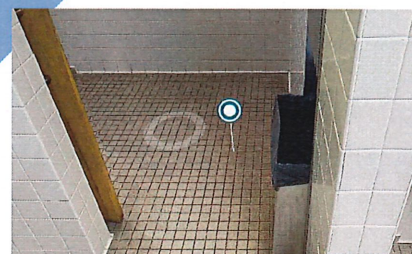
Install signage at restrooms indicating accessibility and location of nearest accessible restroom

Priority

2 - Medium/High

Cost Estimate

\$100-499



Restrooms

Violation(s) Pictured: 10.12

10.12 RESTROOMS

Violation

First-floor, accessible restrooms give less than 36" of clearance at doorways and less than 36" around the bend in both rooms

Recommendation

Reconfigure or remove obstructions;

Alternative Recommendation: Designate restrooms closest to the teachers' lounge as accessible for both boys and girls

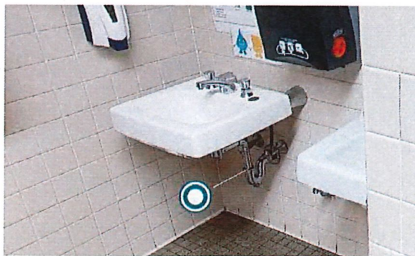
Priority

3 - Medium/Low

Cost Estimate

Maintenance

\$5,000-9,999



Restrooms

Violation(s) Pictured: 10.13

10.13 RESTROOMS

Violation

Pipes in the first-floor restrooms lack insulation

Recommendation

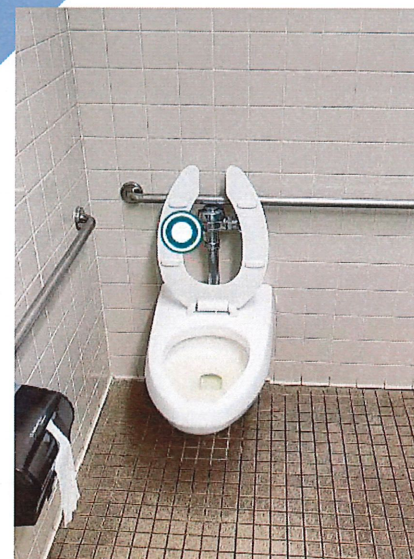
Install cover panel or provide insulated piping to protect against contact

Priority

3 - Medium

Cost Estimate

\$1,000-4,999



Restrooms

Violation(s) Pictured: 10.14

10.14 RESTROOMS

Violation

Flush control in the first-floor boy's accessible restroom stall are on the inappropriate side

Recommendation

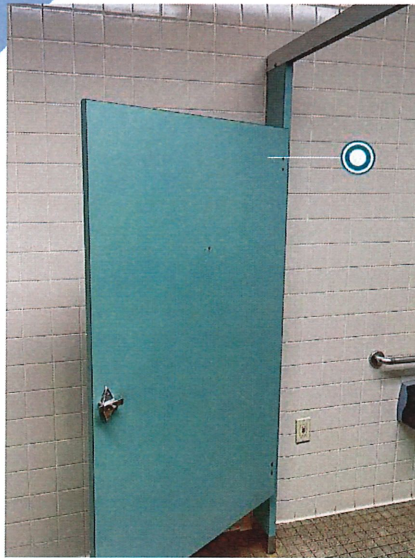
Move control to the open side

Priority

3 - Medium

Cost Estimate

Maintenance



Restrooms

Violation(s) Pictured: 10.15

10.15 RESTROOMS

Violation

First-floor accessible restroom stall is not self-closing

Recommendation

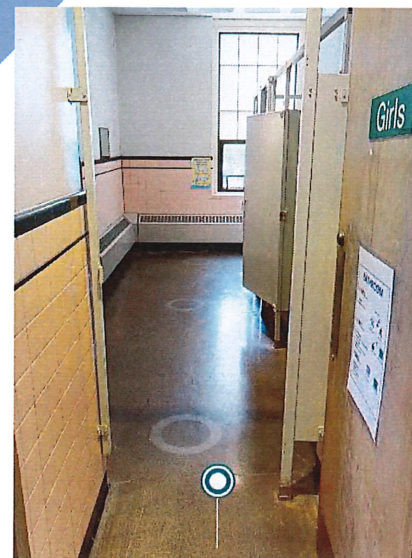
Install signage at restrooms indicating accessibility and location of nearest accessible restroom

Priority

2 - Medium/High

Cost Estimate

\$100-499



Restrooms

Violation(s) Pictured: 10.16

10.16 RESTROOMS

Violation

Second floor restrooms are not accessible

Recommendation

The elevator leading up to the second floor allows access, but students with disabilities would be unable to use the restrooms provided; In order to go above and beyond the ADA standards, the town should explore the potential of reconfiguring the second-floor restrooms to accommodate individuals with disabilities.

Priority

3 - Medium/Low

Cost Estimate

\$10,000+

Recreational Facility Assessment

Similar to the Building Assessment, prioritization of improvements assists the Town's approach to implementing the recommended improvements for Recreational Facilities.

High ↑ ↓ Low	Priority 1	A
	Priority 2	B
	Priority 3	C
	Priority 4	D

Complementary to the efforts of the ADA Self-Evaluation & Transition Plan is the Town's Open Space and Recreation Plan (OSRP) that requires an assessment of accessible recreation facilities in town. Lakeville's most recent OSRP (2013) provides insight into the current state of recreational facilities in the Lakeville. In conjunction with the recently completed Master Plan in 2019, this element of the ADA Self-Evaluation and Transition plan utilizes information from both documents to establish the following observations and recommendations.

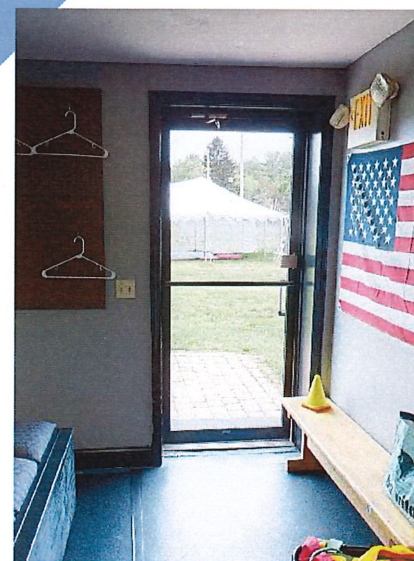
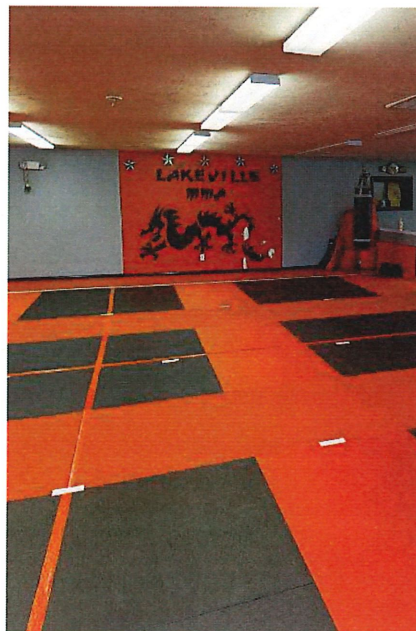
Ted Williams Camp

Overview

Covering over 124 acres of land, Ted Williams Camp is a premier recreation site for town residents and local visitors, making its compliance with ADA especially important. Available for organized and casual recreation, Ted Williams Camp supports activities for individuals of all ages. In recent years, the Alexander Gamache Memorial Playground underwent renovations to update all the equipment including swings, slides, park benches, and picnic tables. Though the outdoor park area doesn't offer accessible restrooms, there are permanent accessible restroom facilities located in the Loon Pond Lodge.

MMA Studio

Additionally, the Ted Williams Camp is also the site of a town-owned facility, currently rented out to a private business. The aforementioned business runs an MMA studio, but should the town choose to take ownership or repurpose it's use the town should consider addressing the ADA concerns, largely related to Interior Navigation and Restroom Access.



Rear Exit

Violation(s) Pictured: II.I

Violations

11.1 REAR EXIT

Violation

Rear exit is obstructed by bench

Recommendation

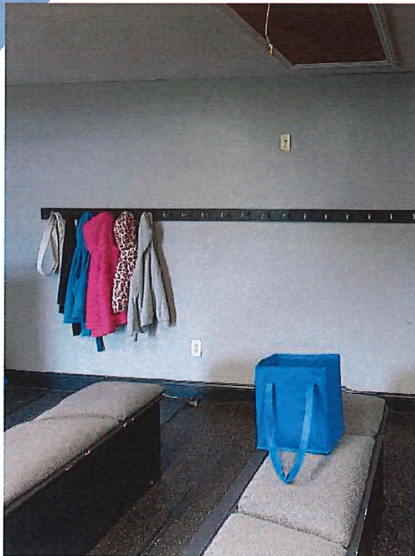
Remove obstructions to provide clear path

Priority

2 - Medium/High

Cost Estimate

Maintenance



Seating Area

Violation(s) Pictured: 11.2

11.2 SEATING AREA

Violation

Coat hooks located in the seating area are greater than 48"

Recommendation

Provide coat hook between 15"-48" inches for accessible use

Priority

2 - Medium/High

Cost Estimate

\$100-499



Restrooms

Violation(s) Pictured: 11.3

11.3 RESTROOMS

Violation

Restrooms lack signage indicating room name and accessibility

Recommendation

Install tactile sign on the latch side of the door or where permissible.

Priority

2 - Medium/High

Cost Estimate

\$100-499



Restrooms

Violation(s) Pictured: 11.4

11.4 RESTROOMS

Violation

Restroom toilet provides adequate clearance, but presents obstructions

Recommendation

Remove obstructions including trash can, scale, and any other obstruction

Priority

3 - Medium/Low

Cost Estimate

Maintenance



Parks Department Office

The town Parks Department officially has a home office in the Ted Williams Camp, but the building is currently not in use. The facility lacks a number of features that would make it accessible for individuals with disabilities. Importantly, the building lacks a ramp to the main entrance. In addition, the building would require upgrades and reconfiguration of the restroom to allow staff and public use. Interior Navigation is a challenge; doorways and thresholds should be reconfigured to provide appropriate clearance and obstructions should be removed from pathways. To enhance usability, door hardware should be replaced where appropriate. Overall, improvements to make this space accessible are estimated to be over \$10,000.



John Paun Park

Offering a little over 10 acres of play area and 3 athletic fields, John Paun Park is a frequently visited park in Lakeville. Today, the Park is home to the Lakeville Girls' Softball with tournaments and games held. Regarding accessibility, John Paun Park offers some accessible amenities with the potential for improvement in certain areas. In 2019, the Park Commission funded a portable restroom that provides accessible accommodations for the public.





Pedestrian Circulation

Violation(s) Pictured: 12.1, 12.3

Violations

12.1 PEDESTRIAN CIRCULATION

Violation

Route from parking to fields and playground is rough and uneven

Recommendation

Replace gravel with asphalt or other surface to provide stable, firm, and slip-resistant path

Priority

1 - High

Cost Estimate

\$5,000-9,999



Pedestrian Circulation

Violation(s) Pictured: 12.2

12.2 OUTDOOR SEATING

Violation

The park tables and stands lack accessible seating and standing spaces for wheelchair users

Recommendation

Replace tables and/or add additional accessible tables with appropriate knee clearance

Priority

2 - Medium/High

Cost Estimate

\$1,000-4,999

12.3 CONCESSION STAND

Violation

Concession stand counter is greater than 38" above the ground

Recommendation

Provide an accessible counter no greater than 38" inches

Priority

4 - Low

Cost Estimate

\$1,000-4,999



Shaw Park

Located at the intersection of Bedford and Highland Street, the Fred A. Shaw Park is a site for picnicking and viewing the Assawompset Pond. The site may improve compliance with ADA by designating accessible parking facilities in the small parking lot and creating a clear, smooth, and even path from the parking area to the green space. In addition, the town may consider the purchase and installation of an ADA compliant picnic tables that enable individuals with wheelchairs to slide under the table with appropriate knee clearance.

Violations

13.1 PARKING LOT

Violation

There is no dedicated accessible parking on site

Recommendation

Reconfigure and designate an accessible parking spot using signage and provide an access aisle

Priority

I - High

Cost Estimate

\$1,000-4,999

13.2 PARKING LOT

Violation

The parking lot and the route to the green space are uneven

Recommendation

Replace gravel with asphalt or another surface to provide stable, firm, and slip-resistant path

Priority

2 - Medium/High

Cost Estimate

\$1,000-4,999

13.3 OUTDOOR SEATING

Violation

Picnic tables lack accessible clearance or space

Recommendation

Replace picnic tables and/or add additional accessible tables with appropriate knee clearance for wheelchair accessibility

Priority

I - High

Cost Estimate

\$1,000-4,999

Clear Pond Park

At the southern edge of Clear Pond, the sandy beach and recreational facilities make up Clear Pond Park. Though it is open to the public, residents and their guests must purchase passes to access the site. The park benefits from accessible features, including parking and an accessible restroom, which were completed in 2012. Clear Pond Park would benefit from installation of a beach ramp or walkway to the water.



Violations

14.1 OUTDOOR CIRCULATION

Violation

The park lacks a beach ramp or walkway to enable access to the water

Recommendation

Install a beach ramp or walkway to facilitate a path to the water

Priority

I - High

Cost Estimate

\$1,000-4,999

Betty's Neck Park

Betty's Neck is a valued area of open space in town that provides one of the few public places to access the Assawompset Pond. Visitors use this site for recreational walking, fishing, bird-watching, and picnicking. Given the significance of this site, its consideration of ADA standards is important to enable access to all individuals. Unfortunately, Betty's Neck lacks key elements in the area of Facility Access and Restroom Access to make this site accessible to individuals of all abilities.

Violations

15.1 OUTDOOR CIRCULATION

Violation

Paths in the park are uneven and inaccessible

Recommendation

Consider providing an accessible route/trail

Priority

I - High

Cost Estimate

\$10,000+

15.2 SIGNAGE

Violation

Trails lack any form of signage

Recommendation

Install signage with accessible features

Priority

2 - Medium/High

Cost Estimate

\$1,000-4,999

Cowboy Shack

The Cowboy Shack, located in the Vigers' Conservation Area, is a former Boy Scout facility owned by the Town of Lakeville. The facility is not open to the public and has been the focus of renovation efforts since 2015. Despite renovations to the interior and exterior roof, the building entrance has a threshold greater than allowed by ADA standards, making the interior of this space inaccessible to individuals with a disability. The building also currently lacks a restroom, though there is no required minimum number of restrooms should the Town open this building to the public. This passive recreation site is used for nature walks and hiking, most of which present uneven paths and surfaces. It should be noted that this site has no dedicated parking amenities for visitors; anyone visiting the Cowboy Shack would have to park in a gravel pull-off area on the side of the road.

Violations

16.1 BUILDING ENTRY

Violation

Threshold is greater than ¼"

Recommendation

Replace threshold with a ramp to ensure equal access to those in a wheelchair

Priority

I - High

Cost Estimate

\$5,000-9,999

16.2 RESTROOMS

Violation

Recreation facility lacks a public restroom

Recommendation

Provide a publicly accessible restroom

Priority

3 - Medium/Low

Cost Estimate

\$1,000-4,999

Facilities Walkshed

Overview

As part of the ADA, cities and towns are responsible for ensuring public access to their facilities. Part of the assessment requires consideration of pathways to these facilities, ensuring the proper infrastructure is in place on local roadways. This assessment includes sidewalks, pavement condition, crosswalks, curb cuts, as well as lights and flashing beacons where appropriate. Consideration of this infrastructure would allow pedestrians and individuals with disabilities who may use walking devices or wheelchairs to access public facilities by foot or public transit.

For the purpose of the Lakeville Self-Evaluation and Transition Plan, the Town pursued an assessment of the 1/4-mile walkshed to and from all public facilities along locally owned and maintained roadways. Though this assessment only considers local roads, the assessment also revealed a need for improvements along state-owned roads, including Route 18 and Route 105, to enhance accessibility to important facilities in town such as Town Hall and the Assawompset School. Though the town is not responsible for maintenance upon these

routes, they are included in the assessment to support future improvements in collaboration with MassDOT. All state-owned and maintained roads indicate potential improvements, but do not provide cost estimates. It should be noted that Route 79 is a state-road that is under the jurisdiction of the town, so this is considered the responsibility of the town.

The assessment highlights inaccessible routes, pavement conditions, as well as the need for sidewalks and crosswalks at specific junctions. The findings from the survey show that Lakeville requires installment of numerous sidewalks, including crosswalks intersecting roadways; these should include ADA/AAB compliant curb ramps and with tactile warning panels.

Transfer Station

100 Kenneth Welch Drive

17.1 KENNETH WELCH DRIVE

Violation(s)

No sidewalks

Recommendation(s)

Add a 5-foot asphalt sidewalk with granite curbing to the right (east) side of the road (Route 79 to Route 18) with ADA/AAB compliant curb ramps with tactile warning panels and high visibility crosswalks at all intersecting streets and driveways.

Cost Estimate

\$600,000

17.2 RHODE ISLAND ROAD (RTE. 79)

Violation(s)

No sidewalks; Lack of street lighting

Recommendation(s)

- ◆ Add a 5-foot asphalt sidewalk with granite curbing to the right (south) side of the road (Route 18 to Rush Pond Road) with ADA/AAB compliant curb ramps with tactile warning panels and high visibility crosswalks at all intersecting streets.
- ◆ Install high-efficiency LED streetlights at state and/or locally approved intervals.

Cost Estimate

\$600,000

John Paun Park

Vaughn Street

17.3 VAUGHN STREET

Violation(s)

No sidewalks; Lack of street lighting

Recommendation(s)

- ◆ Add a 5-foot asphalt sidewalk with granite curbing to the right (east) side of the road (Hitching Post Road to Main Street) with ADA/AAB compliant curb ramps with tactile warning panels and high visibility crosswalks at all intersecting streets.
- ◆ Install high-efficiency LED streetlights at state and/or locally approved intervals.

Cost Estimate

\$600,000

17.4 BLUEBERRY DRIVE (RTE. 18)

Violation(s)

No sidewalks; Lack of street lighting

Recommendation(s)

- ◆ Add a 5-foot asphalt sidewalk with granite curbing to the right (east) side of the road (Vaughan Street to dead-end) with ADA/AAB compliant curb ramps with tactile warning panels and high visibility crosswalks at all intersecting driveway.
- ◆ Install high-efficiency LED pedestrian-level streetlights at locally approved intervals.

Cost Estimate

\$600,000

Highway Dept. & Animal Control

6 Montgomery Street

17.5 PRECINCT STREET

Violation(s)

No sidewalks; Lack of street lighting

Recommendation(s)

- ◆ Add a 5-foot asphalt sidewalk with granite curbing to the left (north) side of the road (Montgomery Street to Dear Crossing) with ADA/AAB compliant curb ramps with tactile warning panels and high visibility crosswalks at all intersecting streets.
- ◆ Install high-efficiency LED streetlights at state and/or locally approved intervals.

Cost Estimate

\$600,000

17.6 MONTGOMERY STREET

Violation(s)

No sidewalks; Lack of street lighting

Recommendation(s)

- ◆ Add a 5-foot asphalt sidewalk with granite curbing to the right (east) side of the road (Elders Pond Road to Precinct Street) with ADA/AAB compliant curb ramps with tactile warning panels and high visibility crosswalks at all intersecting driveways
- ◆ Install high-efficiency LED streetlights at state and/or locally approved intervals.

Cost Estimate

\$600,000

Cowboy Shack

68 Pickens Street

17.7 PICKENS STREET

Violation(s)

No sidewalks; Lack of street lighting

Recommendation(s)

- ◆ Add a 5-foot asphalt sidewalk with granite curbing to the left (north) side of the road (Fieldstone Drive to Panettieri Drive) with ADA/AAB compliant curb ramps with tactile warning panels and high visibility crosswalks at all intersecting streets.
- ◆ Install high-efficiency LED streetlights at state and/or locally approved intervals.

Cost Estimate

\$600,000

17.8 HILL STREET

Violation(s)

No sidewalks; Lack of street lighting

Recommendation(s)

- ◆ Add a 5-foot asphalt sidewalk with granite curbing to the left (west) side of the road (Pickens Street to Katie's Way) with ADA/AAB compliant curb ramps with tactile warning panels and high visibility crosswalks at all intersecting streets.
- ◆ Install high-efficiency LED streetlights at state and/or locally approved intervals.

Cost Estimate

\$600,000

Clear Pond Park

49 Clear Pond Road

17.9 CLEAR POND ROAD

Violation(s)

No sidewalks; Lack of street lighting

Recommendation(s)

- ◆ Add a 5-foot asphalt sidewalk with granite curbing to the right (south) side of the road (Route 18 to Rush Pond Road) with ADA/AAB compliant curb ramps with tactile warning panels and high visibility crosswalks at all intersecting streets.
- ◆ Install high-efficiency LED streetlights at state and/or locally approved intervals.

Cost Estimate

\$600,000

Assawompset Elementary & Historic Library

232 + 241 Main Street

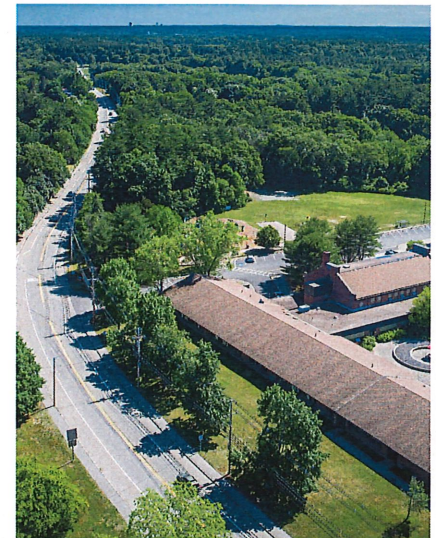
17.10 MAIN STREET (RTE. 105)

Violation(s)

Lack of tactile warning panels

Recommendation(s)

Install tactile warning panels on the existing sidewalk at all intersecting streets and driveways (Bedford Street to Crooked Lane).



Local Facilities

Precinct Street & Dear Crossing

Public Library
4 Precinct Street

Loon Pond Lodge
28 Precinct Street

Historic Town Hall
2 Precinct Street

Senior Center
1 Dear Crossing

Martial Arts Studio
28 Precinct Street

Dickran Diran Square
1 Precinct Street

17.11 PRECINCT STREET

Violation(s)

No sidewalks; Lack of street lighting

Recommendation(s)

- ◆ Add a 5-foot asphalt sidewalk with granite curbing to the left (north) side of the road (Dear Crossing to Route 18) with ADA/AAB compliant curb ramps with tactile warning panels and high visibility crosswalks at all intersecting streets.
- ◆ Install high-efficiency LED streetlights at state and/or locally approved intervals.

Cost Estimate

\$600,000

17.12 DEAR CROSSING

Violation(s)

No sidewalks; Lack of street lighting

Recommendation I

- ◆ Add a 5-foot asphalt sidewalk with granite curbing to the right (east) side of the road (Precinct Street to dead-end) with ADA/AAB compliant curb ramps with tactile warning panels and high visibility crosswalks at all intersecting driveways.
- ◆ Install high-efficiency LED streetlights at state and/or locally approved intervals.

Cost Estimate

\$600,000



Local Facilities

Bedford Street & Highland Road

Police Department
323 Bedford Street

Town Hall / Fire Department
346 Bedford Street

Shaw Park
360 Highland Road

Tamarack Park
368 Bedford Street

17.13 BEDFORD STREET

Violation(s)

No sidewalks (gaps); Lack of street lighting;
Lack of tactile warning panels

Recommendation(s)

- ◆ Add a 5-foot asphalt sidewalk with granite curbing to the left (west) side of the road (Tamarack Park to #354 Bedford Street; #328 Bedford Street to Wilkie Street) with ADA/AAB compliant curb ramps with tactile warning panels and high visibility crosswalks at all intersecting streets.
- ◆ Install high-efficiency LED streetlights at state and/or locally approved intervals.

- ◆ Install tactile warning panels on the existing sidewalk at all intersecting streets and driveways (#354 Bedford Street to #328 Bedford Street).

Cost Estimate

\$600,000



Conclusion and Appendix

Conclusion

The Lakeville ADA Self-Evaluation & Transition Plan represents a commitment on behalf of the Town of Lakeville to ensure that all residents, regardless of their abilities, have equal access to the programs and facilities available to the public. The Town should continue to monitor for improvements as buildings age, but also consider expanding programs to be inclusive of individuals with differing abilities. The Town can also consider the process of prioritization in tackling projects and pursuing grant and other funding for capital improvements. To address communication service deficiencies as well as potential training, the Town may explore available options listed in the resources section at the end of the plan.



Resources - Communications Services

MASSRELAY SERVICE

MassRelay is the state's free and confidential communication relay service for those who may be deaf, hard-of-hearing, late deafened, or speech disabled. This service is provided 24 hours, seven days a week, 365 days a year. A Relay Operator will complete your call, dialing the party you wish to contact and then stay on the line to relay messages electronically via a TTY or verbally to people who can hear. For more information on specific services visit their website: [MassRelay | Mass.gov](https://www.mass.gov/info-details/massrelay)

MASSACHUSETTS COMMISSION FOR THE DEAF & HARD OF HEARING (MCDHH) STATEWIDE INTERPRETER/ CART REFERRAL SERVICE

The MCDHH provides statewide interpreter and Communication Access Realtime Translation (CART) referral services. It provides referral services for sign language, spoken English, oral, tactile and close vision interpreting for Deaf and Deaf-Blind individuals, as well as making referral to freelance CART providers for services. They also provide an After-hours Emergency Interpreter Service, an Interpreter Screening service, Interpreter and CART provider trainings, case management, and technical assistance. For more information on specific services visit their website: [Statewide Interpreter and CART \(Communication Access Realtime Translation\) Referral Service | Mass.gov](https://www.mass.gov/info-details/statewide-interpreter-and-cart-communication-access-realtime-translation-referral-service)

Resources - Training and Technical Assistance

MASSACHUSETTS COMMISSION FOR THE DEAF & HARD OF HEARING (MCDHH)

MCDHH, through the Communication Access, Training, and Technology Services Department (CATTSS) provides information and training to the public on issues of deafness and hearing loss. Free In-service or educational services/presentations can be provided for any organization or

business seeking to improve their effectiveness in interacting with people who are deaf and hard of hearing. MCDHH also provides technical assistance on assistive technology to public and private agencies related to all aspects of technology for the deaf and hard of hearing individuals. For more information visit their website at: [Massachusetts Commission for the Deaf and Hard of Hearing | Mass.gov](https://www.mass.gov/info-details/massachusetts-commission-for-the-deaf-and-hard-of-hearing)

MASSACHUSETTS COMMISSION AGAINST DISCRIMINATION (MCAD)

MCAD seeks to eliminate discrimination in the Commonwealth by offering training to help prevent discrimination from occurring. Training sessions range from two hours to four days in length, depending on the topics covered and include interactive quizzes, case scenarios, and videos to educate participants on their rights and teach employers their responsibilities under the Massachusetts anti-discrimination laws. They also offer Equal Employment Opportunity Certifications for individuals who currently provide, or seek to provide, employment discrimination prevention training, conduct internal discrimination complaint investigations and/or respond to accommodation requests. For more information visit their website at: [Massachusetts Commission Against Discrimination | Mass.gov](https://www.mass.gov/info-details/massachusetts-commission-against-discrimination)

MASSACHUSETTS OFFICE ON DISABILITY (MOD)

The Massachusetts Office on Disability (MOD) promotes access, inclusion, and equal opportunity for people with disabilities in Massachusetts, ensuring that people with disabilities can equally participate in all aspects of life. MOD serves as a resource to state agencies, municipalities, and members of the general public by providing information, guidance and training on matters concerning disability-related civil rights, equal access, and opportunity. Through their trainings, MOD assists individuals and organizations understand how disability laws and regulations apply in their situation and explore solutions. For more information visit their website at: Massachusetts Office on [Disability | Mass.gov](https://www.mass.gov/disability)

NEW ENGLAND ADA CENTER

New England ADA Center provides information, guidance and training on ADA tailored to meet the needs of business, government and individuals at local, regional and national levels. Their website has a clearing house of ADA training topics that are no cost web-based courses in addition to publications and best practices resources. It is also a good source of language and examples of draft policies. Visit their website for available trainings and policies: [Training | New England ADA Center](https://www.newenglandada.org/training)

ADA Effective Communication Survey

As part of the Lakeville ADA Self-Evaluation & Transition Plan, the town's communications practices will be assessed. Your Department's responses will inform recommendations for improvements and mitigation that will be included in the final plan.

Many people who are blind or have low vision, who are deaf or hard of hearing or who have other communication disabilities are prevented from participating fully in programs, activities and services because of communication issues. To address this, Title II requires that communication with people with disabilities be "as effective" as communication with others.

Thank you in advance for your response!

* 1. Please share your contact information:

Name

Department

Role

* 2. Does your **Department** know how to provide the following for people who are deaf or hard of hearing:

	Yes	No
Sign language, oral, cued speech interpreter	<input type="radio"/>	<input type="radio"/>
Computer-assisted real-time transcription (CART) services	<input type="radio"/>	<input type="radio"/>
Assistive listening devices	<input type="radio"/>	<input type="radio"/>
Open and closed captioning of videos	<input type="radio"/>	<input type="radio"/>
Real time captioning of television programs	<input type="radio"/>	<input type="radio"/>

* 3. Does your **Department** know how to provide documents in the following formats for people who are blind or visually impaired and others with print disabilities:

	Yes	No
Braille	<input type="radio"/>	<input type="radio"/>
Large Print	<input type="radio"/>	<input type="radio"/>
Audio Recordings	<input type="radio"/>	<input type="radio"/>
Accessible electronic formats that can be accessed by screen reading software, for example, documents in plain text or HTML	<input type="radio"/>	<input type="radio"/>
Screen reader software installed on a computer that is used by the public, for example in a library	<input type="radio"/>	<input type="radio"/>
Magnification software installed on a computer that is used by the public, for example in a computer lab	<input type="radio"/>	<input type="radio"/>
Optical readers	<input type="radio"/>	<input type="radio"/>

* 4. Are the **Department's** employees aware of the town's obligation to provide auxiliary aids and services?

☐ Yes

☐ No

☐ I don't know

* 5. Are **Department** employees aware that it is inappropriate to request that family members and friends of people who are deaf serve as sign language interpreters, except in emergencies or if the individual wants the family member or friend to interpret and it's appropriate to do so?

☐ Yes

☐ No

☐ I don't know

* 6. Are **Department** employees aware that a companion of a visitor has a right to auxiliary aids and services if the companion has a communication disability and is an appropriate person with whom the town should or would communicate?

- ☐ Yes
- ☐ No
- ☐ I don't know

* 7. Do **Department** employees know how to respond to telephone calls made through Video Relay Services and Telecommunication Relay Services so that the calls are responded to in the same manner as other telephone calls?

- ☐ Yes
- ☐ No
- ☐ I don't know

* 8. What actions could the **Town** take across all departments to improve communication practices for individuals with communication disabilities?

- ☐ Provide training for communication best practices
- ☐ Provide written guidance for communication best practices
- ☐ Share town ADA non-discrimination policy more widely
- ☐ Expand capacity
- ☐ Other (please specify)

9. Please describe any potential challenges you anticipate in implementing improvements to communications practices for individuals with communications disabilities in your department. *This will help the ADA Self-Evaluation & Transition Plan identify recommendations and solutions that make sense for your department.*