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Lakeville Land Use by Parcel

Data sources: MassGIS, MassDOT, and the Town of Lakeville. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use.

January 2020

1 Mile

Legend:
- Residence <= 3 Units
- Apartments >=4 Units
- Mixed-Use
- Commercial
- Office
- Industrial
- Institutional
- Res/Ag and Res/OS
- Agriculture
- Non-Productive Agricultural/Horticultural Land
- Open Space & Recreation
- Utility & Transportation
- Vacant
- No Data
- Interstates
- Collectors and Arterials
- Local Roads
- Water

23,116.3 Total Acres

*10% of the institutional parcel area are water bodies.
Lakeville Zoning

Data sources: MassGIS, MassDOT, and the Town of Lakeville. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use.
Lakeville Housing

- Single Family Residential
- Two Family Residential
- Three Family Residential
- More than 8 Units
- Residential Condominium
- Mobile Home
- Multiple Houses on one lot

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Interstates
Collectors and Arterials
Local Roads
Water
Lakeville Parcels

Data sources: MassGIS, MassDOT, and the Town of Lakeville. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use.

January 2020

1 Mile

Lakeville 2030
A Plan for the Future

Lakeville

Lakeville Parcels
Water
Local Roads
Collectors and Arterials
Interstates

Lakeville Housing

- Multiple Houses on one lot
- Mobile Home
- Residential Condominium
- More than 8 Units
- Three Family Residential
- Two Family Residential
- Single Family Residential

TAUNTON
BERKELEY
FREETOWN
ROCHESTER
MIDDLEBOROUGH

0.28% 0.06% 0.12% 0.48% 0.11% 1.05%

97.8%
Lakeville Community Priority Areas

- Priority Development Area (PDA)
- Priority Protection Area (PPA)
- Combined PDA/PPA

Data sources: MassGIS, MassDOT, and the Town of Lakeville. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use.
Lakeville Water Resources

- Interim Wellhead Protection Area (IWPA)
- Mass DEP Approved Zone II Aquifers
- Mass DEP High-Yield Aquifers
- Mass DEP Medium-Yield Aquifers
- Interstates
- Collectors and Arterials
- Local Roads
- Wetlands
- Water

Data sources: MassGIS, MassDOT, and the Town of Lakeville. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use.
Lakeville Habitats

- NHESP Certified Vernal Pools
- BioMap2 Core Habitat
- BioMap2 Critical Natural Landscape
- NHESP Priority Habitats of Rare Species
- Interstates
- Collectors and Arterials
- Local Roads
- MA DFW Coldwater Fisheries Resources
- Wetlands
- Water

Data sources: MassGIS, MassDOT, and the Town of Lakeville. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use.

February 2019

1 Mile
Lakeville Open Space by Level of Protection

- **In Perpetuity**
- **Limited**
- **Term Limited; Unknown**
- **None**
- **Conservation Restriction**
- **Agricultural Preservation Restriction (APR)**
- **CR/APR Combination**

**Chapter 61 Land**
- **Interstates**
- **Collectors and Arterials**
- **Local Roads**
- **MA DFW Coldwater Fisheries Resources**

**Water**

Data sources: MassGIS, MassDOT, and the Town of Lakeville. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use.

January 2020

1 Mile

Wetlands

Lakeville Parcels

Lakeville Parcels

Lakeville Parcels
Lakeville Municipal Facilities and Services

Data sources: MassGIS, MassDOT, and the Town of Lakeville. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use.
Lakeville Roadway Network by Jurisdiction

Data sources: MassGIS, MassDOT, and the Town of Lakeville. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use.

January 2020
Lakeville Intersection Crashes (2011-2015)

- **Crash Totals**
- **Property Damage Only**
- **Non-fatal Injury**
- **Fatal Injury**

- **Principal Arterial**
- **Urban Minor Arterial**
- **Urban Collector**
- **Local Road**

---

Data sources: MassGIS, MassDOT, and the Town of Lakeville. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use.

April 2018
Lakeville Bicycle, Pedestrian, & Transit Network

- Sidewalk Network
- GATRA Bus Service
- Existing On-Road Bicycle Lane
- Proposed On-Road Bicycle Lane
- MBTA Commuter Rail
- MBTA Seasonal Commuter Rail
- Pan Mass Challenge Route 2019
- MS Cape Cod Route 2019

Data sources: MassGIS, MassDOT, and the Town of Lakeville. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use.

April 2018
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Recent Demographic and Economic Information about Lakeville

### Population Growth Rates by Decade

Lakeville’s population was booming in the 1990s. The rate has slowed, but Lakeville is still growing at a faster rate than the state and Plymouth County.

### Recent Demographic and Economic Information about Lakeville

#### Jobs Growth by Sector, 2006 - 2016

In order to gain more control over the Chapter 40B process, Lakeville must have 10% of its housing stock on the state SHI or meet annual production goals. It currently has 7.1%.

#### In the past ten years, Lakeville has gained about 57 jobs. Job growth was lower than most of its neighbors, the state, and the region.

#### Median Household Income in Lakeville is estimated at $93,691

This is much higher than median incomes in:
- Plymouth County: $77,627
- Bristol County: $59,343
- Massachusetts: $70,954

#### Surrounding towns:
- Rochester: $103,081
- Berkley: $95,186
- Middleborough: $76,961

#### School Enrollment

Lakeville’s student population declined between 2012 and 2018.

#### Lakeville’s Subsidized Housing Inventory (SHI)

In order to gain more control over the Chapter 40B process, Lakeville must have 10% of its housing stock on the state SHI or meet annual production goals. It currently has 7.1%.

#### Many job sectors saw large changes. In raw numbers of jobs, the biggest gains were in Retail, Manufacturing, and Construction. The biggest losses were in Real Estate, Agriculture, and Administration.

#### Lakeville’s tax base is 86.4% residential. For FY2018, the average single family tax bill in Lakeville is $4,669 compared to $3,945 in Taunton, $4,623 in Middleborough, and $5,175 in Rochester.

#### Lakeville has a flat tax rate (meaning that it taxes residential and commercial properties at the same rate). Compared to its neighbors, the town’s tax rate is low.

#### Administrat.
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**Land Use**

Promote land use patterns that are consistent with the town’s character by encouraging new to protect open space and natural features (2005 MP).

Improve land use regulations and policies to provide additional environmental protection and growth management guidelines (2005 MP).

Develop guidelines for signage and lighting associated with commercial development, including roads and driveways (2005 MP).

Create a Rural Residential Zoning District (2005 MP).


Develop appropriate stormwater management policies (2005 MP).

**Housing**

Allow for a diversity of housing options that will allow young adults and seniors to remain in the community (2005 MP, 2018 HPP).

Target modest mixed-use and multi-family housing developments to “Village Areas” (2018 HPP).

Adopt an Open Space Residential Design (OSRD) bylaw to help protect the town’s natural resources (2005 MP, 2018 HPP).


Establish Affordable Housing Partnership (2005 MP, 2018 HPP).

Continue to guide and approve appropriate Comprehensive Permit applications (2005 MP, 2018 HPP).

Conduct an affordable housing outreach and education campaign (2018 HPP).

**Economic Development**

Broaden the tax base by identifying desirable locations for commercial development and encourage such development (2005 MP).

Support the development of small scale, low impact home occupations (2005 MP).


Expand the Planned Special Purpose Overlay District (2005 MP).

Pursue the 4 Corners (Route 105 near the State Hospital) Improvement Plan and rezone the area to Neighborhood Business (2005 MP).


**Other Goals & Priorities**

“In the future, Lakeville will remain a small, semi-rural community with great natural and scenic beauty” (2005 MP).

“Open space is our greatest asset and defines our community. In the coming years, Lakeville will make a strong commitment to protecting open land of scenic, cultural, and ecological importance.” (2005 MP).

“Lakeville will remain a place where people of all generations can live - from schoolchildren to senior citizens. We will seek to provide housing opportunities and community services for young families, single persons, empty nesters, and the elderly.” (2005 MP).

We support small businesses as well as low-impact commercial uses in areas where they will not harm the town’s environment or scenic beauty.” (2005 MP).
Open Space & Recreation

Protect priority open space located throughout town, including forests, farmland, scenic vistas, and areas of ecological and cultural importance as identified in the Open Space and Recreation Plan (2005 MP).

Establish a framework and funding source for ongoing open space acquisition and protection efforts. The town should consider adopting the Community Preservation Act (CPA) (2005 MP).

Meet the recreational needs of the entire population of the town, youth through senior citizens, including citizens with special needs (2012 OSRP).

Promote responsible, and where appropriate, multiple use of open space in Town (2012 OSRP).

Natural & Cultural Resources

Protect the town’s surface water, groundwater, ponds, rivers, and wetland resources for current and future generations (2005 MP, 2012 OSRP).

Protect the habitat of rare and endangered species as well as critical wildlife habitat and exemplary natural communities as identified in the Open Space and Recreation Plan (2005 MP, 2012 OSRP).

Preserve Lakeville’s historic structures and sites, including archeological site and cemeteries (2005 MP, 2012 OSRP).

Promote the retention of agricultural landscape and support the viability of local farms both as valuable open space features and as business enterprises (2005 MP, 2012 OSRP).

Services & Facilities

Maintain and enhance quality educational opportunities for Lakeville’s residents (2005 MP).

Maintain Lakeville’s safe living environment through adequate and efficient police, fire, and emergency medical services. (2005 MP).

Continue to provide efficient and high-quality community services with as little tax burden as possible (2005 MP).

Tie public water and sewer services to targeted areas of town that could accommodate increased density. Explore options for new cemetery space (2005 MP).

Hire a Town Planner/Conservation Agent (2005 MP).

Explore options for new cemetery space (2005 MP).

Transportation & Circulation

Protect the rural and historic character of Lakeville’s streets and scenic ways (2005 MP).

Develop traffic management bylaws to control and manage the impacts of future development on Lakeville’s roads (2005 MP).

Encourage the establishment of sidewalks and paths in new private and public developments and in existing developments where appropriate (2005 MP).

Develop design guidelines for new streets to promote compatibility with existing roadways and town character (2005 MP).

Permit and advocate for shared access (2005 MP).
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Vote Counts & Top Comments .................................................................................................................. 3
Conclusion ................................................................................................................................................ 7

Appendix A:  Workshop Flyer, Agenda, & Sign-In Sheet
Appendix B:  Workshop Presentation & Handout
Appendix C:  Workshop Comment Pads & Summary Table
Appendix D:  Workshop Photos
Introduction

Massachusetts General Law, Chapter 41, Section 81D states that a Master Plan “shall be a statement, through text, maps, illustrations or other forms of communication, that is designed to provide a basis for decision making regarding the long-term physical development of the municipality.” At its heart a Master Plan is a living document that needs to be updated on a regular basis (every 10 years) to reflect the changes in a community’s goals, values and desires. Lakeville’s current Master Plan was last completed in November 2005 and is in need of an update.

In the Spring of 2018, the Lakeville Master Plan Implementation Committee formally began the process of creating a new Master Plan in order to address the need for a current document. The Committee contracted with the Southeastern Regional Planning and Economic Development District (SRPEDD) to complete this work. The first step of the process, called the Lakeville Master Plan Discovery Workshop, took place at the Lakeville Public Library, 4 Precinct Street, from 10:00 AM to 12:00 PM on Saturday, May 19, 2018.

Overall, the Workshop had two primary goals. First, it sought to inform Lakeville residents and business owners about Master Plans, their content, and the process by which they are created. Second, it kick-started the extensive civic engagement campaign that will take place during the creation of the plan. While there are nine (9) required sections, or “elements,” of a Master Plan, the Master Plan Implementation Committee chose to focus on the eight (8) primary topic areas during the Workshop: (1) Statement of Goals and Policies, known as the Master Plan “Vision”, (2) Land Use, (3) Housing, (4) Economic Development, (5) Natural & Cultural Resources, (6) Open Space & Recreation, (7) Services & Facilities, and (8) Transportation & Circulation. The ninth element, (9) Implementation, will be addressed later in the process.

The Master Plan Implementation Committee intends to make public participation the centerpiece of the Master Plan in order to ensure that the document responds to the needs and desires of the community. The committee and SRPEDD personnel, are providing numerous in-person and online opportunities throughout the 22 month process for the public to provide their thoughts and ideas. To that end, the Master Plan Implementation Committee, in collaboration with SRPEDD, established a “project brand”, a project website and Facebook page, numerous promotional materials, comment cards, large format paper maps, electronic presentations (PDFs and ArcGIS interactive maps) and other relevant materials to make every effort to engage with residents, business and property owners, town employees, and other interested stakeholders throughout the process.

In the time leading up to the workshop, SRPEDD personnel distributed the workshop advertisement to town voters at the Special Spring Town Meeting, to a number of local businesses/attractions, and posted the flyer on the project webpage and Facebook page.

Approximately 25 participants attended and shared their thoughts about Lakeville in 2030.
The Day of the Workshop

1. Welcome and Introduction

The workshop began with an introduction describing the purpose of the meeting by addressing the following questions: What is a Master Plan? Why is a Master Plan relevant? What are the major planning elements that comprise the document? How does a town create a plan? How long does this take? This discussion was supplemented with a brief overview of current demographic data (entire presentation is available in Appendix B).

2. Group Discussion

Following a short refreshment break, the workshop participants came back together as a group to discuss content from previous plans and to provide new ideas and input. The group focused on discussing each on the following eight elements; Land Use; Housing; Economic Development; Natural & Cultural Resources; Open Space & Recreation; Services & Facilities; and Transportation & Circulation. Participants were encouraged to offer their thoughts as to what they currently like about Lakeville, what changes they would like to see in Lakeville, and how to make those changes. During this conversation, SRPEDD’s facilitators helped guide the discussion and took notes, transcribing the ideas on large note paper. The workshop participants were reminded that they the would be asked to participate in a voting exercise at the conclusion of the workshop. This portion of the session took approximately one (1) hour.

3. Closing Remarks and Voting

The workshop closed with a “thank you” expressed to all participants who contributed valuable input on Master Plan elements. SRPEDD outlined future plans for work on the Master Plan and demonstrated how to stay in touch using the project web page and the Master Plan Facebook Page. Then, on their way out, participants were asked to review the group’s notes, posted on poster boards at the rear of the room, and to vote for the top eight (8) most important items from the group. Participants voted by placing “sticky dots” next to a chosen item. Information resulting from the group discussion and the voting exercise is available in Appendix C.
Vote Counts & Top Comments

In order to organize and analyze all comments received at the workshop, SRPEDD created a simple database. A total of 35 comments were received and a total of 116 votes were cast. In summary, one (1) comment received twelve (12) votes, two (2) comments received ten (10) votes, and five (5) comments received zero (0) votes.

Comments Summary

The comments that received the most votes in each of the following three (3) categories are displayed below:

“What We Like”
- Rural character - 12 votes
- Open space - 10 votes

“What We Don’t Like”
- Lots of traffic (train station area, Route 79) - 7 votes
- Lack of a variety of businesses (especially restaurants/eateries) - 5 votes

“What We Need”
- Destinations for recreation - 10 votes
- Additional sidewalks and bicycle facilities - 4 votes
- Small classroom sizes - 4 votes
- Clarity on presentation of data and sources - 4 votes

A comprehensive list of all 35 comments is available in Appendix C, organized by Master Plan element. All comments will be reviewed and considered during the creation of each Master Plan element and during dedicated public workshops. However, the remainder of this report will only present a grouping of comments that received the highest number most votes in each section.

Moreover, the process of analyzing all comments allowed for even greater clarity, by revealing five (5) broad themes. These are:

2. Support the local economy while exploring additional opportunities to create new businesses and economic development.
3. Continue to support the current and future maintenance and creation of open space and recreation areas.
4. Pursue additional sidewalks and bike facilities to allow for alternative transportation options.
5. Enhance the information sharing efforts using all available tools to ensure the public can make informed decisions.

These overarching themes merit close attention during all subsequent public outreach and civic engagement efforts.
Land Use

A total of (8) eight comments related to Land Use were recorded; three (3) of which received the most consensus votes:

<table>
<thead>
<tr>
<th>Element</th>
<th>Comment</th>
<th>Votes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use</td>
<td>Rural Character (need to maintain it)</td>
<td>12</td>
</tr>
<tr>
<td>Land Use</td>
<td>Create a cluster of businesses to create a “down-town” feel</td>
<td>5</td>
</tr>
<tr>
<td>Land Use</td>
<td>Lot Size &amp; Tax Rate (like it)</td>
<td>4</td>
</tr>
</tbody>
</table>

Lakeville’s semi-rural character is critically important to the town’s residents as that is how they primarily identify their community. The semi-rural character of the community can be attributed to the town lack of municipal water and sewer and the town’s 70,000 square foot residential zoning minimum lot size requirement. Modifying the zoning bylaw to create other residential areas with smaller minimum lot size requirements can result in a variety of housing types; however, more future consensus building appeared to be required.

Housing

There was only one (1) comment related to Housing; however, it did not receive any supporting votes.

<table>
<thead>
<tr>
<th>Element</th>
<th>Comment</th>
<th>Votes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing/Land Use</td>
<td>Need a variety of residential lot sizes</td>
<td>0</td>
</tr>
</tbody>
</table>

There was a lengthy Housing-related discussion centered around the new 40B/40R development proposal located adjacent to the MBTA Commuter Rail station and its impact on the affordable housing stock in Lakeville. There was also a brief discussion about the current 70,000 square foot residential zoning minimum lot size and how that type of threshold is creating residential sprawl; however, there appeared to be numerous constraints (lack of municipal water, protected open space, wetlands, lack of support) that may preclude future zoning modifications. Nevertheless, this subject will be revisited in the future public workshops.

Key to Lakeville’s housing element will be detailing the resident population, knowing their needs, and addressing those needs with strategic interventions. The discussion acknowledged the need for informed choices and organized efforts by the town and potential partners in both the public and private sectors.
Economic Development

A total of five (5) comments related to Economic Development were recorded; three (3) of which received the most consensus votes:

<table>
<thead>
<tr>
<th>Element</th>
<th>Comment</th>
<th>Votes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Economic Development</td>
<td>A lack of variety in the types of restaurants and eateries</td>
<td>5</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Enjoy the presence of small town local businesses in Lakeville</td>
<td>4</td>
</tr>
<tr>
<td>Economic Development</td>
<td>The potential revitalization of the Main Street/Route 105/Lakeville Hospital area</td>
<td>4</td>
</tr>
</tbody>
</table>

These comments acknowledge that while residents appreciate and support the small businesses that in their community, they need more of them (particularly restaurants and eateries). Of particular interest is the redevelopment of the former Lakeville Hospital, a vacant property located near one of the busiest commercial areas in town.

Natural & Cultural Resources

There was only one (1) comment related to Natural & Cultural Resources which received one (1) vote.

<table>
<thead>
<tr>
<th>Element</th>
<th>Comment</th>
<th>Votes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural &amp; Cultural Resources</td>
<td>Revisit a historic district between Sampson cemetery and historic library site</td>
<td>1</td>
</tr>
</tbody>
</table>

Although there was only one comment received on this element, there was a general understanding that there are several areas in town that have important native American origins and therefore need to be preserved for future generations. This topic will be revisited in future public workshops to ensure that those areas are documented and that future efforts are supported.
Open Space & Recreation

A total of six (6) comments related to Open Space & Recreation were recorded; three (3) of which received the most consensus votes:

<table>
<thead>
<tr>
<th>Element</th>
<th>Comment</th>
<th>Votes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space &amp; Recreation</td>
<td>Enjoy the amount of open space in Lakeville</td>
<td>10</td>
</tr>
<tr>
<td>Open Space &amp; Recreation</td>
<td>More destinations for recreation</td>
<td>10</td>
</tr>
<tr>
<td>Open Space &amp; Recreation</td>
<td>Ted Williams Park (valued local asset)</td>
<td>7</td>
</tr>
</tbody>
</table>

These comments show that open space and recreation resources are vitally important to the town, as two of the above comments received the second and third most votes amongst all comments. The amount of open space and recreation in town is also vital to the town’s semi-rural character, which is very important to the town’s residents. It should be noted that the discussion also noted that there is a desire to have additional “destination type” recreational areas in town and alternative ways to access them rather than just by automobile.

Services & Facilities

A total of five (5) comments related to Services and Facilities were recorded; three (3) of which received the most consensus votes:

<table>
<thead>
<tr>
<th>Element</th>
<th>Comment</th>
<th>Votes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Services &amp; Facilities</td>
<td>The need for smaller class sizes</td>
<td>4</td>
</tr>
<tr>
<td>Services &amp; Facilities</td>
<td>Upgrade Fire Station and maintain adequate town services</td>
<td>3</td>
</tr>
<tr>
<td>Services &amp; Facilities</td>
<td>Upgrade of technology where necessary</td>
<td>3</td>
</tr>
</tbody>
</table>

Comments show that while residents understand that with a limited commercial tax base, that the residents must carry the burden to fund the services they currently receive; however, there exists a desire and an opportunity to improve upon those services. Specifically, there was a discussion related to the school system and the need to maintain smaller class sizes. In terms of the physical buildings, participants noted the importance of the new police station (currently under construction) as well as ongoing efforts to upgrade the town hall and fire station.
Circulation

A total of five (5) comments related to Transportation & Circulation were recorded; two (2) of which received the most consensus votes:

<table>
<thead>
<tr>
<th>Element</th>
<th>Comment</th>
<th>Votes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transportation &amp; Circulation</td>
<td>Traffic concerns, especially at the train station and Route 79</td>
<td>7</td>
</tr>
<tr>
<td>Transportation &amp; Circulation</td>
<td>A need for additional sidewalks and bike facilities</td>
<td>4</td>
</tr>
<tr>
<td>Transportation &amp; Circulation</td>
<td>Explore bike routes and destination parks</td>
<td>3</td>
</tr>
</tbody>
</table>

The workshop discussion noted traffic concerns, especially in the area of the MBTA Commuter Rail Station and Route 79; noted previously as one of the town’s few commercial areas. Comments also acknowledged a desire for additional sidewalks and bike facilities in town, identifying a growing desire for more non-motorized transportation options. In general, the workshop participants noted that although Lakeville benefits from a variety of nearby transportation options (Route 18, Route 140, Interstate 495, MBTA Commuter Rail, etc.), there is a trade-off in the traffic volumes that come with it.

Conclusion

The Lakeville Master Plan Discovery Workshop was just the first step in a sustained and comprehensive civic engagement campaign. Similarly, this document is just the first step in identifying issues that are important to the citizens and businesses of Lakeville.

Nevertheless, these key “consensus comments” and five (5) main themes will reappear in future Master Plan workshops to provide for opportunities for further refinement and to supplement the list with other items. These comments will be incorporated into the text and spirit of the plan to ensure that it responds directly to the needs and desires of the public as identified here and in future outreach.
Appendix A

Discovery Public Workshop Flyer, Agenda, & Sign-In Sheet
Lakeville 2030
A Plan for the Future

Discovery
Master Plan Public Workshop

Saturday
May 19, 2018
10AM to 12PM
Lakeville Public Library
4 Precinct Street
LAKEVILLE MASTER PLAN
DISCOVERY PUBLIC WORKSHOP
Saturday, May 19, 2018
10AM to 12PM

AGENDA

10:00 - 10:15: Introductions

10:15 - 10:45: Master Plan Introduction and Information Presentation
   1. Master Plan 101: A brief review of why we’re all here today and what the future holds.
   2. What Does the Data Tell Us About Lakeville?: An overview of current population, income, housing, and economic data.
   3. Where Do We Go From Here?: Parting questions for Discussion Groups.
      a. Are the Town’s Main Goals from the 2005 Master Plan still valid?
         i. If not, what could be added or removed?
      b. Given what we’ve learned today, how do we achieve your Goals?
         i. What actions are needed? Who’s in charge? What resources are required?

10:45 - 11:00: Refreshment Break

11:00 - 11:45: Discussion Groups: “What is Your Vision of Lakeville in 2030?”

11:45 - 12:00: Closing Remarks, Voting, Adjourn
<table>
<thead>
<tr>
<th>Name</th>
<th>Address (optional)</th>
<th>Email (optional)</th>
<th>Affiliation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Janet Evans</td>
<td><a href="mailto:janet-evans@me.com">janet-evans@me.com</a></td>
<td></td>
<td>Resident</td>
</tr>
<tr>
<td>Mark Cook</td>
<td><a href="mailto:markey946@hotmail.com">markey946@hotmail.com</a></td>
<td>2 Commercial Dr</td>
<td>Resident</td>
</tr>
<tr>
<td>David Michael</td>
<td><a href="mailto:dmichael@jackconnor.com">dmichael@jackconnor.com</a></td>
<td><a href="mailto:dh.michael@icloud.com">dh.michael@icloud.com</a></td>
<td>resident/realtor</td>
</tr>
<tr>
<td></td>
<td></td>
<td>67 Anaconda</td>
<td></td>
</tr>
<tr>
<td>Joseph Silvia</td>
<td>13 Harrison Ave 02347</td>
<td><a href="mailto:jodisilvia@comcast.net">jodisilvia@comcast.net</a></td>
<td>Town Administrator</td>
</tr>
<tr>
<td>Retta Gualdi</td>
<td>102 Main Street 02347</td>
<td><a href="mailto:rgarbitt@lakevillemaines.com">rgarbitt@lakevillemaines.com</a></td>
<td></td>
</tr>
<tr>
<td>Robert Reddick</td>
<td>39 Baker Lane, Lakeville</td>
<td><a href="mailto:reddick545@comcast.net">reddick545@comcast.net</a></td>
<td>MARC CHAFFEY</td>
</tr>
<tr>
<td>Patrick Marshall</td>
<td>19 Bridge St, Lakeville</td>
<td><a href="mailto:pmarshall2012@yahoo.com">pmarshall2012@yahoo.com</a></td>
<td>MPC Member</td>
</tr>
<tr>
<td>Kim Curtis</td>
<td>42 Clean Pond Rd</td>
<td><a href="mailto:kpcurtis@verizon.net">kpcurtis@verizon.net</a></td>
<td>Resident</td>
</tr>
<tr>
<td>Steven Sherrick</td>
<td>1 Sterling Ct</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ann M. Sherrick</td>
<td>1 Sterling Ct</td>
<td><a href="mailto:anmamresherrick@verizon.net">anmamresherrick@verizon.net</a></td>
<td></td>
</tr>
<tr>
<td>Maria Martini</td>
<td>207 Cedar Dr.</td>
<td><a href="mailto:mapm7773@hotmail.com">mapm7773@hotmail.com</a></td>
<td></td>
</tr>
<tr>
<td>J Gregory</td>
<td>9 Bartelli Rd.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Norman Orrall</td>
<td>120 Crooked Ln.</td>
<td><a href="mailto:NormanOrrall@gmail.com">NormanOrrall@gmail.com</a></td>
<td>Resident</td>
</tr>
<tr>
<td>Lizzypher</td>
<td>8 Captains Way</td>
<td><a href="mailto:lizposta1@yahoo.com">lizposta1@yahoo.com</a></td>
<td></td>
</tr>
<tr>
<td>Paula Rochele</td>
<td>83 Judn Olds Rd</td>
<td><a href="mailto:paela_rochele@gmail.com">paela_rochele@gmail.com</a></td>
<td></td>
</tr>
<tr>
<td>Bill Rogers</td>
<td>5 Reservoir Ct</td>
<td><a href="mailto:billrogers@comcast.net">billrogers@comcast.net</a></td>
<td></td>
</tr>
<tr>
<td>Suzanne Hannigan</td>
<td>57 Pierce Ave</td>
<td><a href="mailto:sukiqht@aol.com">sukiqht@aol.com</a></td>
<td>Resident</td>
</tr>
</tbody>
</table>
Appendix B

Discovery Public Workshop Presentation & Handout
Lakeville Master Plan

Discovery Workshop

Saturday - May 19, 2018
Public Library - 4 Precinct Street, Lakeville, MA 02347
Agenda for Today

This is a very basic, **big picture** conversation. Just tell us what you think. No homework necessary.

- **10:00 - 10:15**: *Introductions*
- **10:15 - 10:45**: Master Plan Introduction and Information Presentation
- **10:45 - 11:00**: Refreshment Break
- **11:00 - 11:45**: Discussion Groups
- **11:45 - 12:00**: Closing Remarks, Voting, Adjourn
What is SRPEDD’s role here?

- Listen to you
- Understand your goals and priorities
- Gather, analyze, and present information
- Help make a plan that responds to your goals

What opportunities do we have?

What actions are needed?

What resources are required?

Who’s in charge?

What are the main hurdles?
Opportunities to Participate

Lakeville 2030
A Plan for the Future

Public Input Process
⭐ YOU ARE HERE!

WORKSHOP #1
05-19-18
Vision

WORKSHOP #2
Oct. 2018
Land Use
Housing
Economic Development

WORKSHOP #3
Feb. 2019
Open Space & Recreation
Natural & Cultural Resources

WORKSHOP #4
Jun. 2019
Services & Facilities
Transportation & Circulation

OPEN HOUSE
Oct. 2019
Implementation
All Final Draft Elements
Agenda for Today

This is a very basic, **big picture** conversation. Just tell us what you think. **No homework necessary.**

- 10:00 - 10:15:  Introductions
- 10:15 - 10:45:  *Master Plan Introduction and Information Presentation*
- 10:45 - 11:00:  Refreshment Break
- 11:00 - 11:45:  Discussion Groups
- 11:45 - 12:00:  Closing Remarks, Voting, Adjourn
What is a Master Plan?

- A comprehensive analysis of all aspects of community development
- A plan for a community’s physical growth
- A long-range document (typical 5 to 10 year “life”; Lakeville’s dates from 2005 and is, therefore, out-of-date)
- A guide for local public policy

Such plan shall be a statement, through text, maps, illustrations or other forms of communication, that is designed to provide a basis for decision making regarding the long-term physical development of the municipality. The comprehensive plan shall be internally consistent in its policies, forecasts and standards . . . [M.G.L. c. 41, s. 81D]
What are the Elements of a Master Plan?

State Requirements - M.G.L. c. 41, s. 81D directs Planning Boards to prepare a Master Plan with the following elements:

- Statement of Goals and Policies
- Land Use
- Housing
- Economic Development
- Natural and Cultural Resources
- Open Space and Recreation
- Services and Facilities
- Transportation and Circulation
- Implementation Strategies
What type of information do we consider?

- land use patterns
- zoning and laws
- town priority areas
- ownership and rights
- facilities and assets
- water resources
- conservation
- habitat areas
- agriculture
- transportation
- crash rates
- environmental hazards
- land values
- development history
- demographic and economic trends

and . . .
most importantly, your community’s character, input, and goals.

- Public Workshops
- Table Events
- Website and Facebook
- Survey & Comment Cards
- Master Plan Committee
- Existing Plans

Saturday
May 19, 2018
10AM to 12PM
Lakeville Public Library
4 Precinct Street
Why Create a Master Plan?

A Master Plan helps municipalities to:

- Promote orderly and predictable development
- Provide clarity to property owners, developers, and permitting authorities
- Promote open, transparent decision-making
- Set priorities for developing and maintaining infrastructure and public facilities
- Protect environmental resources
- Strengthen local identity
Lakeville’s population was booming in the 1990s. The rate has slowed, but Lakeville is still growing at a faster rate than the state and Plymouth County.
Households

Average household size has decreased slightly.

- 2000: 2.91
- 2010: 2.82
- 2016: 2.88

30.3% of Lakeville households include a person age 65+ (up significantly from 20.2% in 2000)

33.5% of households include children under 18 (down from 42.9% in 2000)
Lakeville’s median age increased by 6 years from 2000 - 2016. The share of young, “School Age” people is declining.
Lakeville’s student population declined between 2012 and 2018.
Median Household Income in Lakeville is estimated at $93,691

This is much higher than median incomes in:

- Plymouth County: $77,627
- Bristol County: $59,343
- Massachusetts: $70,954
A quarter of owner households are housing cost burdened. More than half of renters are burdened, with many spending over 50% of their income on housing.
Lakeville’s Subsidized Housing Inventory (SHI)

<table>
<thead>
<tr>
<th>Community</th>
<th>2010 Census Year Round Housing Units</th>
<th>SHI Units</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Berkley</td>
<td>2,169</td>
<td>24</td>
<td>1.1%</td>
</tr>
<tr>
<td>Freetown</td>
<td>3,263</td>
<td>86</td>
<td>2.6%</td>
</tr>
<tr>
<td>Lakeville</td>
<td>3,852</td>
<td>274</td>
<td>7.1%</td>
</tr>
<tr>
<td>Middleborough</td>
<td>8,921</td>
<td>589</td>
<td>6.6%</td>
</tr>
<tr>
<td>Rochester</td>
<td>1,865</td>
<td>8</td>
<td>0.4%</td>
</tr>
<tr>
<td>Taunton</td>
<td>23,844</td>
<td>1,529</td>
<td>6.4%</td>
</tr>
</tbody>
</table>

In order to gain more control over the Chapter 40B process, Lakeville must have 10% of its housing stock on the state SHI or meet annual production goals. It currently has 7.1%. 
### Job Growth, 2006 - 2016

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>2006 Jobs</th>
<th>2016 Jobs</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Berkley</td>
<td>643</td>
<td>654</td>
<td>1.7%</td>
</tr>
<tr>
<td>Freetown</td>
<td>3,757</td>
<td>4,062</td>
<td>7.5%</td>
</tr>
<tr>
<td><strong>Lakeville</strong></td>
<td><strong>3,170</strong></td>
<td><strong>3,227</strong></td>
<td><strong>1.8%</strong></td>
</tr>
<tr>
<td>Middleborough</td>
<td>8,596</td>
<td>9,381</td>
<td>8.4%</td>
</tr>
<tr>
<td>Rochester</td>
<td>735</td>
<td>780</td>
<td>5.8%</td>
</tr>
<tr>
<td>Taunton</td>
<td>25,653</td>
<td>23,351</td>
<td>-9.9%</td>
</tr>
<tr>
<td>SRPEDD</td>
<td>242,106</td>
<td>246,628</td>
<td>1.8%</td>
</tr>
<tr>
<td>Plymouth County</td>
<td>176,853</td>
<td>189,197</td>
<td>6.5%</td>
</tr>
<tr>
<td>Massachusetts</td>
<td>3,197,325</td>
<td>3,494,564</td>
<td>8.5%</td>
</tr>
</tbody>
</table>

In the past ten years, Lakeville has gained about 57 jobs. Job growth was lower than most of its neighbors, the state, and the region.
## Jobs by Sector, 2006 - 2016

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>62 - Health Care and Social Assistance</td>
<td>300</td>
<td>395</td>
<td>95</td>
<td>31.7%</td>
</tr>
<tr>
<td>23 - Construction</td>
<td>191</td>
<td>366</td>
<td>175</td>
<td>91.6%</td>
</tr>
<tr>
<td>31-33 - Manufacturing</td>
<td>73</td>
<td>255</td>
<td>182</td>
<td>249.3%</td>
</tr>
<tr>
<td>92 - Public Administration</td>
<td>237</td>
<td>220</td>
<td>-17</td>
<td>-7.2%</td>
</tr>
<tr>
<td>44-45 - Retail Trade</td>
<td>17</td>
<td>210</td>
<td>193</td>
<td>1135.3%</td>
</tr>
<tr>
<td>71 - Arts, Entertainment, and Recreation</td>
<td>118</td>
<td>180</td>
<td>62</td>
<td>52.5%</td>
</tr>
<tr>
<td>42 - Wholesale Trade</td>
<td>148</td>
<td>167</td>
<td>19</td>
<td>12.8%</td>
</tr>
<tr>
<td>54 - Professional and Technical Services</td>
<td>148</td>
<td>150</td>
<td>2</td>
<td>1.4%</td>
</tr>
<tr>
<td>DUR - Durable Goods Manufacturing</td>
<td>118</td>
<td>147</td>
<td>29</td>
<td>24.6%</td>
</tr>
<tr>
<td>56 - Administrative and Waste Services</td>
<td>450</td>
<td>132</td>
<td>-318</td>
<td>-70.7%</td>
</tr>
<tr>
<td>72 - Accommodation and Food Services</td>
<td>114</td>
<td>113</td>
<td>-1</td>
<td>-0.9%</td>
</tr>
<tr>
<td>NONDUR - Non-Durable Goods Manufacturing</td>
<td>231</td>
<td>108</td>
<td>-123</td>
<td>-53.2%</td>
</tr>
<tr>
<td>81 - Other Services, Except Public Administration</td>
<td>104</td>
<td>83</td>
<td>-21</td>
<td>-20.2%</td>
</tr>
<tr>
<td>52 - Finance and Insurance</td>
<td>29</td>
<td>41</td>
<td>12</td>
<td>41.4%</td>
</tr>
<tr>
<td>53 - Real Estate and Rental and Leasing</td>
<td>200</td>
<td>32</td>
<td>-168</td>
<td>-84.0%</td>
</tr>
<tr>
<td>51 - Information</td>
<td>103</td>
<td>31</td>
<td>-72</td>
<td>-69.9%</td>
</tr>
<tr>
<td>11 - Agriculture, Forestry, Fishing and Hunting</td>
<td>229</td>
<td>15</td>
<td>-214</td>
<td>-93.4%</td>
</tr>
<tr>
<td><strong>Total, All Industries</strong></td>
<td><strong>3,170</strong></td>
<td><strong>3,227</strong></td>
<td><strong>57</strong></td>
<td><strong>1.8%</strong></td>
</tr>
</tbody>
</table>

In 2016, the biggest industries in Lakeville (in total jobs) were health care, construction, and manufacturing.
Many job sectors saw large changes. In raw numbers of jobs, the biggest gains were in Retail, Manufacturing, and Construction. The biggest losses were in Agriculture and Real Estate.
Lakeville’s tax base is 86.4% residential. For FY2018, the average single family tax bill in Lakeville is $4,669 compared to $3,945 in Taunton, $4,623 in Middleborough, and $5,175 in Rochester.
Lakeville has a flat tax rate (meaning that it taxes residential and commercial properties at the same rate). Compared to its neighbors, the town’s tax rate is low.
## Main Messages

### Housing
- Allow for a diversity of housing options that will allow young adults and seniors to remain in the community (2005 MP, 2018 HPP).
- Target modest mixed-use and multi-family housing developments to “Village Areas” (2018 HPP).
- Adopt an Open Space Residential Design (OSRD) bylaw to help protect the town’s natural resources (2005 MP, 2018 HPP).
- Establish an Affordable Housing Partnership (2005 MP, 2018 HPP).
- Continue to guide and approve appropriate Comprehensive Permit applications (2005 MP, 2018 HPP).
- Conduct an affordable housing outreach and education campaign (2018 HPP).

### Economic Development
- Broaden the tax base by identifying desirable locations for commercial development and encourage such development (2005 MP).
- Support the development of small scale, low impact home occupations (2005 MP).
- Expand the Planned Special Purpose Overlay District (2005 MP).
- Pursue the 4 Corners (Route 105 near the State Hospital) Improvement Plan and rezone the area to Neighborhood Business (2005 MP).

### Open Space & Recreation
- Protect priority open space located throughout town, including forests, farmland, scenic vistas, and areas of ecological and cultural importance as identified in the Open Space and Recreation Plan (2005 MP).
- Establish a framework and funding source for ongoing open space acquisition and protection efforts. The town should consider adopting the Community Preservation Act (CPA) (2005 MP).
- Meet the recreational needs of the entire population of the town, youth through senior citizens, including citizens with special needs (2012 OSRP).
- Promote responsible, and where appropriate, multiple use of open space in Town (2012 OSRP).

### Transportation & Circulation
- Protect the rural and historic character of Lakeville’s streets and scenic ways (2005 MP).
- Develop traffic management bylaws to control and manage the impacts of future development on Lakeville’s roads (2005 MP).
- Encourage the establishment of sidewalks and paths in new private and public developments and in existing developments where appropriate (2005 MP).
- Develop design guidelines for new streets to promote compatibility with existing roadways and town character (2005 MP).
- Permit and advocate for shared access (2005 MP).
Main Messages

Promote land use patterns that are consistent with the town’s character by encouraging new to protect open space and natural features (2005 MP).

Improve land use regulations and policies to provide additional environmental protection and growth management guidelines (2005 MP).

Develop guidelines for signage and lighting associated with commercial development, including roads and driveways (2005 MP).

Create a Rural Residential Zoning District (2005 MP).

Adopt a Transfer of Development Rights (TDR) bylaw (2005 MP)


Develop appropriate stormwater management policies (2005 MP).

Protect the town’s surface water, groundwater, ponds, rivers, and wetland resources for current and future generations (2005 MP, 2012 OSRP).

Protect the habitat of rare and endangered species as well as critical wildlife habitat and exemplary natural communities as identified in the Open Space and Recreation Plan (2005 MP, 2012 OSRP).

Preserve Lakeville’s historic structures and sites, including archeological site and cemeteries (2005 MP, 2012 OSRP).

Promote the retention of agricultural landscape and support the viability of local farms both as valuable open space features and as business enterprises (2005 MP, 2012 OSRP).

Maintain and enhance quality educational opportunities for Lakeville’s residents (2005 MP).

Maintain Lakeville’s safe living environment through adequate and efficient police, fire, and emergency medical services. (2005 MP).

Continue to provide efficient and high-quality community services with as little tax burden as possible (2005 MP).

Tie public water and sewer services to targeted areas of town that could accommodate increased density. Explore options for new cemetery space (2005 MP).

Hire a Town Planner/Conservation Agent (2005 MP).

Explore options for new cemetery space (2005 MP).

“In the future, Lakeville will remain a small, semi-rural community with great natural and scenic beauty” (2005 MP).

“Open space is our greatest asset and defines our community. In the coming years, Lakeville will make a strong commitment to protecting open land of scenic, cultural, and ecological importance.” (2005 MP).

“Lakeville will remain a place where people of all generations can live—from schoolchildren to senior citizens. We will seek to provide housing opportunities and community services for young families, single persons, empty nesters, and the elderly.” (2005 MP).

We support small businesses as well as low-impact commercial uses in areas where they will not harm the town’s environment or scenic beauty.” (2005 MP).
Refreshment Break!
10 - 15 minutes
Agenda for Today

This is a very basic, **big picture** conversation. Just tell us what you think. No homework necessary.

- 10:00 - 10:15: Introductions
- 10:15 - 10:45: Master Plan Introduction and Information Presentation
- 10:45 - 11:00: Refreshment Break
- 11:00 - 11:45: **Discussion Groups**
- 11:45 - 12:00: Closing Remarks, Voting, Adjourn
Keeping in Touch and Participating Online

Welcome to the Lakeville Master Plan Home Page!

Welcome and thank you for visiting the Lakeville Master Plan website!

Lakeville’s Master Plan Implementation Committee is working with Southeastern Regional Planning and Economic Development District (SRPEDD) to develop this new master plan and when complete, Lakeville 2030 will help guide the future of Lakeville for the next 10 years.

This webpage will be your source for all information about the new Master Plan, options for participation, and notices of upcoming workshops or events. We will keep this site updated as the planning process progresses so please plan on checking back in with us.

There are many ways to get involved and stay informed. Join us at a public event, as shown on our Google Calendar (also available as a PDF here). "Like" us on Facebook and sign up to join our Mailing List so you will be notified of all events that SRPEDD will be attending and/or

Also...
Contact

Rita Garbitt
Town Administrator
rgarbitt@lakeville.ma.us
508.746.8803

Jed Cornock, AICP
jcornock@srpedd.org
508.824.1367 x318
www.srpedd.org
Appendix C

*Discovery Public Workshop Comment Pads & Summary Table*
What we like

1. Rural Character
2. Small-town feel
3. School System
4. Lot size + tax rate
5. Largest natural reservoir/see waterbody system in MA
6. Highway access
7. Open Space
8. Small-town / local business
9. Ted Williams Park / Eagles / Tammany Park
10. Cluster of businesses to create a "downtown" feel

11. Main St. / 105 / Lakeville Hospital area potential for revitalization

Negative / Needs:

1. Traffic concerns; related to train station
2. Lack of variety of businesses
3. Lack of variety of food/restaurants/ eateries
4. Upgrade the fuel station; adequate town services
What do we need to make our Town’s Plan work?

1. Effective presentation and public education strategies - public engagement + investment
2. Updated build-out information to show what we could become
3. Diversity of lot size in areas where appropriate and with access to adequate infrastructure (water, sewer, transportation, etc.) or the ability to upgrade & improve infrastructure
4. Using the tools and technology available to us to maximize the visibility of our plan/planning efforts
5. Clarity in the presentation of our data and sources
(Negatives/Needs)

- Upgrade of technology/tech. capabilities where necessary
- Up-to-date map of permanently protected open space
- Revisit a historic district between Sampson Cemetery → Historic Library area
- Explore bike routes and destination parks (where feasible)
- Wayfinding signage; link to technology upgrades
- MP allows the community to link all of these things together in a thought-out, rather than piecemeal, way
- Greater Downtown
  - Traffic Concerns
    - Train Station
    - Route 79
  - Variety of businesses
    - Want Restaurants and Grocery Store
  - Questions: Smaller Lot Sizes
    - Municipal Water/sewer
  - Small Class Sizes
- Fire Station Improvement (current location)
  - potential need for sub-station

- IT improvements

- Establish Historic District

- Additional Sidewalks / Bike Lanes

- More Open Space (Dog Park)

- Destinations for Recreation
<table>
<thead>
<tr>
<th>Element</th>
<th>Theme</th>
<th>Statement</th>
<th>Votes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Circulation</td>
<td>What We Don't Like</td>
<td>Traffic concerns: train station, route 79</td>
<td>7</td>
</tr>
<tr>
<td>Economic Development</td>
<td>What We Don't Like</td>
<td>Lack of variety of food/restaurants/eateries</td>
<td>5</td>
</tr>
<tr>
<td>Economic Development</td>
<td>What We Don't Like</td>
<td>Lack of variety of businesses</td>
<td>1</td>
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<tr>
<td>Land Use</td>
<td>What We Like</td>
<td>Rural character</td>
<td>12</td>
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<tr>
<td>Open Space &amp; Recreation</td>
<td>What We Like</td>
<td>Open space</td>
<td>10</td>
</tr>
<tr>
<td>Open Space &amp; Recreation</td>
<td>What We Like</td>
<td>Ted Williams park</td>
<td>7</td>
</tr>
<tr>
<td>Land Use</td>
<td>What We Like</td>
<td>Cluster of businesses to create a &quot;downtown&quot; feel</td>
<td>5</td>
</tr>
<tr>
<td>Land Use</td>
<td>What We Like</td>
<td>Lot size &amp; tax rate</td>
<td>4</td>
</tr>
<tr>
<td>Economic Development</td>
<td>What We Like</td>
<td>Small town local businesses</td>
<td>4</td>
</tr>
<tr>
<td>Economic Development</td>
<td>What We Like</td>
<td>Main Street/105/Lakeville Hospital area potential for revitalization</td>
<td>4</td>
</tr>
<tr>
<td>Land Use</td>
<td>What We Like</td>
<td>Small town feel</td>
<td>3</td>
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<tr>
<td>Services &amp; Facilities</td>
<td>What We Like</td>
<td>School system</td>
<td>3</td>
</tr>
<tr>
<td>Circulation</td>
<td>What We Like</td>
<td>Highway access</td>
<td>2</td>
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<tr>
<td>Open Space &amp; Recreation</td>
<td>What We Like</td>
<td>Tamarack park</td>
<td>2</td>
</tr>
<tr>
<td>Natural &amp; Cultural Resources</td>
<td>What We Like</td>
<td>Largest natural reservoir/recreational waterbody system in Massachusetts</td>
<td>0</td>
</tr>
<tr>
<td>Open Space &amp; Recreation</td>
<td>What We Need</td>
<td>Destinations for recreation</td>
<td>10</td>
</tr>
<tr>
<td>Implementation</td>
<td>What We Need</td>
<td>Clarity on the presentation of our data and sources</td>
<td>4</td>
</tr>
<tr>
<td>Circulation</td>
<td>What We Need</td>
<td>Additional sidewalks/bike lanes</td>
<td>4</td>
</tr>
<tr>
<td>Services &amp; Facilities</td>
<td>What We Need</td>
<td>Need small class sizes</td>
<td>4</td>
</tr>
<tr>
<td>Services &amp; Facilities</td>
<td>What We Need</td>
<td>Upgrade of technology where necessary</td>
<td>3</td>
</tr>
<tr>
<td>Circulation</td>
<td>What We Need</td>
<td>Explore bike routes and destination parks</td>
<td>3</td>
</tr>
<tr>
<td>Implementation</td>
<td>What We Need</td>
<td>Effective presentation and public education strategies</td>
<td>3</td>
</tr>
<tr>
<td>Implementation</td>
<td>What We Need</td>
<td>Using the tools and technology available to us to maximize the visability of our plan/planning efforts</td>
<td>3</td>
</tr>
<tr>
<td>Services &amp; Facilities</td>
<td>What We Need</td>
<td>Upgrade the fire station; adequate town services</td>
<td>3</td>
</tr>
<tr>
<td>Open Space &amp; Recreation</td>
<td>What We Need</td>
<td>More open space</td>
<td>3</td>
</tr>
<tr>
<td>Economic Development</td>
<td>What We Need</td>
<td>Variety of businesses: restaurants, grocery store</td>
<td>2</td>
</tr>
<tr>
<td>Natural &amp; Cultural Resources</td>
<td>What We Need</td>
<td>Revisit a historic district between Sampson cemetery and historic library area</td>
<td>1</td>
</tr>
<tr>
<td>Circulation</td>
<td>What We Need</td>
<td>Wayfinding signage; link to technology upgrades</td>
<td>1</td>
</tr>
<tr>
<td>Implementation</td>
<td>What We Need</td>
<td>Master plan allows the community to link all of these things together in a thought-out; rather than piece-meal way</td>
<td>1</td>
</tr>
<tr>
<td>Land Use</td>
<td>What We Need</td>
<td>Updated build-out information to show what we could become</td>
<td>1</td>
</tr>
<tr>
<td>Services &amp; Facilities</td>
<td>What We Need</td>
<td>Need municipal water and sewer service</td>
<td>1</td>
</tr>
<tr>
<td>Open Space &amp; Recreation</td>
<td>What We Need</td>
<td>Up to date map of permanently protected open space</td>
<td>0</td>
</tr>
<tr>
<td>Land Use</td>
<td>What We Need</td>
<td>Diversity of lot size in areas where appropriate and with access to adequate infrastructure (water, sewer, transportation, etc.) or the ability to upgrade &amp; improve infrastructure</td>
<td>0</td>
</tr>
<tr>
<td>Land Use</td>
<td>What We Need</td>
<td>Greater downtown</td>
<td>0</td>
</tr>
<tr>
<td>Land Use</td>
<td>What We Need</td>
<td>Need a variety of residential lot sizes</td>
<td>0</td>
</tr>
</tbody>
</table>

Total: 116
Appendix D

Discovery Public Workshop Photos
Lakeville 2030
A Plan for the Future

Lakeville Master Plan
Land Use, Housing, Economic Development
Public Workshop Report
Tuesday - October 16, 2018

Lakeville Master Plan Implementation Committee
Southeastern Regional Planning & Economic Development District
Table of Contents

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Vote Counts & Top Comments .................................................................................................3
Conclusion ..................................................................................................................................8

Appendix A: Workshop Flyer, Agenda, & Sign-In Sheet
Appendix B: Workshop Presentation & Handout
Appendix C: Workshop Comment Pads & Summary Table
Appendix D: Workshop Photos
Introduction

Massachusetts General Law, Chapter 41, Section 81D states that a Master Plan “shall be a statement, through text, maps, illustrations or other forms of communication, that is designed to provide a basis for decision making regarding the long-term physical development of the municipality.” At its heart a Master Plan is a living document that needs to be updated on a regular basis (every 10 years) to reflect the changes in a communities goals, values and desires. Lakeville’s current Master Plan was last completed in November 2005 and is considered to be in need of an update. This report provides a summary of the second of five public workshops that will be held during the creation of the new plan.

In the Spring of 2018, the Lakeville Master Plan Implementation Committee formally began the process of creating a new Master Plan in order to address the need for a current document. The Committee contracted with the Southeastern Regional Planning and Economic Development District (SRPEDD) to complete this work. The Master Plan Implementation Committee intends to make public participation the centerpiece of the Master Plan in order to ensure that the document responds to the needs and desires of the community. The committee and SRPEDD personnel, are providing numerous in-person and online opportunities throughout the 22 month process for the public to provide their thoughts and ideas. To that end, the Master Plan Implementation Committee, in collaboration with SRPEDD, established a “project brand”, a project website and Facebook page, numerous promotional materials, comment cards, large format paper maps, electronic presentations (PDFs and ArcGIS interactive maps) and other relevant materials to make every effort to engage with residents, business and property owners, town employees, and other interested stakeholders throughout the process.

Discovery Workshop (May, 2018)
The first step of the process, the Lakeville Master Plan Discovery Workshop, took place at the Lakeville Public Library, on Saturday, May 19, 2018. The workshop sought to inform Lakeville residents and business owners about Master Plans, their content, and the process by which they are created. In addition, it kick-started the extensive civic engagement campaign that will take place during the update process.

Land Use, Housing, and Economic Development Workshop (October, 2018)
The second workshop, documented in this report, addressed the (1) Land Use, (2) Housing, and (3) Economic Development Master Plan elements. It took place at the Lakeville Public Library on Wednesday, October 16, 2018. Similar to the Discovery Workshop, the objectives were to inform attendees about the update process and to gather feedback on the three specific topics.

In the time leading up to the workshop, SRPEDD personnel distributed the workshop advertisement and other materials at the Lakeville Arts and Music Festival (September, 2018) and posted the flyer on the project webpage and Facebook page. Approximately 20 participants attended and shared their thoughts about Lakeville’s current and future Land Use, Housing, and Economic Development.

Master Plan Table at the 2018 Lakeville Arts & Music Festival
The Day of the Workshop

1. Welcome and Introduction

The workshop began with an introduction describing the purpose of the meeting by addressing the following questions: What is a Master Plan? Why is a Master Plan relevant? What are the major planning elements that comprise the document? How does a town create a plan? How long does this take? This discussion was supplemented with a brief overview of current demographic data (entire presentation is available in Appendix B).

2. Group Discussion

Following a short refreshment break, the workshop participants divided into two groups to discuss current issues or thoughts and to provide new ideas and input. The groups focused on the following three elements: (1) Land Use; (2) Housing; and (3) Economic Development. In general, participants were encouraged to offer their thoughts (positive or negative) about each element, what changes they would like to see, and how to make those changes. During this conversation, SRPEDD’s facilitators helped guide the discussion and took notes, transcribing the ideas on large note paper. The workshop participants were reminded that they would be asked to participate in a voting exercise at the conclusion of the workshop. The discussion group portion of the workshop took approximately one (1) hour.

3. Closing Remarks and Voting

The workshop closed with a “thank you” expressed to all participants who contributed valuable input on Master Plan elements. SRPEDD outlined future plans for work on the Master Plan and demonstrated how to stay in touch using the project webpage and the Master Plan Facebook Page. Then, on their way out, participants were asked to review the notes from each group, posted on poster boards at the rear of the room, and to vote for the top eight (8) most important items from the group. Participants voted by placing “sticky dots” next to a chosen item. Information resulting from the group discussion and the voting exercise is available in Appendix C.
Vote Counts & Top Comments

In order to organize and analyze all comments received at the workshop, SRPEDD created a simple database. A total of 53 comments were received and a total of 116 votes were cast.

Comments Summary

The comments that received the most votes in each of the following three (3) categories are displayed below:

**Land Use**
- Protect animal habitats - 6 votes
- Protect the natural beauty - 3 votes
- More passive recreational opportunities in less populated areas - 3 votes

**Housing**
- Elder housing with smaller lots and yards - 5 votes
- Housing for young homeowners - 4 votes
- Add “cluster” bylaw (protect valuable areas, allow residential development and protect natural areas) - 4 votes

**Economic Development**
- Hire a town planner or economic development position - 12 votes
- Create a marketing strategy to attract appropriate businesses at appropriate locations - 7 votes
- See development at the State Hospital site and Bowling Alley site - 6 votes

A comprehensive list of all 53 comments is available in Appendix C, organized by Master Plan element. All comments will be reviewed and considered during the creation of each Master Plan element and during dedicated public workshops. However, the remainder of this report will only present a grouping of comments that received the highest number most votes in each section.
Main Themes

Throughout the update process, the analysis of all comments allows for even greater clarity and reveals a number of broad themes. Based on comments received at the first two public workshops, these themes are:

2. Support the local economy while exploring additional opportunities to create new businesses and economic development in appropriate areas.
3. Continue to support the current and future maintenance and creation of open space and recreation areas.
4. Pursue additional sidewalks and bike facilities to allow for alternative transportation options.
5. Enhance the information sharing efforts using all available tools to ensure the public can make informed decisions.
6. Provide a variety of housing options that meet the need of the entire community.
7. Add professional staff to help guide future residential and business growth.

These overarching themes merit close attention during all subsequent public outreach and civic engagement efforts.

Discovery Workshop Main Themes

What We Heard at the Discovery Workshop (May 2018):

2. Support the local economy while exploring additional opportunities to create new businesses and economic development.
3. Continue to support the current and future maintenance and creation of open space and recreation areas.
4. Pursue additional sidewalks and bike facilities to allow for alternative transportation options.
5. Enhance the information sharing efforts using all available tools to ensure the public can make informed decisions.

Please note, the main themes from the Discovery Workshop have been modified to reflect comments received at the second public workshop.
Land Use

A total of fifteen (15) comments related to Land Use were recorded; six (6) of which received the most consensus votes:

<table>
<thead>
<tr>
<th>Element</th>
<th>Comment</th>
<th>Votes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use</td>
<td>Protect animal habitats</td>
<td>6</td>
</tr>
<tr>
<td>Land Use</td>
<td>More passive recreational opportunities in less populated areas</td>
<td>3</td>
</tr>
<tr>
<td>Land Use</td>
<td>Protect the natural beauty</td>
<td>3</td>
</tr>
<tr>
<td>Land Use</td>
<td>Need a walkable downtown</td>
<td>2</td>
</tr>
<tr>
<td>Land Use</td>
<td>Small shops that keep the character of the town</td>
<td>2</td>
</tr>
<tr>
<td>Land Use</td>
<td>Restrict architecture of business to fit in</td>
<td>1</td>
</tr>
</tbody>
</table>

Similar to the Discovery workshop, attendees expressed that Lakeville’s semi-rural character is very important to maintain. In fact, many folks noted preference for single family homes rather than multi-family residential uses as a way to maintain the town character. It should be noted that several comments received during the Housing topic included increasing housing options for the younger (first time homeowners) and older generation who find it challenging to live in town due to high housing costs. Moreover, there were numerous votes cast in support of protecting existing animal habitat areas and the natural beauty of the town. There was also a desire to have a vibrant downtown area, especially one that had a variety of businesses and amenities that residents and visitors could access by walking or biking.
Housing

A total of eleven (11) comments related to Housing were recorded; seven (7) of which received the most consensus votes:

<table>
<thead>
<tr>
<th>Element</th>
<th>Comment</th>
<th>Votes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>Elder housing with smaller lots and yards</td>
<td>5</td>
</tr>
<tr>
<td>Housing</td>
<td>Housing for young homeowners</td>
<td>4</td>
</tr>
<tr>
<td>Housing</td>
<td>Add “cluster” bylaw (protect valuable areas, allow residential development and protect natural areas)</td>
<td>4</td>
</tr>
<tr>
<td>Housing</td>
<td>Need rental housing for older residents near senior center</td>
<td>4</td>
</tr>
<tr>
<td>Housing</td>
<td>Balance housing development with need for future services</td>
<td>2</td>
</tr>
<tr>
<td>Housing</td>
<td>Create more affordable housing to meet and maintain the 10% threshold</td>
<td>2</td>
</tr>
<tr>
<td>Housing</td>
<td>Single family homes are preferred - keep rural character</td>
<td>2</td>
</tr>
</tbody>
</table>

Based on the comments received at the workshop, many folks acknowledged that it is difficult for the younger and older generation to afford to live in Lakeville. The current 70,000 square foot residential zoning minimum lot size has created higher housing costs which make it challenging for folks with limited incomes to afford to buy housing in Lakeville. Looking to the future, there was a desire to create more variety in the housing stock in appropriate locations and to create more affordable housing to meet and maintain the 10% threshold required by Massachusetts General Law, Chapter 40B.
Economic Development

A total of twenty-eight (28) comments related to Economic Development were recorded; eight (8) of which received the most consensus votes:

<table>
<thead>
<tr>
<th>Element</th>
<th>Comment</th>
<th>Votes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Economic Development</td>
<td>Hire a town planner or economic development position</td>
<td>12</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Create a marketing strategy to attract appropriate business at appropriate locations</td>
<td>7</td>
</tr>
<tr>
<td>Economic Development</td>
<td>See development at the State Hospital site/Bowling alley site</td>
<td>6</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Do a better job at selling Lakeville to its residents and potential developers</td>
<td>5</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Restaurants/Grocery Store</td>
<td>4</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Create a destination location</td>
<td>4</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Business &amp; Economic Development Committee - look at what the committee has to work with</td>
<td>4</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Have an existing business guide</td>
<td>4</td>
</tr>
</tbody>
</table>

The topic of Economic Development was the most popular topic during the discussion groups. In general, comments reflected a desire to increase the number of businesses in town, particularly at the former state hospital and bowling alley sites on Route 105. In order to effectively do that, many folks agreed that the town should hire professional staff (either a town planner or an economic development specialist) to ensure that those sites (and others) are developed in the appropriate manner. Several attendees suggested that the town lacked an identity and that a marketing strategy be formulated to attract new businesses such as a grocery store or more restaurants. It should be noted that many folks voted for supporting the Business & Economic Development Committee and creating a business guide; however, the town already has an existing business guide. That said, an update to the guide could be helpful to attract new businesses in the future.
Conclusion

The Lakeville Master Plan Land Use, Housing, and Economic Development Workshop was the second of five workshops in a sustained and comprehensive civic engagement campaign. Similarly, this document is second step in identifying issues that are important to the citizens and businesses of Lakeville.

Based on comments received at the first two public workshops, Lakeville 2030 has the following seven (7) main themes:

1. Balance future growth with maintaining Lakeville’s semi-rural character, animal habitat areas, and natural beauty.
2. Support the local economy while exploring additional opportunities to create new businesses and economic development in appropriate areas.
3. Continue to support the current and future maintenance and creation of open space and recreation areas.
4. Pursue additional sidewalks and bike facilities to allow for alternative transportation options.
5. Enhance the information sharing efforts using all available tools to ensure the public can make informed decisions.
6. Provide a variety of housing options that meet the need of the entire community.
7. Add professional staff to help guide future residential and business growth.

These overarching themes merit close attention and will reappear in future Master Plan workshops to provide for opportunities for further refinement and possible additions.
Appendix A

*Workshop Flyer & Sign-In Sheet*
Lakeville 2030
A Plan for the Future

Land Use, Housing, Economic Development

Master Plan Public Workshop

Tuesday
October 16, 2018
6:30 PM to 8:30 PM
Lakeville Public Library
4 Precinct Street
<table>
<thead>
<tr>
<th>Name</th>
<th>Address (optional)</th>
<th>Email (optional)</th>
<th>Affiliation</th>
</tr>
</thead>
<tbody>
<tr>
<td>S. Szewczyk</td>
<td></td>
<td>szmcd @comcast.net</td>
<td>Planning Board</td>
</tr>
<tr>
<td>Brian Reynolds</td>
<td></td>
<td>509 856 7540</td>
<td>Historical Comm.</td>
</tr>
<tr>
<td>Rita Garbitt</td>
<td></td>
<td>rgarbitt @lakeville.ma.org</td>
<td></td>
</tr>
<tr>
<td>Lorraine Carboni</td>
<td></td>
<td>lcarrieri @lakeville.ma.org</td>
<td></td>
</tr>
<tr>
<td>Stephen Stanley</td>
<td></td>
<td>sstanley @citypartfive.org</td>
<td>Master Plan Comm.</td>
</tr>
<tr>
<td>Patrick Marshall</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Debby Smith</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>John Veazey</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ellen Frankelley</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Joseph Silvia</td>
<td></td>
<td>jadisilvia @comcast.net</td>
<td></td>
</tr>
<tr>
<td>Laura Silvia</td>
<td></td>
<td>leslie @lakeville.ma.org</td>
<td></td>
</tr>
<tr>
<td>Brian Day</td>
<td>8 Elders Pond Dr</td>
<td>brian.day @outlook.com</td>
<td></td>
</tr>
<tr>
<td>Joe Rodriguez</td>
<td></td>
<td>jkrodriguez2103 @gmail.com</td>
<td></td>
</tr>
<tr>
<td>Maria Martinez</td>
<td></td>
<td>maria477 @hotmail.com</td>
<td></td>
</tr>
<tr>
<td>Martha Schneider</td>
<td>3 River Road</td>
<td>maraschneider @verizon.net</td>
<td></td>
</tr>
<tr>
<td>Rodney R Dixon</td>
<td>29 Baker Lane</td>
<td>rodneyrdixon666 @comcast.net</td>
<td></td>
</tr>
<tr>
<td>Kelly Reid</td>
<td>Setucket Trail</td>
<td>susheita1 @msn.com</td>
<td></td>
</tr>
</tbody>
</table>
Appendix B

Workshop Presentation & Handout
Lakeville Master Plan

Land Use, Housing, and Economic Development Workshop

Tuesday - October 16, 2018

Public Library - 4 Precinct Street, Lakeville, MA 02347
Agenda for Tonight

This is a very basic, **big picture** conversation. Just tell us what you think. No homework necessary.

6:30 - 6:40: *Introductions*
6:40 - 7:10: Master Plan Introduction and Information Presentation
7:10 - 7:15: Refreshment Break
7:15 - 8:15: Discussion Group
8:15 - 8:30: Closing Remarks, Voting, Adjourn
What is SRPEDD’s role here?

- Listen to you
- Understand your goals and priorities
- Gather, analyze, and present information
- Help make a plan that responds to your goals
Public Engagement

On the web

In person

Spring Special Town Meeting - April

Outdoor Concert Series - July

Arts & Music Festival - September
Public Engagement

Opportunities to Participate

Lakeville Needs Your Input!

Lakeville 2030
A Plan for the Future

Workshop #1
May 2018
Vision

Workshop #2
October 2018
Land Use
Housing
Economic Development

Workshop #3
February 2019
Open Space & Recreation
Natural & Cultural Resources

Workshop #4
June 2019
Services & Facilities
Transportation & Circulation

Open House
October 2019
Implementation
All Final Draft Elements
Agenda for Tonight

This is a very basic, **big picture** conversation. Just tell us what you think. *No homework necessary.*

6:30 - 6:40: Introductions

6:40 - 7:10: *Master Plan Introduction and Information Presentation*

7:10 - 7:15: Refreshment Break

7:15 - 8:15: Discussion Group

8:15 - 8:30: Closing Remarks, Voting, Adjourn
What is a Master Plan?

- A comprehensive analysis of all aspects of community development
- A plan for a community’s physical growth
- A long-range document (typical 5 to 10 year “life”; Lakeville’s dates from 2005 and is, therefore, is considered to be out-of-date)
- A guide for local public policy

Such plan shall be a statement, through text, maps, illustrations or other forms of communication, that is designed to provide a basis for decision making regarding the long-term physical development of the municipality. The comprehensive plan shall be internally consistent in its policies, forecasts and standards . . . [M.G.L. c. 41, s. 81D]
What are the Elements of a Master Plan?

State Requirements - M.G.L. c. 41, s. 81D directs Planning Boards to prepare a Master Plan with the following elements:

- Statement of Goals and Policies
- **Land Use**
- **Housing**
- **Economic Development**
- Natural and Cultural Resources
- Open Space and Recreation
- Services and Facilities
- Transportation and Circulation
- Implementation Strategies
What type of information do we consider?

- land use patterns
- zoning and laws
- town priority areas
- ownership and rights
- facilities and assets
- water resources
- conservation
- habitat areas
- agriculture
- transportation
- crash rates
- environmental hazards
- land values
- development history
- demographic and economic trends

and . . .
Lakeville 2030
A Plan for the Future

Land Use, Housing, Economic Development

Master Plan Public Workshop

Tuesday
October 16, 2018
6:30 PM to 8:30 PM
Lakeville Public Library
4 Precinct Street

... most importantly, your community’s character, input, and goals.

Public Workshops
Community Events
Website and Facebook
Comment Cards
Master Plan Committee
Existing Plans
Why Create a Master Plan?

A Master Plan helps municipalities to:

▪ Promote orderly and predictable development
▪ Provide clarity to property owners, developers, and permitting authorities
▪ Promote open, transparent decision-making
▪ Set priorities for developing and maintaining infrastructure and public facilities
▪ Protect environmental resources
▪ Strengthen local identity
Main Themes

Lakeville 2030
A Plan for the Future

What We Heard at the Discovery Workshop (May 2018):

2. Support the local economy while exploring additional opportunities to create new businesses and economic development.
3. Continue to support the current and future maintenance and creation of open space and recreation areas.
4. Pursue additional sidewalks and bike facilities to allow for alternative transportation options.
5. Enhance the information sharing efforts using all available tools to ensure the public can make informed decisions.
What Does the Data Say?

Let’s explore some data from the following sources:

- U.S. Census Bureau (Decennial & American Community Survey)
- U.S. Department of Housing & Urban Development (HUD)
- MA Department of Education (DOE)
- MA Department of Housing & Community Development (DHCD)
- MA Executive Office of Labor & Workforce Development (EOLWD)
- MA Division of Local Services (DLS)
- Freetown-Lakeville Regional School District
  (Old Colony Regional Tech. HS & Bristol County Agricultural HS)
Lakeville’s population was booming in the 1990s. The rate has slowed, but Lakeville is still growing at a faster rate than the state and Plymouth County.
Households

Average household size has decreased slightly.

- 2000: 2.91
- 2010: 2.82
- 2016: 2.88

30.3% of Lakeville households include a person age 65+ (up significantly from 20.2% in 2000)

33.5% of households include children under 18 (down from 42.9% in 2000)

Source: U.S. Census Bureau
Lakeville’s median age increased by 6 years from 2000 - 2016. The share of young, “School Age” people is declining.
Lakeville’s student population declined between 2012 and 2018.

Source: Freetown Lakeville Regional School District, Old Colony RVTHS, and Bristol County Agricultural HS
Median Household Income in Lakeville is estimated at $93,691

This is much higher than median incomes in:

- Plymouth County: $77,627
- Bristol County: $59,343
- Massachusetts: $70,954

Surrounding towns:

- Rochester: $103,081
- Berkley: $95,186
- Freetown: $91,618
- Middleborough: $76,961

Source: U.S. Census Bureau
A quarter of owner households are housing cost burdened. More than half of renters are burdened, with many spending over 50% of their income on housing.
In order to gain more control over the Chapter 40B process, Lakeville must have 10% of its housing stock on the state SHI or meet annual production goals. It currently has 7.1%.
Affordable Housing vs. Housing that is Affordable

“Affordable” Housing:

▪ Subsidized by a public agency, non-profit, or a limited dividend company
▪ Income-restricted to households with incomes at or below 80% of area median income
▪ Deed restriction

Housing that is “affordable”:

▪ A household that is spending less than 30% of the household income on basic costs (mortgage/rent and utilities)

Lakeville AMFI: $81,000
80% Limit (family of four): $66,250

Please note that this is a very basic description of the differences and is not meant to be an all inclusive definition.
# Job Growth, 2006 - 2016

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>2006 Jobs</th>
<th>2016 Jobs</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Berkley</td>
<td>643</td>
<td>654</td>
<td>1.7%</td>
</tr>
<tr>
<td>Freetown</td>
<td>3,757</td>
<td>4,062</td>
<td>7.5%</td>
</tr>
<tr>
<td><strong>Lakeville</strong></td>
<td><strong>3,170</strong></td>
<td><strong>3,227</strong></td>
<td><strong>1.8%</strong></td>
</tr>
<tr>
<td>Middleborough</td>
<td>8,596</td>
<td>9,381</td>
<td>8.4%</td>
</tr>
<tr>
<td>Rochester</td>
<td>735</td>
<td>780</td>
<td>5.8%</td>
</tr>
<tr>
<td>Taunton</td>
<td>25,653</td>
<td>23,351</td>
<td>-9.9%</td>
</tr>
<tr>
<td>SRPEDD</td>
<td>242,106</td>
<td>246,628</td>
<td>1.8%</td>
</tr>
<tr>
<td>Plymouth County</td>
<td>176,853</td>
<td>189,197</td>
<td>6.5%</td>
</tr>
<tr>
<td>Massachusetts</td>
<td>3,197,325</td>
<td>3,494,564</td>
<td>8.5%</td>
</tr>
</tbody>
</table>

Source: MA Executive Office of Labor and Workforce Development (EOLWD)

In the past ten years, Lakeville has gained about 57 jobs. Job growth was lower than most of its neighbors, the state, and the region.
### Jobs by Sector, 2006 - 2016

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>62 - Health Care and Social Assistance</td>
<td>300</td>
<td>395</td>
<td>95</td>
<td>31.7%</td>
</tr>
<tr>
<td>23 - Construction</td>
<td>191</td>
<td>366</td>
<td>175</td>
<td>91.6%</td>
</tr>
<tr>
<td>31-33 - Manufacturing</td>
<td>73</td>
<td>255</td>
<td>182</td>
<td>249.3%</td>
</tr>
<tr>
<td>92 - Public Administration</td>
<td>237</td>
<td>220</td>
<td>-17</td>
<td>-7.2%</td>
</tr>
<tr>
<td>44-45 - Retail Trade</td>
<td>17</td>
<td>210</td>
<td>193</td>
<td>1135.3%</td>
</tr>
<tr>
<td>71 - Arts, Entertainment, and Recreation</td>
<td>118</td>
<td>180</td>
<td>62</td>
<td>52.5%</td>
</tr>
<tr>
<td>42 - Wholesale Trade</td>
<td>148</td>
<td>167</td>
<td>19</td>
<td>12.8%</td>
</tr>
<tr>
<td>54 - Professional and Technical Services</td>
<td>148</td>
<td>150</td>
<td>2</td>
<td>1.4%</td>
</tr>
<tr>
<td>DUR - Durable Goods Manufacturing</td>
<td>118</td>
<td>147</td>
<td>29</td>
<td>24.6%</td>
</tr>
<tr>
<td>56 - Administrative and Waste Services</td>
<td>450</td>
<td>132</td>
<td>-318</td>
<td>-70.7%</td>
</tr>
<tr>
<td>72 - Accommodation and Food Services</td>
<td>114</td>
<td>113</td>
<td>-1</td>
<td>-0.9%</td>
</tr>
<tr>
<td>NONDUR - Non-Durable Goods Manufacturing</td>
<td>231</td>
<td>108</td>
<td>-123</td>
<td>-53.2%</td>
</tr>
<tr>
<td>81 - Other Services, Except Public Administration</td>
<td>104</td>
<td>83</td>
<td>-21</td>
<td>-20.2%</td>
</tr>
<tr>
<td>52 - Finance and Insurance</td>
<td>29</td>
<td>41</td>
<td>12</td>
<td>41.4%</td>
</tr>
<tr>
<td>53 - Real Estate and Rental and Leasing</td>
<td>200</td>
<td>32</td>
<td>-168</td>
<td>-84.0%</td>
</tr>
<tr>
<td>51 - Information</td>
<td>103</td>
<td>31</td>
<td>-72</td>
<td>-69.9%</td>
</tr>
<tr>
<td>11 - Agriculture, Forestry, Fishing and Hunting</td>
<td>229</td>
<td>15</td>
<td>-214</td>
<td>-93.4%</td>
</tr>
<tr>
<td><strong>Total, All Industries</strong></td>
<td><strong>3,170</strong></td>
<td><strong>3,227</strong></td>
<td><strong>57</strong></td>
<td><strong>1.8%</strong></td>
</tr>
</tbody>
</table>

Source: MA Executive Office of Labor and Workforce Development (EOLWD)

In 2016, the biggest industries in Lakeville (in total jobs) were health care, construction, and manufacturing.
Many job sectors saw large changes. In raw numbers of jobs, the biggest gains were in Retail, Manufacturing, and Construction. The biggest losses were in Real Estate, Agriculture and Administration.
Lakeville’s tax base is 86.4% residential.
For FY2018, the average single family tax bill in Lakeville is $4,669 compared to $3,945 in Taunton, $4,623 in Middleborough, and $5,175 in Rochester.

Source: MA Division of Local Services (DLS)
Lakeville has a flat tax rate (meaning that it taxes residential and commercial properties at the same rate). Compared to its neighbors, the town’s tax rate is low.
Discussion Questions

Land Use
- What type of development is right for Lakeville?
- Which areas in Lakeville are appropriate for future growth?
- Which areas are most important to preserve, enhance, or transform?

Housing
- What are Lakeville’s primary concerns regarding housing? How are costs, conditions, and availability?
- Are there a variety of local housing opportunities to serve the needs of all citizens?
- What kind of housing development, and where, is right for Lakeville?

Economic Development
- How is the economic health of Lakeville? What are the key issues?
- Are there local employment opportunities?
- What businesses would you like to have in Town?
Refreshment Break!
5 minutes
Agenda for Tonight

This is a very basic, **big picture** conversation. Just tell us what you think. No homework necessary.

6:30 - 6:40: Introductions
6:40 - 7:10: Master Plan Introduction and Information Presentation
7:10 - 7:15: Refreshment Break
7:15 - 8:15: **Discussion Group**
8:15 - 8:30: Closing Remarks, Voting, Adjourn
What is Next?

Public Workshops

Community Events

Committee Meetings

Dates may be subject to change. Please see the project website or Facebook for more information about a specific event.
Keeping in Touch and Participating Online

Welcome to the Lakeville Master Plan Home Page!

Welcome and thank you for visiting the Lakeville Master Plan website!

Lakeville’s Master Plan Implementation Committee is working with Southeastern Regional Planning and Economic Development District (SRPEDD) to develop this new master plan and when complete, Lakeville 2030 will help guide the future of Lakeville for the next 10 years.

This webpage will be your source for all information about the new Master Plan, options for participation, and notices of upcoming workshops or events. We will keep this site updated as the planning process progresses so please plan on checking back in with us.

There are many ways to get involved and stay informed. Join us at a public event, as shown on our Google Calendar (also available as a PDF here). "Like" us on Facebook and sign up to join our Mailing List so you will be notified of all events that SRPEDD will be attending and/or

Also...
Appendix C

Workshop Comment Pads & Summary Table
Land Use

- Rural feel (not as rural as it once was)
- No strip mall area
- Small shops that keep the character of the Town
- Need more development along major roads (103, 105, 140, 44)
- Restrict architecture of businesses to fit in
- See development at Hospital site/Bowling Alley side
- Restaurants/Grocery store
- Outreach to attract new businesses
- Business and Economic Development committee
- Reassess our assets
- Less populated recreational use (passive) Bike, Walk, Run, trails
LAND USE

PROTECT ANIMAL HABITATS (LOSE HABITATS)

- CAPITALIZE ON THE NATURAL BEAUTY
  - PUBLIC ACCESS TO OPEN SPACE

- PROMOTE LOCAL TOURISM OPPORTIES
  - PASSIVE RECREATION

ADD "CLUSTER" BYLAW

- PROTECT VALUABLE AREAS
- ALLOW RES. DEV. + PROTECT NATURAL AREAS

PROTECT THE NATURAL BEAUTY
Housing

- Elderly housing
  - Smaller lots and yards
    - Similar housing stock
      - Need more variety
    - Close neighbors and open space
      - Conservation subdivision housing
  - Housing for young homeowners
Housing

Need rental housing for older residents near senior center

More bus service to provide better access

Balance housing development with need for future services

Create more "affordable housing" to meet 10K threshold...

Area north of new police station may be an opportunity for senior housing - close
Economic Development

- Business and Economic Development Committee
  - Look at what the committee has to work with
- Do a better job at selling Lakeville to its residents and potential developers
- Create a destination location
  - Create more opportunities for businesses
- Office type building
  - Types of businesses to create more employment opportunities
- Have an existing business guide
  - Need to generate the ideas of the Town
  - No identity
- Town Center?
- Infrastructure (Taunton Water)
Economic Development

- Water District
- Sewer
- Educating the Town
Rt. 18 + 105

- Use existing, not develop new

New Econ. Dev.

* Scale & uses consistent with character of town

Rt. 105 Corridor
Lakeville Hosp. Site

- Area of Opportunity
- Mixed use dev.

Need a walkable downtown commercial/residential area

Lack of sidewalks
Create more connectivity
Lakeville Hosp. site good area for mixed use (self sufficient)
- book store
- restaurant

Train station (if abandoned)
- mixed use area (housing mix)

Single family homes are preferred - keep rural char.

Promote more "mom + pop" type businesses in appropriate locations

Future traffic a concern for new business development
CREATE MORE SHARED OFFICE SPACE
(RIVERSIDE DRIVE)

**Economic Development is Slow**
- More "Bring People To Town - Not "Through" Town"

**Hire a Town Planner**
or **Economic Dev. Position**

**Specialized Grocery Store or Specialty Store**

**Create a Marketing Strategy**
- To Attract Appropriate Businesses
  - Agricultural Tourism ?
- And At Appropriate Locations
<table>
<thead>
<tr>
<th>Element</th>
<th>Statement</th>
<th>Votes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use</td>
<td>Protect animal habitats</td>
<td>6</td>
</tr>
<tr>
<td>Land Use</td>
<td>More passive recreational opportunities in less populated areas - Bike, Walk, Run trails</td>
<td>3</td>
</tr>
<tr>
<td>Land Use</td>
<td>Protect the natural beauty</td>
<td>3</td>
</tr>
<tr>
<td>Land Use</td>
<td>Small shops that keep the character of the town</td>
<td>2</td>
</tr>
<tr>
<td>Land Use</td>
<td>More bus service to provide better access</td>
<td>2</td>
</tr>
<tr>
<td>Land Use</td>
<td>Need a walkable downtown (commercial/residential area)</td>
<td>2</td>
</tr>
<tr>
<td>Land Use</td>
<td>Lack of sidewalks - need to create more connectivity</td>
<td>2</td>
</tr>
<tr>
<td>Land Use</td>
<td>Restrict architecture of business to fit in</td>
<td>1</td>
</tr>
<tr>
<td>Land Use</td>
<td>Reassess our assets</td>
<td>1</td>
</tr>
<tr>
<td>Land Use</td>
<td>Capitalize on the natural beauty - provide public access to open space</td>
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<tr>
<td>Land Use</td>
<td>Rural feel</td>
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<td>Land Use</td>
<td>No strip mall areas</td>
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<td>Land Use</td>
<td>Promote local tourism opportunities (passive recreation)</td>
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</tr>
<tr>
<td>Land Use</td>
<td>No identity</td>
<td>0</td>
</tr>
<tr>
<td>Land Use</td>
<td>Town center?</td>
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</tr>
<tr>
<td>Housing</td>
<td>Elder housing with smaller lots and yards</td>
<td>5</td>
</tr>
<tr>
<td>Housing</td>
<td>Add &quot;cluster&quot; bylaw (protect valuable areas, allow residential development and protect natural areas)</td>
<td>4</td>
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<tr>
<td>Housing</td>
<td>Housing for young homeowners</td>
<td>4</td>
</tr>
<tr>
<td>Housing</td>
<td>Need rental housing for older residents near senior center</td>
<td>4</td>
</tr>
<tr>
<td>Housing</td>
<td>Area north of new police station may be an opportunity for senior housing</td>
<td>3</td>
</tr>
<tr>
<td>Housing</td>
<td>Balance housing development with need for future services</td>
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</tr>
<tr>
<td>Housing</td>
<td>Create more Affordable housing to meet and maintain the 10% threshold</td>
<td>2</td>
</tr>
<tr>
<td>Housing</td>
<td>Single family homes are preferred - keep rural character</td>
<td>2</td>
</tr>
<tr>
<td>Housing</td>
<td>Similar housing stock (need more variety)</td>
<td>0</td>
</tr>
<tr>
<td>Housing</td>
<td>Close neighbors and open space</td>
<td>0</td>
</tr>
<tr>
<td>Housing</td>
<td>Conservation subdivision housing</td>
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<tr>
<td>Economic Development</td>
<td>Hire a town planner or economic development position</td>
<td>12</td>
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<td>Economic Development</td>
<td>Create a marketing strategy to attract appropriate businesses at appropriate locations (agricultural tourism)</td>
<td>7</td>
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<tr>
<td>Economic Development</td>
<td>See development at Hospital site/Bowling alley site</td>
<td>6</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Do a better job at selling Lakeville to its residents and potential developers</td>
<td>5</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Restaurants/Grocery Store</td>
<td>4</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Create a destination location</td>
<td>4</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Have an existing business guide</td>
<td>4</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Lakeville hospital site is a good area for mixed use (self sufficient) - potentially a book store or restaurant</td>
<td>4</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Business and Economic Development Committee - look at what the committee has to work with</td>
<td>4</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Water and sewer district</td>
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<td>Economic Development</td>
<td>Future traffic is a concern for new business development</td>
<td>3</td>
</tr>
<tr>
<td>Element</td>
<td>Statement</td>
<td>Votes</td>
</tr>
<tr>
<td>------------------------</td>
<td>---------------------------------------------------------------------------</td>
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<td>Economic Development</td>
<td>Educating the town</td>
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<tr>
<td>Economic Development</td>
<td>Use existing development and not create new development on Route 18 and Route 105</td>
<td>2</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Promote more &quot;mom &amp; pop&quot; type businesses in appropriate locations</td>
<td>2</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Economic development is slow (need more &quot;bring people to town - not through town&quot;)</td>
<td>2</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Create more office type buildings</td>
<td>1</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Lakeville hospital site is an area of opportunity (possibly for mixed use development)</td>
<td>1</td>
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<tr>
<td>Economic Development</td>
<td>Train station (if abandoned) could be an mixed use area</td>
<td>1</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Need more development along major roads (105, 18, 140, 44)</td>
<td>0</td>
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<tr>
<td>Economic Development</td>
<td>Outreach to attract new businesses</td>
<td>0</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Create more opportunities for businesses</td>
<td>0</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Types of businesses to create more employment opportunities</td>
<td>0</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Need to generate the ideas of the town</td>
<td>0</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Infrastructure</td>
<td>0</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Types of new economic development should be scaled consistent with the character of the town and Route 105 corridor</td>
<td>0</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Create more shared office space (Riverside Drive)</td>
<td>0</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Specialized grocery store or specialty store</td>
<td>0</td>
</tr>
</tbody>
</table>

**Total** 116
Appendix D

Workshop Photos
Lakeville 2030
A Plan for the Future

Lakeville Master Plan
Land Use, Housing, Economic Development
Public Workshop
Wednesday - October 16, 2018
This page is intentionally left blank.
Lakeville Master Plan

Natural & Cultural Resources
and
Open Space & Recreation

Public Workshop Report
Saturday - March 16, 2019

Lakeville 2030
A Plan for the Future

Lakeville Master Plan Implementation Committee
Southeastern Regional Planning & Economic Development District
# Table of Contents

Introduction ........................................................................................................................................... 1
The Day of the Workshop ....................................................................................................................... 3
Comments & Site Identification .............................................................................................................. 4
Conclusion ............................................................................................................................................... 9

Appendix A: Workshop Flyer & Sign-In Sheet
Appendix B: Workshop Presentation & Handout
Appendix C: Workshop Comment Pads & Summary Table
Appendix D: Workshop Photos
Introduction

Massachusetts General Law, Chapter 41, Section 81D states that a Master Plan “shall be a statement, through text, maps, illustrations or other forms of communication, that is designed to provide a basis for decision making regarding the long-term physical development of the municipality.” At its heart a Master Plan is a living document that needs to be updated on a regular basis (every 10 years) to reflect the changes in a community’s goals, values and desires. Lakeville’s current Master Plan was last completed in November 2005 and is considered to be in need of an update. This report provides a summary of the third of five public workshops that will be held during the creation of the new plan.

In the Spring of 2018, the Lakeville Master Plan Implementation Committee formally began the process of creating a new Master Plan in order to address the need for an up-to-date document. The Committee contracted with the Southeastern Regional Planning and Economic Development District (SRPEDD) to complete this work. The intent was to make public participation the centerpiece of the Master Plan in order to ensure that the document responds to the needs and desires of the community.

To that end, the committee and SRPEDD personnel, scheduled numerous in-person and online opportunities throughout the 22 month process for the public to provide their thoughts and ideas. A “project brand” was established to increase familiarity with the process, a project website and Facebook page were developed, numerous promotional materials and comment cards were created and distributed and large format paper maps and electronic presentations (PDFs and ArcGIS interactive maps) were provided to make every effort to engage with residents, business and property owners, town employees, and other interested stakeholders throughout the process. An integral part of the process included collecting input from conversations with these stakeholders at town events and the public workshops. A brief summary of those efforts is provided below.

Public Workshops

Discovery Workshop (May, 2018)
The first step of the process, the Lakeville Master Plan Discovery Workshop, took place at the Lakeville Public Library, on Saturday, May 19, 2018. The workshop sought to inform Lakeville residents and business owners about Master Plans, their content, and the process by which they are created. Public input was gathered on all topics of the future Master Plan (i.e. - land use, housing, open space, transportation, etc.). Importantly, this workshop served to kick-start the extensive civic engagement campaign. Approximately 20 participants attended and shared their thoughts about the future of Lakeville. The workshop summary report (found on the project website) contains all of the recorded comments and more event details.
Land Use, Housing, and Economic Development Workshop (October, 2018)
The second workshop addressed the (1) Land Use, (2) Housing, and (3) Economic Development Master Plan elements. It took place at the Lakeville Public Library on Wednesday, October 16, 2018. Similar to the Discovery Workshop, the objectives were to inform attendees about the update process and to gather feedback on the three specific topics. Two break-out groups discussed items such as the current land uses, existing housing stock and types of businesses in town. In addition, specific attention was paid to how they felt the town should look and feel in the next 10 years. That is to say, the participants focused on questions such as: 1) “What types of businesses are best for Lakeville?”, 2) “What types of housing are needed in town?” and 3) “Where are areas in town that are appropriate for growth?” Approximately 20 participants attended and shared their thoughts about Lakeville’s current and future Land Use, Housing, and Economic Development. That workshop summary report (found on the project website) provides all of the recorded comments and specific event details.

Town Events

In addition to the public workshops, SRPEDD personnel attended a number of town events to distribute the workshop advertisements and other promotional materials. Those events included the Special Spring Town Meeting (April, 2018), the Outdoor Concert Series (July, 2018) and the Lakeville Arts and Music Festival (September, 2018).
The Day of the Workshop

Welcome and Introduction

The workshop began with an introduction describing the purpose of the event by addressing the following questions: What is a Master Plan and why is it needed? What are the elements of the document? This discussion was supplemented with a brief overview of current demographic data (entire presentation is available in Appendix B). Nearly 50 residents attended and shared their thoughts about Lakeville’s current and future Natural & Cultural Resources and Open Space & Recreation.

Lastly, the workshop participants were asked to use blue sticky-dots to vote for their four (4) favorite “main themes” during the refreshment break or before they left for the day. This exercise provided valuable feedback about the public’s core goals and future vision of the town. The Main Themes section of this report, on Page 8, provides more detail about the concept and the voting exercise.

Group Discussions

Following a short refreshment break, the workshop participants returned to their respective tables (five groups) to participate in a table-top mapping exercise. In general, the goal was to identify key areas or locations in town that had natural & cultural and/or open space & recreation significance, discuss current issues or thoughts and to provide new ideas and input (specific to the workshop theme).

The five groups focused on identifying locations on a town map with a colored sticker representing: (1) Open Space - green sticker; (2) Recreation - red sticker; (3) Natural Resource - yellow sticker; and, (4) Cultural or Historic - blue sticker. During this conversation, SRPEDD’s facilitators helped guide the discussion and answered questions while a volunteer from the group transcribed the specific location and supporting documentation on a large note pad. At the end of the exercise, a volunteer reported the findings from their discussion to the larger group of workshop participants. This portion of the workshop took approximately one (1) hour. Information resulting from the group discussions and the voting exercise is available in Appendix C.

Closing Remarks

The workshop closed with a “thank you” expressed to all participants who contributed valuable input on Master Plan elements. SRPEDD outlined future plans for work on the Master Plan and demonstrated how to stay in touch using the project webpage and the Master Plan Facebook Page.
Comments & Site Identification

A total of 74 areas were identified during the table-top mapping exercise component of the workshop. Some of the comments were general in nature while others contained more specific information regarding the significance of the area and the necessary future actions.

Comments Summary

A brief summary of the a number of the comments that were received in each of the following four (4) categories are displayed below:

Natural Resources (identification of specific sites of significance)
• Land adjacent to Cedar Swamp (significant habitat areas)
• Ocean Spray Headquarters (significant habitat areas)
• Rocky Woods (natural resources & historical significance)

Cultural & Historical
• Create historical district at the Route 18 & Route 105 area
• Provide more of a presence for the Historical Museum
• Utilize Betty’s Neck for more cultural events

Open Space
• Protect Chapter 61 lands that surround existing protected open space
• Protect Rocky Woods and Howland Road Conservation Areas
• Protect areas such as the Lakeville Country Club and the Ocean Spray facility from future development

Recreation
• Enhance recreational opportunities at Betty’s Neck
• Improve access to and facilities at Clear Pond Park and Ted Williams Park
• Add sidewalks on Howland Road, Freetown Street and Route 18

Figure 1, on the following page, displays all of the locations identified by the workshop participants and the entire list of all 74 comments is available in Appendix C, organized and coded by Master Plan element. The following sections of this report present more of the comments received.
Lakeville Public Workshop
Natural & Cultural Resources and Open Space & Recreation

Group Exercise Results
- Recreation (R)
- Open Space (OS)
- Natural Resources (NR)
- Cultural and Historical (CH)

Data sources: MassGIS, MassDOT, and the Town of Lakeville. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use.

March 2019
1 Mile

Figure 1: Group Discussion Results
Natural & Cultural Resources

A total of fourteen (14) comments related to Natural Resources were recorded; six (6) of which are displayed below:

<table>
<thead>
<tr>
<th>Element</th>
<th>Comment</th>
<th>Map Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural Resources</td>
<td>Ocean Spray Headquarter Area, flooding control/property issue</td>
<td>NR2</td>
</tr>
<tr>
<td>Natural Resources</td>
<td>Protection along Nemasket Riverway</td>
<td>NR4</td>
</tr>
<tr>
<td>Natural Resources</td>
<td>Pickens Walking Path awareness</td>
<td>NR7</td>
</tr>
<tr>
<td>Natural Resources</td>
<td>Next to Cedar Swamp - currently habitat</td>
<td>NR9</td>
</tr>
<tr>
<td>Natural Resources</td>
<td>Highland Road cranberry bog - scenic view</td>
<td>NR10</td>
</tr>
<tr>
<td>Natural Resources</td>
<td>Rocky Woods - historical preservation</td>
<td>NR12</td>
</tr>
</tbody>
</table>

A total of seventeen (17) comments related to Cultural & Historical sites or efforts were recorded; six (6) of which are displayed below:

<table>
<thead>
<tr>
<th>Element</th>
<th>Comment</th>
<th>Map Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cultural &amp; Historical</td>
<td>Old Town Hall - add in more historical content, programs for awareness</td>
<td>CH5</td>
</tr>
<tr>
<td>Cultural &amp; Historical</td>
<td>Back Nine Golf Course - need to protect if sold (historical significance - King Phillip)</td>
<td>CH10</td>
</tr>
<tr>
<td>Cultural &amp; Historical</td>
<td>Historic Museum - stronger presence, programs for younger generations, historic society expansion</td>
<td>CH11</td>
</tr>
<tr>
<td>Cultural &amp; Historical</td>
<td>Betty’s Neck - historical/cultural site (advertise), better utilize for cultural events</td>
<td>CH12</td>
</tr>
<tr>
<td>Cultural &amp; Historical</td>
<td>Support Community Preservation Act (CPA)</td>
<td>CH16</td>
</tr>
<tr>
<td>Cultural &amp; Historical</td>
<td>Historical Structures - 130 historical structures lost to lack of maintenance</td>
<td>CH17</td>
</tr>
</tbody>
</table>

The remainder of the comments received are included in Appendix C.
Open Space & Recreation

A total of twenty-four (24) comments related to Open Space were recorded; six (6) of which are displayed below:

<table>
<thead>
<tr>
<th>Element</th>
<th>Comment</th>
<th>Map Code</th>
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</thead>
<tbody>
<tr>
<td>Open Space</td>
<td>Lakeville Country Club - protect from development</td>
<td>OS2</td>
</tr>
<tr>
<td>Open Space</td>
<td>Wilke Farm Preservation</td>
<td>OS8</td>
</tr>
<tr>
<td>Open Space</td>
<td>Land around Loon Pond adjacent to Ted Williams Camp should be preserved as open space/recreation, Paquin cranberry bogs - protection of wetlands</td>
<td>OS10</td>
</tr>
<tr>
<td>Open Space</td>
<td>Protect farmlands from being developed into housing</td>
<td>OS11</td>
</tr>
<tr>
<td>Open Space</td>
<td>Protect agricultural land south of Elders Pond - currently habitat</td>
<td>OS14</td>
</tr>
<tr>
<td>Open Space</td>
<td>Explore opportunities to add walkways (paved-handicap accessible) along the water</td>
<td>OS17</td>
</tr>
</tbody>
</table>

A total of nineteen (19) comments related to Recreation were recorded; six (6) of which are displayed below:

<table>
<thead>
<tr>
<th>Element</th>
<th>Comment</th>
<th>Map Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreation</td>
<td>Clear Pond/Park - improve facilities, program promotions/ awareness, revisit use and charges (out-of-town are allowed, residents are charged)</td>
<td>R2</td>
</tr>
<tr>
<td>Recreation</td>
<td>Increased access to Nemasket River</td>
<td>R6</td>
</tr>
<tr>
<td>Recreation</td>
<td>Ted Williams Camp - add sidewalks and walking paths around the camp, rehab the playground, museum/tribute to Ted Williams and camp history, open land abutting police station, non-profits are charged if they want to use</td>
<td>R7</td>
</tr>
<tr>
<td>Recreation</td>
<td>Bike and walkways to Betty’s Neck or Cedar Pond Reserve and along Route 18.</td>
<td>R11</td>
</tr>
<tr>
<td>Recreation</td>
<td>Howland Road/Freetown Street sidewalks. Shoulders on busy roads for pedestrians</td>
<td>R15</td>
</tr>
<tr>
<td>Recreation</td>
<td>Additional recreation space for children</td>
<td>R19</td>
</tr>
</tbody>
</table>

The remainder of the comments received are included in Appendix C.
Main Themes

Throughout the update process, the analysis of all comments allows for even greater clarity and reveals a number of broad themes. The feedback from the first two public workshops provided the following themes:

1. Balance future growth with maintaining Lakeville’s semi-rural character, animal habitat areas, and natural beauty.
2. Support the local economy while exploring additional opportunities to create new businesses and economic development in appropriate areas.
3. Continue to support the current and future maintenance and creation of open space and recreation areas.
4. Pursue additional sidewalks and bike facilities to allow for alternative transportation options.
5. Enhance the information sharing efforts using all available tools to ensure the public can make informed decisions.
6. Provide a variety of housing options that meet the need of the entire community.
7. Add professional staff to help guide future residential and business growth.

Voting Exercise

As a way to verify the input that had been received to this point, the workshop participants were asked to place four (4) blue sticky-dots on those themes they felt were most important to them. In addition, participants were encouraged to fill out a comment card if they felt a new theme had emerged or if they felt an existing theme warranted revision. There were no additional themes provided or revisions submitted at the workshop. The voting exercise clearly demonstrated that residents are very concerned with preserving Lakeville’s character, balancing future growth, supporting the local economy and creating open space.

Workshop #3 Main Themes - Voting Exercise Results

![Lakeville Master Plan: Main Themes](image)
Conclusion

The Lakeville Master Plan Natural & Cultural Resources and Open Space & Recreation Public Workshop was the third of five workshops in a sustained and comprehensive civic engagement campaign. Similarly, this document is the third step in identifying issues that are important to the citizens and businesses of Lakeville.

Based on comments received at the first three public workshops, Lakeville 2030 now has the following eight (8) main themes:

1. Balance future growth with maintaining Lakeville’s semi-rural character, animal habitat areas, and natural beauty.
2. Support the local economy while exploring additional opportunities to create new businesses and economic development in appropriate areas.
3. Continue to support the current and future maintenance and creation of open space and recreation areas while working to enhance accessibility and connectivity.
4. Pursue additional sidewalks and bike facilities to allow for alternative transportation options.
5. Enhance the information sharing efforts using all available tools to ensure the public can make informed decisions.
6. Provide a variety of housing options that meet the need of the entire community.
7. Add professional staff to help guide future residential and business growth.
8. Continue efforts to promote Lakeville’s history and culture while working to identify and protect significant places and structures.

Specifically, theme #3 was modified to include language about increasing the accessibility and connectivity of the open spaces and recreational facilities in town. In addition, theme #8 was added based on the input received about Lakeville’s extensive history, the number of significant areas in town and the importance of documenting their locations and promoting their value.

These overarching themes merit close attention and will continue to appear in future Master Plan workshops to provide for opportunities for further refinement and possible additions.
Appendix A

Workshop Flyer & Sign-In Sheet
Lakeville 2030
A Plan for the Future

Natural & Cultural Resources and Open Space & Recreation

Master Plan Public Workshop

Please note new date!

Saturday
March 16, 2019
10:00 AM to 12:00 PM
Lakeville Public Library
4 Precinct Street
<table>
<thead>
<tr>
<th>Name</th>
<th>Address (optional)</th>
<th>Email (optional)</th>
<th>Affiliation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brian Reynolds</td>
<td></td>
<td>505 S. 55th 7840</td>
<td>Historical Com.</td>
</tr>
<tr>
<td>Nancy J. Johnson LaFave</td>
<td></td>
<td><a href="mailto:njlafave2@gmail.com">njlafave2@gmail.com</a></td>
<td>Library</td>
</tr>
<tr>
<td>Hillary Wood</td>
<td>2 Sosnovey Ave</td>
<td><a href="mailto:Hillarywood@gmail.com">Hillarywood@gmail.com</a></td>
<td>Historical Com.</td>
</tr>
<tr>
<td>Pat Bessette</td>
<td>430 Bedford St.</td>
<td><a href="mailto:PBessette@comcast.net">PBessette@comcast.net</a></td>
<td>Library</td>
</tr>
<tr>
<td>Nathaniel Bradley</td>
<td>428 Bedford Street</td>
<td><a href="mailto:njbroadly.428@gmail.com">njbroadly.428@gmail.com</a></td>
<td>Library</td>
</tr>
<tr>
<td>Trevor A. Orlovski</td>
<td>841 Primet St.</td>
<td><a href="mailto:trevororlovski@gmail.com">trevororlovski@gmail.com</a></td>
<td>Resident</td>
</tr>
<tr>
<td>Jessica Orlovski</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Michelle Lee Chartier</td>
<td>128 County St.</td>
<td><a href="mailto:michlee96@yahoo.com">michlee96@yahoo.com</a></td>
<td>Homeowner</td>
</tr>
<tr>
<td>Norman Orlov</td>
<td>120 Crooked Ln.</td>
<td><a href="mailto:normo14@gmail.com">normo14@gmail.com</a></td>
<td>Resident/AA Rep</td>
</tr>
<tr>
<td>Liz Nash</td>
<td>57 Monteverde St.</td>
<td><a href="mailto:Liznash101@msn.com">Liznash101@msn.com</a></td>
<td>Resident/AA Rep</td>
</tr>
<tr>
<td>Rita Garbutt</td>
<td>102 Main Street</td>
<td><a href="mailto:rgarbutt@lakevillema.org">rgarbutt@lakevillema.org</a></td>
<td>Town Adminstrator</td>
</tr>
<tr>
<td>Lorraine Carboni</td>
<td>34 Dickens St.</td>
<td><a href="mailto:lcarboni@lakevillema.org">lcarboni@lakevillema.org</a></td>
<td>Town Adminstrator</td>
</tr>
<tr>
<td>Tony Powderly</td>
<td>47 Montgomery St.</td>
<td><a href="mailto:johntop@powderly.net">johntop@powderly.net</a></td>
<td>Mayor</td>
</tr>
<tr>
<td>Jesse Medford</td>
<td>47 Highland Rd.</td>
<td><a href="mailto:JAYMED1973@aol.com">JAYMED1973@aol.com</a></td>
<td>Open Space Com.</td>
</tr>
<tr>
<td>Linnie Douglas</td>
<td>24 Grifcy Rd.</td>
<td><a href="mailto:lindgrifcy.teck@comcast.net">lindgrifcy.teck@comcast.net</a></td>
<td>EDC</td>
</tr>
<tr>
<td>Claire Blackman</td>
<td>23 Leon Point Rd.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ralph Blackman</td>
<td>19 Leon Point Rd.</td>
<td><a href="mailto:Blackman@verizon.net">Blackman@verizon.net</a></td>
<td></td>
</tr>
<tr>
<td>Mike Nolan</td>
<td>21 Bells Brook Rd.</td>
<td><a href="mailto:mike.nolan@blackburni.com">mike.nolan@blackburni.com</a></td>
<td>Parks</td>
</tr>
<tr>
<td>Doreen Haddock</td>
<td>6 Smith Circle</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name</td>
<td>Address (optional)</td>
<td>Email (optional)</td>
<td>Affiliation</td>
</tr>
<tr>
<td>--------------------------</td>
<td>--------------------------</td>
<td>----------------------------------</td>
<td>--------------------------------------</td>
</tr>
<tr>
<td>Cathy Barriga</td>
<td>21 Bells Brook Rd</td>
<td><a href="mailto:cathy_barriga@yahoo.com">cathy_barriga@yahoo.com</a></td>
<td></td>
</tr>
<tr>
<td>Anthony Chiuppi</td>
<td>16 Vaughan St</td>
<td><a href="mailto:tony.chiuppi@gmail.com">tony.chiuppi@gmail.com</a></td>
<td></td>
</tr>
<tr>
<td>Keeley Chupski</td>
<td>18 Vaughan St</td>
<td><a href="mailto:kelly.chupski@gmail.com">kelly.chupski@gmail.com</a></td>
<td></td>
</tr>
<tr>
<td>Rachel L. King (NTM)</td>
<td>561 Lafayette Rd. R.T.</td>
<td><a href="mailto:rachel.king65@yahoo.com">rachel.king65@yahoo.com</a></td>
<td></td>
</tr>
<tr>
<td>Kevin P. Mahoney</td>
<td>3 Lakeside Dr. Au. Lakeville</td>
<td><a href="mailto:nick.mahoney@verizon.net">nick.mahoney@verizon.net</a></td>
<td></td>
</tr>
<tr>
<td>David Mohar</td>
<td>50 Kingsway St</td>
<td><a href="mailto:richard.v@comcast.net">richard.v@comcast.net</a></td>
<td></td>
</tr>
<tr>
<td>Reed &amp; Cindy Kellez</td>
<td>403 Bedford St</td>
<td><a href="mailto:cynthia.salman@iol.com">cynthia.salman@iol.com</a></td>
<td></td>
</tr>
<tr>
<td>Deborah Smith</td>
<td>10 Lakeside Dr. Au.</td>
<td><a href="mailto:df.smith.1066@gmail.com">df.smith.1066@gmail.com</a></td>
<td></td>
</tr>
<tr>
<td>Andy Podula</td>
<td>10 Lakeside Dr. Au.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Patrick Marshall</td>
<td>15 Bridge St.</td>
<td><a href="mailto:patrick.tara@yahoo.com">patrick.tara@yahoo.com</a></td>
<td></td>
</tr>
<tr>
<td>Karen Quinn</td>
<td>7 Elders Pond Dr.</td>
<td><a href="mailto:kburke15quin@me.com">kburke15quin@me.com</a></td>
<td></td>
</tr>
<tr>
<td>Laura Cateson</td>
<td>47 Hill St.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Delia Murphy</td>
<td>Main St</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fred Beal</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
MASTER PLAN WORKSHOP: Saturday, March 16, 2019

Name | Address (optional) | Email (optional) | Affiliation
--- | --- | --- | ---
Jenna Young | 1053 E. Snow Rd, Jamestown, 02835 | jhunes@my.uri.edu | Land Trust
Tina LaCamera | 32 Old Powder House Rd, Lakeville | Allenlamere@gmail.com |
Allen LaMere | 8 Ruby Drive, Lakeville |
Taylor Yeager | 31 Pierce Ave | tryjep@yahoo.com |
Michele Angela Bruno Martin | 207 Cedar Dr | mspn1774@hotmail.com |
Garry Noble | 21 Hitching Post Rd, Lakeville | gsnob@gmail.com |
Amber LaMere | 8 Ruby Drive | amlamere@gmail.com |
Rodney T. Dixon | 31 Baker Lane | rodheyrdixon@gmail.com | MPIC Chair
Erin Good | 4 Highland Rd | thegoodstonefamily@gmail.com |
Susan & William McGuire | 5 Order Hill Rd | smcguire@verizon.net |

www.srpedd.org/Lakeville-Master-Plan
Appendix B

Workshop Presentation & Handout
Lakeville Master Plan

Natural & Cultural Resources and Open Space & Recreation Workshop

Saturday - March 16, 2019

Public Library - 4 Precinct Street, Lakeville, MA 02347
Agenda for Today

This is a very basic, **big picture** conversation. Just tell us what you think. No homework necessary.

10:00 - 10:15: **Introductions**
10:15 - 10:55: Master Plan Introduction and Information Presentation
10:55 - 11:00: Refreshment Break
11:00 - 11:55: Group Discussions & Reports
11:55 - 12:00: Closing Remarks, Adjourn
What is SRPEDD’s role here?

- **Listen to you**
- Understand your goals and priorities
- Gather, analyze, and present information
- **Write a plan that responds to your goals**

![Diagram](image.png)
Public Engagement

On the web

- Lakeville Master Plan

In person

- Spring Special Town Meeting - April
- Outdoor Concert Series - July
- Arts & Music Festival - September
Lakeville 2030
A Plan for the Future

Opportunities to Participate
Lakeville Needs Your Input!

WORKSHOP #1
May 2018
Vision

WORKSHOP #2
October 2018
Land Use
Housing
Economic Development

WORKSHOP #3
March 2019
Natural & Cultural Resources
Open Space & Recreation

WORKSHOP #4
June 2019
Services & Facilities
Transportation & Circulation

OPEN HOUSE
October 2019
Implementation
All Final Draft Elements

Public Engagement
Balance future growth with maintaining Lakeville’s semi-rural character, animal habitat areas, and natural beauty.

Support the local economy while exploring additional opportunities to create new businesses and economic development in appropriate areas.

Continue to support the current and future maintenance and creation of open space and recreation areas.

Pursue additional sidewalks and bike facilities to allow for alternative transportation options.

Enhance the information sharing efforts using all available tools to ensure the public can make informed decisions.

Provide a variety of housing options that meet the need of the entire community.

Add professional staff to help guide future residential and business growth.
Agenda for Today

This is a very basic, **big picture** conversation. Just tell us what you think. No homework necessary.

10:00 - 10:15: Introductions
10:15 - 10:55: *Master Plan Introduction and Information Presentation*
10:55 - 11:00: Refreshment Break
11:00 - 11:55: Group Discussions & Reports
11:55 - 12:00: Closing Remarks, Adjourn
What is a Master Plan?

- A *comprehensive analysis of all aspects of community development*
- A plan for a community’s physical growth
- A *long-range document* (typical 5 to 10 year “life”; Lakeville’s dates from 2005 and is, therefore, is considered to be out-of-date)
- A guide for local public policy

*Such plan shall be a statement, through text, maps, illustrations or other forms of communication, that is designed to provide a basis for decision making regarding the long-term physical development of the municipality. The comprehensive plan shall be internally consistent in its policies, forecasts and standards... [M.G.L. c. 41, s. 81D]*
What are the Elements of a Master Plan?

State Requirements - M.G.L. c. 41, s. 81D directs Planning Boards to prepare a Master Plan with the following elements:

- Statement of Goals and Policies
- Land Use
- Housing
- Economic Development
- Natural and Cultural Resources
- Open Space and Recreation
- Services and Facilities
- Transportation and Circulation
- Implementation Strategies
What type of information do we consider?

- land use patterns
- zoning and laws
- **town priority areas**
- ownership and rights
- facilities and assets
- **water resources**
- **conservation**
- **habitat areas**

- **agriculture**
- transportation
- crash rates
- environmental hazards
- land values
- development history
- demographic and economic trends

and . . .
most importantly, your community’s character, input, and goals.
Why Create a Master Plan?

A Master Plan helps municipalities to:

- Promote orderly and predictable development
- Provide *clarity* to property owners, developers, and permitting authorities
- Promote open, transparent *decision-making*
- Set *priorities* for developing and maintaining infrastructure and public facilities
- Protect environmental resources
- Strengthen *local identity*
What Does the Data Say?

Let’s explore some data from the following sources:

- U.S. Census Bureau (Decennial & American Community Survey)
- U.S. Department of Housing & Urban Development (HUD)
- MA Department of Education (DOE)
- MA Department of Housing & Community Development (DHCD)
- MA Executive Office of Labor & Workforce Development (EOLWD)
- MA Division of Local Services (DLS)
- Freetown-Lakeville Regional School District
  (Old Colony Regional Tech. HS & Bristol County Agricultural HS)

Who are we planning for?
Lakeville’s population was booming in the 1990s. The rate has slowed, but Lakeville is still growing at a faster rate than the state and Plymouth County.

Source: U.S. Census Bureau
Households

Average household size has decreased slightly.

- **2000**: 2.91
- **2010**: 2.82
- **2016**: 2.88

30.3% of Lakeville households include a person age 65+ (up significantly from 20.2% in 2000)

33.5% of households include children under 18 (down from 42.9% in 2000)

Source: U.S. Census Bureau
Age Trends

2000

- School Age (Under 20): 11.3%
- Working Age (20 - 59): 29.7%
- Retirement Age (65+): 59.0%

Median Age: 37.8

2016

- School Age (Under 20): 14.8%
- Working Age (20 - 59): 23.8%
- Retirement Age (65+): 61.4%

Median Age: 44.2

Lakeville’s median age increased by 6 years from 2000 - 2016. The share of young, “School Age” people is declining.

Source: U.S. Census Bureau
Lakeville’s student population declined between 2012 and 2018.

Source: Freetown Lakeville Regional School District, Old Colony RVTHS, and Bristol County Agricultural HS
Median Household Income in Lakeville is estimated at $93,691

This is much higher than median incomes in:
- Plymouth County $77,627
- Bristol County $59,343
- Massachusetts $70,954

Surrounding towns:
- Rochester $103,081
- Berkley $95,186
- Freetown $91,618
- Middleborough $76,961

Source: U.S. Census Bureau
A quarter of owner households are housing cost burdened. More than half of renters are burdened, with many spending over 50% of their income on housing.
## Lakeville’s Subsidized Housing Inventory (SHI)

<table>
<thead>
<tr>
<th>Community</th>
<th>2010 Census Year Round Housing Units</th>
<th>SHI Units</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Berkley</td>
<td>2,169</td>
<td>24</td>
<td>1.1%</td>
</tr>
<tr>
<td>Freetown</td>
<td>3,263</td>
<td>86</td>
<td>2.6%</td>
</tr>
<tr>
<td><strong>Lakeville</strong></td>
<td><strong>3,852</strong></td>
<td><strong>274</strong></td>
<td><strong>7.1%</strong></td>
</tr>
<tr>
<td>Middleborough</td>
<td>8,921</td>
<td>589</td>
<td>6.6%</td>
</tr>
<tr>
<td>Rochester</td>
<td>1,865</td>
<td>8</td>
<td>0.4%</td>
</tr>
<tr>
<td>Taunton</td>
<td>23,844</td>
<td>1,529</td>
<td>6.4%</td>
</tr>
</tbody>
</table>

*Source: MA Department of Housing and Community Development (DHCD)*

In order to gain more control over the Chapter 40B process, Lakeville must have 10% of its housing stock on the state SHI or meet annual production goals. It currently has 7.1%.
Affordable Housing vs. Housing that is Affordable

“Affordable” Housing:

- **Subsidized** by a public agency, non-profit, or a limited dividend company
- **Income-restricted** to households with incomes at or below 80% of area median income
- Deed restriction

Housing that is “affordable”:

- A household that is spending *less than 30%* of the household income on basic costs (mortgage/rent and utilities)

Lakeville AMFI: $81,000
80% Limit (family of four): $66,250

*Please note that this is a very basic description of the differences and is not meant to be an all inclusive definition.*
## Job Growth, 2006 - 2016

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>2006 Jobs</th>
<th>2016 Jobs</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Berkley</td>
<td>643</td>
<td>654</td>
<td>1.7%</td>
</tr>
<tr>
<td>Freetown</td>
<td>3,757</td>
<td>4,062</td>
<td>7.5%</td>
</tr>
<tr>
<td><strong>Lakeville</strong></td>
<td><strong>3,170</strong></td>
<td><strong>3,227</strong></td>
<td><strong>1.8%</strong></td>
</tr>
<tr>
<td>Middleborough</td>
<td>8,596</td>
<td>9,381</td>
<td>8.4%</td>
</tr>
<tr>
<td>Rochester</td>
<td>735</td>
<td>780</td>
<td>5.8%</td>
</tr>
<tr>
<td>Taunton</td>
<td>25,653</td>
<td>23,351</td>
<td>-9.9%</td>
</tr>
<tr>
<td>SRPEDD</td>
<td>242,106</td>
<td>246,628</td>
<td>1.8%</td>
</tr>
<tr>
<td>Plymouth County</td>
<td>176,853</td>
<td>189,197</td>
<td>6.5%</td>
</tr>
<tr>
<td>Massachusetts</td>
<td>3,197,325</td>
<td>3,494,564</td>
<td>8.5%</td>
</tr>
</tbody>
</table>

Source: MA Executive Office of Labor and Workforce Development (EOLWD)

In the past ten years, Lakeville has gained about 57 jobs. Job growth was lower than most of its neighbors, the state, and the region.
In 2016, the biggest industries in Lakeville (in total jobs) were health care, construction, and manufacturing.
Many job sectors saw large changes. In raw numbers of jobs, the biggest gains were in Retail, Manufacturing, and Construction. The biggest losses were in Real Estate, Agriculture and Administrative and Waste.
Lakeville’s tax base is 86.4% residential.
For FY2018, the average single family tax bill in Lakeville is $4,669 compared to $3,945 in Taunton, $4,623 in Middleborough, and $5,175 in Rochester.
## Tax Rates Per $1,000 of Value (Millage Rates), 2018

Lakeville has a flat tax rate (meaning that it taxes residential and commercial properties at the same rate). Compared to its neighbors, the town’s tax rate is low.

### Jurisdiction | Residential tax rate | Commercial tax rate
--- | --- | ---
Berkley | $14.02 | $14.02
Freetown | $13.31 | $21.42
Lakeville | **$13.59** | **$13.59**
Middleborough | $15.60 | $16.57
Rochester | $14.11 | $14.11
Taunton | $15.72 | $34.43

*Source: MA Division of Local Services (DLS)*
Protect the town’s surface water, groundwater, ponds, rivers, and wetland resources for current and future generations.

Protect the habitat of rare and endangered species as well as critical wildlife habitat and exemplary natural communities as identified in the Open Space and Recreation Plan.

Preserve Lakeville’s historic structures and sites, including archeological site and cemeteries.

Promote the retention of agricultural landscape and support the viability of local farms both as valuable open space features and as business enterprises.
Lakeville Habitats

- NHESP Certified Vernal Pools
- BioMap2 Core Habitat
- BioMap2 Critical Natural Landscape
- NHESP Priority Habitats of Rare Species
- Interstates
- Collectors and Arterials
- Local Roads
- MA DFW Coldwater Fisheries Resources
- Water

Data sources: MassGIS, MassDEP, MassDOT, and the Town of Lakeville. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use.

February 2019
1 Mile

MA DFW Coldwater Fisheries Resources

Lakeville 2030
A Plan for the Future

Lakeville 2030
A Plan for the Future
Lakeville Water Resources

- Interim Wellhead Protection Area (IWPA)
- Mass DEP Approved Zone II Aquifers
- Mass DEP High-Yield Aquifers
- Mass DEP Medium-Yield Aquifers

Data sources: MassGIS, MassDOT, and the Town of Lakeville. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use.

April 2018 1 Mile
Open Space & Recreation

Protect **priority open space** located throughout town, including forests, farmland, scenic vistas, and areas of ecological and cultural importance as identified in the Open Space and Recreation Plan.

Establish a framework and funding source for ongoing **open space acquisition and protection** efforts. The town should consider adopting the Community Preservation Act (CPA).

Meet the **recreational needs** of the entire population of the town, youth through senior citizens, including citizens with special needs.

Promote responsible, and where appropriate, **multiple use** of open space in Town.
Lakeville Open Space By Level of Protection

Data sources: MassGIS, MassDOT, and the Town of Lakeville. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use.
Before We Break...
Group Discussion Questions

Natural & Cultural Resources

▪ What are Lakeville’s most important natural, cultural, and historic resources?
▪ Are Lakeville’s unique resources being protected and/or used well?
▪ Which areas are most important to preserve, enhance, or transform?
▪ Are there events that should be maintained in the future?
▪ Are there structures in town that should be preserved?

Open Space & Recreation

▪ Are Lakeville residents’ needs for open space and recreation being met?
▪ Where are areas that should be protected or preserved in the future?
▪ What types of actions would you like the town to pursue to protect those areas?
▪ What types of recreation are most popular in Lakeville?
▪ What other types of recreation would you like to see in Lakeville?
Refreshment Break!

5 minutes
Agenda for Today

This is a very basic, **big picture** conversation. Just tell us what you think. No homework necessary.

10:00 - 10:15: Introductions
10:15 - 10:55: Master Plan Introduction and Information Presentation
10:55 - 11:00: Refreshment Break
11:00 - 11:55: **Group Discussions & Reports**
11:55 - 12:00: Closing Remarks, Adjourn
What is Next?

Public Workshops
Community Events
Committee Meetings

Dates may be subject to change. Please see the project website or Facebook for more information about a specific event.
Keeping in Touch and Participating Online

Welcome and thank you for visiting the Lakeville Master Plan website!

Lakeville’s Master Plan Implementation Committee is working with Southeastern Regional Planning and Economic Development District (SRPEDD) to develop this new master plan and when complete, Lakeville 2030 will help guide the future of Lakeville for the next 10 years.

This webpage will be your source for all information about the new Master Plan, options for participation, and notices of upcoming workshops or events. We will keep this site updated as the planning process progresses so please plan on checking back in with us.

There are many ways to get involved and stay informed. Join us at a public event, as shown on our Google Calendar (also available as a PDF here). "Like" us on Facebook and sign up to join our Mailing List so you will be notified of all events that SRPEDD will be attending and/or
Contact

Rita Garbitt  
Town Administrator  
rgarbitt@lakeville.ma.us  
508.746.8803

Jed Cornock, AICP  
jcornock@srpedd.org  
508.824.1367 x318  
www.srpedd.org
Appendix C

Workshop Comment Pads & Summary Table
1) Paquin cranberry bog
   - protecting wetlands

2)

3) sidewalks around Ted Williams
   Lakeville Country Club
4) golf course - preserve from development

5) Ocean Spray - protect from development

6) preserve animal habitat

8) Betty's neck

9) protect farmlands from being developed into housing

10) King Philip's

12) State Hospital Farm

13) Clear Pond

14) Hurd's Rock Conservation
   - make sure the State is aware
   of the town's development

15) Pierce Road area
   - trout in brook/pond nearby

16) Statton Farm

17) Old town library -

18) Ted Williain used to stay
#1 - Owned by Farm + adults protected
• land cannot be sold (behind schools)

#1 - Agricultural land off County St. should be included in protected land

#3 - Current train station parking lot will become available. Town will have opportunity to purchase. Need to consider whether Open Space, business + need to vote.

#4 - Sidewalk from Highland Rd to Tamarack Park + boys along Rt. 18 heading to Winberg's

#5 - Protection of Cranberry Bogs off Long Point Rd. This needs to be considered when sold. (Near BETTY NECK)

#6 - Bike / walk ways to Betty's Neck from Rt 18 or Cedar Pond Reserve

#7 - Keep downtown historically New England as well as New plazas — a certain defined
• aesthetic to keep from feeling New England
• create historical district
#8 - Keep / define Rt 18 as an area for business + recreation, don't add plazas or bleed into rural areas (as well as large housing developments)

#9 - Betty Neck better utilize for cultural events,

#10 - Back Nine - historical significance, need to protect if sold

#11 - Indian cemetary - parking + parking

#12 - Paquoy + Lakeville CC - recreation
• space if sold

#13 - Ted Willians under utilized, non-profits charged if they want to use.

#15 - Land around Leon Pond, adjacent to Ted Williams should be preserved as open space / recreation

#16 - Revisit uses + charges at Clean Pond
• 80% of guests are allowed, residents are charged.
1. Senior Center/Library
   - Museum/tribute to Ted Williams & Camp history
   - Walking path rehab
   - Dog Park
   - Sign for Loon Pond Lodge - promotion/advertising

2. Clear Pond Park
   - Improve facilities
   - Program promotions/awareness

3. John Paun Park

4. Betty's Neck
   - Bike/walking paths

5. Historical museum
   - Stronger presence
   - Programs for younger generations

6. Tamarack/Highland Rd
   - Dog Park

7. Howland/Freetown St
   - Sidewalks

8. Waterworks
   - Negotiate sidewalks/bike path

9. Explore opportunities to add
   Walkways - paved - handicap access
   - Along water

10. Bruce/Pickens Walking Path
    - Awareness

11. Shoulders on busy roads for pedestrians

12. Old Town Hall
    - Add in more historical content
    - Programs for awareness

13. Carnegie Library
    - Historical awareness (plaque)
    - Maintain library feel
1. RT 18 Bike Path/Freetown St.
2. Recreational Boat Ramp-Long Pond
3. Betty's Neck Historical/Cultural Site
4. Island Terrace...? Re-use?
5. "Share the Road" Education
6. "Preserved" (Hilltop Farm) but inaccessible
7. John Pond-Baseball Fields
8. T.W. Camp-Open Land Abutting Police Station
9. Wilke Farm Preservation
10. Scout House: Historical, Open Space (Vigars)
11. Historical Society Expansion
12. Support Community Preservation Act (CPA)
13. Hospital Property: Development and Open Space
15. Permanent Preservation for Agricultural Sites

16. Hallomar Farm Preservation/Open Space
17. Water Resources (Open): Protection, Cleaning, Recovering: Warm Species, Algae
18. Flooding Control/Property Issue
19. Rocky Woods - Historical Preservation
20. Historical Structures: 130 Lost To...?
Open Space:
- 1. Rocky Woods (South Lakeville, Totaranzi Rd) - Currently "Lakeville Parcel"
- 2. Franceson Farm (Behind School Campus) - Currently Habitat - Perpetuity
- 3. Agricultural Land South of Elders Pond (Currently Habitat)
- 4. Keeran Golf Club - Currently Habitat

Recreation:
- 1. P yêuuy Brook Golf - Keep Recreation
- 2. Lakeville Country Club - Keep Recreation
- 4. Increased Access to Nemasket River
- 5. Howland Rd - Recreation area

Cultural:
- 1. Rocky Woods & Smith Lakeview, Totaranzi Rd & Rt 190 - Currently "Lakeville Parcel"
- 2. Historic - IS/105 intersection (Create historic District)

Natural Resources:
- 1. Next to Cedar Swamp - Currently Habitat
- 2. Next to Cedar Swamp 2
- 3. Highland Rd Cranberry Bog - Scenic view
- 4. Protection Along Nemasket River
- 5. Ocean Spray HQ Area
- 6. North of Taunton St (Perley Road)
<table>
<thead>
<tr>
<th>Element</th>
<th>Statement</th>
<th>Map Code</th>
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</thead>
<tbody>
<tr>
<td>Cultural and Historical</td>
<td>Hallomore Farm preservation/open space</td>
<td>CH1</td>
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<tr>
<td>Cultural and Historical</td>
<td>Hospital property- development recreation and open space</td>
<td>CH2</td>
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<tr>
<td>Cultural and Historical</td>
<td>Archiological site- hand and foot st’n beh train</td>
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<td>Senior center and library</td>
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<td>Old Town Hall- add in more historical content, programs for awareness</td>
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<tr>
<td>Cultural and Historical</td>
<td>Old Town Library- Historic Rt. 18/105 intersection, create historic district, Carnegie Library (historical awareness-plaque), maintain library feel, keep/define Rt. 18/105 an area for business and recreation, don't allow plazas to bleed into rural areas (as well as large housing development</td>
<td>CH6</td>
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<tr>
<td>Cultural and Historical</td>
<td>Keep downtown historically New England as well as new plazas- a certain defined aesthetic to keep town feeling New England</td>
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<td>Old Stone House- Ted Williams use to stay here</td>
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<td>Tamarack/Highland Rd.- dog park</td>
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<td>Cultural and Historical</td>
<td>Back Nine Golf Course- historical significance- need to protect if sold, King Philip</td>
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<td>Cultural and Historical</td>
<td>Historic Museum- stronger presence, programs for younger generations- historic society expansion</td>
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<td>Betty's Neck- historical/cultural site (advertise), better utilize for cultural events</td>
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<td>Rocky Woods (South Lakeville)</td>
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<td>Indian Cemetery- path and parking</td>
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<td>Island Terrace Reuse?</td>
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<td>Support community preservation act (CPA)</td>
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<td>Historical Structures- 130 historical structures lost to lack of maintencance</td>
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<td>Natural Resources</td>
<td>Hospital Property</td>
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<td>Protection along Nemasket Riverway</td>
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<td>Flooding Control/ Property Issue</td>
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<td>Water Resources (open) protection, cleaning, recovering invasive species- algae</td>
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<td>Natural Resources</td>
<td>Pickens Walking Path awareness</td>
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<td>Betty's Neck</td>
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<td>Next to Cedar Swamp- currently habitat</td>
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<td>Natural Resources</td>
<td>Highland Road cranberry bog- scenic view</td>
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<td>Next to Cedar Swamp</td>
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<tr>
<td>Natural Resources</td>
<td>Rocky Woods- Historical preservation</td>
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<td>Natural Resources</td>
<td>Flooding control/property issue</td>
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<tr>
<td>Natural Resources</td>
<td>Waterworks- negotiate sidewalks/bike path</td>
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<td>Lakeville Country Club- preserve from development</td>
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<tr>
<td>Open Space</td>
<td>Ocean Spray- protect from development</td>
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<tr>
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<td>Preserve animal habitat</td>
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<td>Open Space</td>
<td>Hallomore Farm Preservation/ Open Space</td>
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<td>Current train station parking lot will become available. Town will have the opportunity to purchase. Need to consider whether open space, business- need to vote</td>
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<td>Open Space</td>
<td>John Paun softball fields</td>
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<td>Open Space</td>
<td>Wilke Farm Preservation</td>
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<td>Open Space</td>
<td>Land around Loon Pond adjacent to Ted Williams Camp should be preserved as open space/recreation, Paquin cranberry bogs- protection of wetlands</td>
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<td>Open Space</td>
<td>Protect farmlands from being developed into housing</td>
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<td>Open Space</td>
<td>State hospital farm</td>
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<tr>
<td>Open Space</td>
<td>Agricultural land south of Elders Pond- currently habitat</td>
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<td>Open Space</td>
<td>Permanent preservation for agricultural sites</td>
<td>OS15</td>
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<td>Open Space</td>
<td>Preserve hilltop Farm but inaccessible (trustees of reservation). Protect farmlands from being developed into housing</td>
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<tr>
<td>Open Space</td>
<td>Explore opportunities to add walkways-paved-handicap access along the water</td>
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<td>Open Space</td>
<td>Betty's Neck- bike/walking paths</td>
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<td>Open Space</td>
<td>Staton Farms</td>
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<td>Open Space</td>
<td>Pierce Road area- trout in brook/pond nearby/agricultural land off County St. should be included in protected land</td>
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<td>Open Space</td>
<td>Owned farm and abuts protected land could be sold (behind schools)</td>
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<td>Open Space</td>
<td>Howland Ranch Conservation- make sure the state is aware of the towns. Franceson farm behind school campus- currently habitats- perpetuity</td>
<td>OS22</td>
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<td>Open Space</td>
<td>Rocky Woods (south Lakeville... Freetown St./Rt. 140)</td>
<td>OS23</td>
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<td>Open Space</td>
<td>Lebaron Golf Club- currently habitat</td>
<td>OS24</td>
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<td>Recreation</td>
<td>Poquoy Golf Course- keep recreation if sold</td>
<td>R1</td>
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<tr>
<td>Recreation</td>
<td>Clear Pond/Park- improve facilities, program promotions/awareness, revisit use and charges (out of towners are allowed, residents are charged)</td>
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<td>Recreation</td>
<td>Hospital property- recreation area</td>
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<td>Recreation</td>
<td>Lakeville County Club- recreation if sold</td>
<td>R4</td>
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<td>Recreation</td>
<td>John Paun Park</td>
<td>R5</td>
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<tr>
<td>Recreation</td>
<td>Increased access to Nemasket River</td>
<td>R6</td>
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<tr>
<td>Recreation</td>
<td>Ted Williams Camp- add sidewalks and walking paths around the camp, rehab the playground, museum/tribute to Ted Williams and camp history, open land abutting police station, non-profits are charged if they want to use</td>
<td>R7</td>
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<tr>
<td>Recreation</td>
<td>Keep/define Rt. 18/105 an area for recreation</td>
<td>R8</td>
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<tr>
<td>Recreation</td>
<td>Back Nine Golf Club- keep recreation</td>
<td>R9</td>
</tr>
<tr>
<td>Recreation</td>
<td>Sidewalk from Highland Rd. to Tamarack Park and along Rt. 18 heading to Winberg’s</td>
<td>R10</td>
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<td>Recreation</td>
<td>Bike and walkways to Betty's Neck or Cedar Pond Reserve and along Rt. 18 bike path/Freetown St.</td>
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<tr>
<td>Recreation</td>
<td>Betty's Neck- recreation</td>
<td>R12</td>
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<tr>
<td>Recreation</td>
<td>Scout House- recreation</td>
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<tr>
<td>Recreation</td>
<td>Protection of cranberry bogs off Long Point Rd. This needs to be considered if sold</td>
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<tr>
<td>Recreation</td>
<td>Howland Road/Freetown Street sidewalks. Shoulders on busy roads for pedestrians</td>
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<tr>
<td>Recreation</td>
<td>Howland Rd. recreation opportunities</td>
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<td>Recreational Boat Ramp- Long Pond</td>
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<td>Recreation</td>
<td>Share the Road Education</td>
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<tr>
<td>Recreation</td>
<td>Additional Recreation Space for Children</td>
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Appendix D

Workshop Photos
Lakeville Master Plan
Natural & Cultural Resources
and
Open Space & Recreation
Public Workshop
Saturday - March 16, 2019
Lakeville Master Plan

Services & Facilities

and

Transportation & Circulation

Public Workshop Report
Saturday - June 1, 2019
# Table of Contents

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The Day of the Workshop ............................................................................................... 4
Comments & Site Identification ...................................................................................... 5
Conclusion ...................................................................................................................... 9

Appendix A: Workshop Flyer & Sign-In Sheet  
Appendix B: Workshop Presentation & Handout  
Appendix C: Workshop Comment Pads & Summary Table  
Appendix D: Workshop Photos
**Introduction**

Massachusetts General Law, Chapter 41, Section 81D states that a Master Plan “shall be a statement, through text, maps, illustrations or other forms of communication, that is designed to provide a basis for decision making regarding the long-term physical development of the municipality.” At its heart a Master Plan is a living document that needs to be updated on a regular basis (every 10 years) to reflect the changes in a community’s goals, values and desires. Lakeville’s current Master Plan was last completed in November 2005 and is considered to be in need of an update. This report provides a summary of the third of five public workshops that will be held during the creation of the new plan.

In the Spring of 2018, the Lakeville Master Plan Implementation Committee formally began the process of creating a new Master Plan in order to address the need for an up-to-date document. The Committee contracted with the Southeastern Regional Planning and Economic Development District (SRPEDD) to complete this work. The intent was to make public participation the centerpiece of the Master Plan in order to ensure that the document responds to the needs and desires of the community.

To that end, the committee and SRPEDD personnel, scheduled numerous in-person and online opportunities throughout the 22 month process for the public to provide their thoughts and ideas. A “project brand” was established to increase familiarity with the process, a project website and Facebook page were developed, numerous promotional materials and comment cards were created and distributed and large format paper maps and electronic presentations (PDFs and ArcGIS interactive maps) were provided to make every effort to engage with residents, business and property owners, town employees, and other interested stakeholders throughout the process.

An integral part of the process included collecting input from conversations with these stakeholders at town events and the public workshops. The workshop schedule is provided below and a brief summary of each of those efforts is provided on the following pages.
Public Workshops

Discovery Workshop (May, 2018)
The first step of the process, the Lakeville Master Plan Discovery Workshop, took place at the Lakeville Public Library, on Saturday, May 19, 2018. The workshop sought to inform Lakeville residents and business owners about Master Plans, their content, and the process by which they are created. Public input was gathered on all topics of the future Master Plan (i.e. - land use, housing, open space, transportation, etc.). Importantly, this workshop served to kick-start the extensive civic engagement campaign. Approximately 20 participants attended and shared their thoughts about the future of Lakeville. The workshop summary report (found on the project website) contains all of the recorded comments and more event details.

Land Use, Housing, Economic Development Workshop (October, 2018)
The second workshop addressed the (1) Land Use, (2) Housing, and (3) Economic Development Master Plan elements. It took place at the Lakeville Public Library on Wednesday, October 16, 2018. Similar to the Discovery Workshop, the objectives were to inform attendees about the update process and to gather feedback on the three specific topics. Two break-out groups discussed items such as the current land uses, existing housing stock and types of businesses in town. In addition, specific attention was paid to how they felt the town should look and feel in the next 10 years. That is to say, the participants focused on questions such as: 1) “What types of businesses are best for Lakeville?”, 2) “What types of housing are needed in town?” and 3) “Where are areas in town that are appropriate for growth?” Approximately 20 participants attended and shared their thoughts about Lakeville’s current and future Land Use, Housing, and Economic Development. That workshop summary report (found on the project website) provides all of the recorded comments and specific event details.
Natural & Cultural and Open Space & Recreation Workshop (March, 2019)
The third workshop addressed the (1) Natural & Cultural and (2) Open Space & Recreation Master Plan elements. It took place at the Lakeville Public Library on Saturday, March 16, 2019. Similar to the previous two workshops, the objectives were to inform attendees about the update process and to gather feedback on the specific topics. The five break-out groups participated in a table-top mapping exercise focused on identifying and documenting topic related significant areas in town. Specifically, each group focused on identifying those key locations on a town map with a colored sticker representing: (1) Open Space - green sticker; (2) Recreation - red sticker; (3) Natural Resource - yellow sticker; and, (4) Cultural or Historic - blue sticker. At the end of the exercise, a volunteer reported the findings from their discussion to the larger group of workshop participants. Nearly 50 participants attended and shared their thoughts about Lakeville’s Natural & Cultural Resources and Open Space & Recreation. That workshop summary report (found on the project website) provides all of the recorded comments and specific event details.

Town Events

In addition to the public workshops, SRPEDD personnel attended a number of town events to distribute the workshop advertisements and other promotional materials and to receive feedback from residents, business owners, visitors, and many others. Those events included the Special Spring Town Meeting (April, 2018), the Outdoor Concert Series (July, 2018), the Lakeville Arts and Music Festival (September, 2018), and a Recreational Sports Game Day (June, 2019).
The Day of the Workshop

Welcome and Introduction

The workshop began with an introduction describing the purpose of the event by addressing the following questions: What is a Master Plan and why is it needed? What are the elements of the document? This discussion was supplemented with a brief overview of current demographic data (entire presentation is available in Appendix B). Approximately 15 residents attended and shared their thoughts about Lakeville’s current and future Services & Facilities and Transportation & Circulation.

Group Discussions

Following a short refreshment break, the workshop participants returned to their respective tables (two groups) to participate in a table-top mapping exercise. In general, the goal was to identify transportation & circulation “issues and opportunities” areas, discuss the current services and facilities in town, and to provide new ideas and input (specific to the workshop theme).

The two groups focused on identifying locations on a town map with a colored theme sticker (see right) representing: (1) Bicycle - green sticker; (2) Pedestrian - blue sticker; (3) Bus - orange sticker; (4) Truck - pink sticker; (5) Car - brown sticker; and, (6) Train - purple sticker. During this conversation, SRPEDD’s facilitators helped guide the discussion and answered questions while a volunteer from the group transcribed the specific location and supporting documentation on a large note pad. At the end of the exercise, a volunteer reported the findings from their discussion to the larger group of workshop participants. This portion of the workshop took approximately one (1) hour. Information resulting from the group discussions and the voting exercise is available in Appendix C.

Closing Remarks

The workshop closed with a “thank you” expressed to all participants who contributed valuable input on Master Plan elements. SRPEDD outlined future plans for work on the Master Plan and demonstrated how to stay in touch using the project webpage and the Master Plan Facebook Page.
Comments & Site Identification

A total of 46 comments were recorded during the table-top mapping exercise component of the workshop. Some of the comments were general in nature while the majority of the others contained more specific information regarding the significance of a particular area and the necessary future actions.

Comments Summary

A brief summary of the a number of the comments that were received in each of the following two (2) categories are displayed below:

Services & Facilities
- Fire station needs expansion
- DPW building needs to be improved/replaced (groups acknowledged that the department is actively engaged in replacing the current facility)
- Support efforts to improve/rehabilitate Assawompset Elementary school

Transportation & Circulation
- Clear Pond Road - consider bike and pedestrians in future street improvements/upgrades
- Make intersections along Route 18 more efficient and safer
- School complex should have better bicycle and pedestrian access
- Ted Williams Park should have better bicycle & pedestrian internal circulation

Figure 1, on the following page, displays all of the locations identified by the workshop participants and the entire list of all 46 comments is available in Appendix C, organized and coded by Master Plan element. The following sections of this report present more of the comments received.
Figure 1: Group Discussion Results

Lakeville Public Workshop

Services & Facilities and Transportation & Circulation

Group Exercise Results

- Pedestrian
- Bike
- Car
- Bus
- Truck
- Train

Data sources: MassGIS, MassDOT, and the Town of Lakeville. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use.

May 2019

1 Mile
Services & Facilities

A total of five (5) Facilities related comments were recorded; all of which are displayed below:

<table>
<thead>
<tr>
<th>Element</th>
<th>Comment</th>
<th>Map Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facilities</td>
<td>DPW Building - improvements/replacement</td>
<td>N/A</td>
</tr>
<tr>
<td>Facilities</td>
<td>Fire Station expansion</td>
<td>N/A</td>
</tr>
<tr>
<td>Facilities</td>
<td>Ted Williams Loon Pond Lodge - can be utilized better?</td>
<td>N/A</td>
</tr>
<tr>
<td>Facilities</td>
<td>Assawompset Elementary - review for future improvements</td>
<td>N/A</td>
</tr>
<tr>
<td>Facilities</td>
<td>Animal Shelter - improve aesthetics (parking, visibility)</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Transportation & Circulation

A total of twenty-three (23) Bicycle and Pedestrian related comments were recorded; six (6) from each group are displayed below:

<table>
<thead>
<tr>
<th>Element</th>
<th>Comment</th>
<th>Map Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bicycle</td>
<td>Bike and sidewalk access on Clear Pond Road</td>
<td>Bike 2</td>
</tr>
<tr>
<td>Bicycle</td>
<td>Ted Williams back entrance - crosswalk, bike (Precinct St.) and interior circulation</td>
<td>Bike 5</td>
</tr>
<tr>
<td>Bicycle</td>
<td>Pickens St. - safety issue - improve biking, reduce conflicts with bikes and motorized vehicles</td>
<td>Bike 7</td>
</tr>
<tr>
<td>Bicycle</td>
<td>Long Point Rd. to Betty’s Neck on Rt. 18/Rt. 105 and enhancements for bicycle access</td>
<td>Bike 8</td>
</tr>
<tr>
<td>Bicycle</td>
<td>Lakeside Ave. parking for people launching boats (vehicles park on side streets)</td>
<td>Bike 10</td>
</tr>
<tr>
<td>Bicycle</td>
<td>Bike paths near the schools (on Howland Rd.)</td>
<td>Bike 11</td>
</tr>
<tr>
<td>Pedestrian</td>
<td>Rt. 105 at Vaughn &amp; Clear Pond Road - Crosswalk</td>
<td>Ped 2</td>
</tr>
<tr>
<td>Pedestrian</td>
<td>Clear Pond Road - consideration for improvements for bike and pedestrians in street improvements/upgrades</td>
<td>Ped 4</td>
</tr>
<tr>
<td>Pedestrian</td>
<td>Shared use path on Montgomery St. (bike, ped, horseback)</td>
<td>Ped 6</td>
</tr>
<tr>
<td>Pedestrian</td>
<td>In front of schools - Freetown St. and Howland Rd.</td>
<td>Ped 9</td>
</tr>
<tr>
<td>Pedestrian</td>
<td>Long Point Road equestrian usage</td>
<td>Ped 10</td>
</tr>
<tr>
<td>Pedestrian</td>
<td>Pedestrian access to Betty’s Neck</td>
<td>Ped 12</td>
</tr>
</tbody>
</table>

The remainder of the comments received are included in Appendix C.
Transportation & Circulation (continued)

A total of eighteen (18) Bus, Truck, Car and Train related comments were recorded; all of which are displayed below:

<table>
<thead>
<tr>
<th>Element</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bus</td>
<td>South Coast Rail initiative regarding shuttle service/traffic impact/during phase I</td>
</tr>
<tr>
<td>Truck</td>
<td>Truck safety awareness. Increase tractor trailer traffic often using jake break implying they are traveling way too fast</td>
</tr>
<tr>
<td>Truck</td>
<td>Long Pond emergency access</td>
</tr>
<tr>
<td>Car</td>
<td>Access to train station and Rt. 105</td>
</tr>
<tr>
<td>Car</td>
<td>Rt. 105 and Bridge St. morning - north and evenings - south traffic</td>
</tr>
<tr>
<td>Car</td>
<td>Rt. 105 and Rt. 18 - high accident, traffic, and congestion (peak periods)</td>
</tr>
<tr>
<td>Car</td>
<td>Pickens St. safety issues - improve biking, reduce conflicts with bikes and motorized vehicles.</td>
</tr>
<tr>
<td>Car</td>
<td>Highland Rd. at Bedford St. safety issues including speed, turning, and traffic</td>
</tr>
<tr>
<td>Car</td>
<td>Flooding issues: Rt. 105 at Snake River Culvert</td>
</tr>
<tr>
<td>Car</td>
<td>Freetown and County Rd. (near the high school and middle school), Freetown St. and County Rd. safety issues seasonal and daily. Ice on pavement in winter. Traffic and turning issues</td>
</tr>
<tr>
<td>Car</td>
<td>Long Pond public parking for recreational access</td>
</tr>
<tr>
<td>Car</td>
<td>Flooding issues: County Rd at Cap’t Bub’s</td>
</tr>
<tr>
<td>Car</td>
<td>Intersection of Rt. 79 and Rt. 18</td>
</tr>
<tr>
<td>Car</td>
<td>Site Distance at Vaughn and Rt. 105</td>
</tr>
<tr>
<td>Car</td>
<td>Cars with boat trailers parking on the side of the road making it hard to drive down the road</td>
</tr>
<tr>
<td>Train</td>
<td>South Coast Rail/Freight line running parallel to Taunton St. Environmental impact to cold water fisheries and grade crossings.</td>
</tr>
<tr>
<td>Train</td>
<td>South Coast Rail initiative, regarding shuttle service/traffic impact during Phase I</td>
</tr>
<tr>
<td>Train</td>
<td>South Coast Rail/Freight line rehab on Malbone St.</td>
</tr>
</tbody>
</table>
Conclusion

The Lakeville Master Plan Services & Facilities and Transportation & Circulation Public Workshop was the fourth of five workshops in a sustained and comprehensive civic engagement campaign. Similarly, this document is the fourth step in identifying issues that are important to the citizens and businesses of Lakeville.

Based on comments received at the first four public workshops, Lakeville 2030 now has the following nine (9) main themes:

2. Support the local economy while exploring additional opportunities to create new businesses and economic development in appropriate areas.
3. Continue to support the current and future maintenance and creation of open space and recreation areas while working to enhance accessibility and connectivity.
4. Pursue additional sidewalks and bike facilities to allow for alternative transportation options.
5. Enhance the information sharing efforts using all available tools to ensure the public can make informed decisions.
6. Provide a variety of housing options that meet the need of the entire community.
7. Add professional staff to help guide future residential and business growth.
8. Continue efforts to promote Lakeville's history and culture while working to identify and protect significant places and structures.
9. **Support efforts to increase safety on town roadways and at key intersections while maintaining the character of Lakeville's streets and scenic ways.**

Specifically, theme #9 was added based on the input received about the number of intersections which have high numbers of crashes, issues with sight distances, vehicle speeding, truck traffic and congestion. A number of workshop participants reinforced the importance of maintaining Lakeville's semi-rural character when making roadway improvements.

These overarching themes merit close attention and will continue to appear in future Master Plan workshops to provide for opportunities for further refinement and possible additions.
Appendix A

Workshop Flyer & Sign-In Sheet
Lakeville 2030
A Plan for the Future

Services & Facilities and Transportation & Circulation

Master Plan Public Workshop

Saturday
June 1, 2019
10:00 AM to 12:00 PM
Lakeville Public Library
4 Precinct Street
<table>
<thead>
<tr>
<th>Name</th>
<th>Address (optional)</th>
<th>Email (optional)</th>
<th>Affiliation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Joseph Cummins</td>
<td></td>
<td><a href="mailto:bmw_joe7@yahoo.com">bmw_joe7@yahoo.com</a></td>
<td></td>
</tr>
<tr>
<td>Cynthia Barber</td>
<td></td>
<td><a href="mailto:cibarker@yahoo.com">cibarker@yahoo.com</a></td>
<td></td>
</tr>
<tr>
<td>Nathaniel Bradley</td>
<td></td>
<td><a href="mailto:nlbradley428@gmail.com">nlbradley428@gmail.com</a></td>
<td></td>
</tr>
<tr>
<td>BRIAN Hoep</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fred Beal</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jim Kennedy</td>
<td></td>
<td><a href="mailto:karenyjim@comcast.net">karenyjim@comcast.net</a></td>
<td></td>
</tr>
<tr>
<td>Haynie Carriker</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rita Carriker</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hilary Wood</td>
<td>Somerset Law</td>
<td><a href="mailto:hilarywood@gmail.com">hilarywood@gmail.com</a></td>
<td></td>
</tr>
<tr>
<td>Pat Bessette</td>
<td>Burnford Rd</td>
<td><a href="mailto:pbrbessette@comcast.net">pbrbessette@comcast.net</a></td>
<td></td>
</tr>
<tr>
<td>Laura Shaiby</td>
<td>Fort Belvoir</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stephen Stanley</td>
<td>Broken Bone Rd</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BRIAN Rennolds</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RODMET T. Dixon</td>
<td></td>
<td><a href="mailto:rodneyrdixon@comcast.net">rodneyrdixon@comcast.net</a></td>
<td></td>
</tr>
</tbody>
</table>
Lakeville Master Plan

Services & Facilities and Transportation & Circulation Workshop

Saturday - June 1, 2019

Public Library - 4 Precinct Street, Lakeville, MA 02347
Agenda for Today

This is a very basic, big picture conversation. Just tell us what you think. No homework necessary.

10:00 - 10:15: **Introductions**
10:15 - 10:55: Master Plan Introduction and Information Presentation
10:55 - 11:00: Refreshment Break
11:00 - 11:55: Group Discussions & Reports
11:55 - 12:00: Closing Remarks, Adjourn
What is SRPEDD’s role here?

- **Listen to you**
- Understand your goals and priorities
- Gather, analyze, and present information
- **Write a plan that responds to your goals**

Main Goals + Who/What Info = Planning

What opportunities do we have?
What actions are needed?
What resources are required?
Who’s in charge?
What are the main hurdles?
Public Engagement

On the web

- Lakeville Master Plan
  - Spring Special Town Meeting
    - April, 2018
  - Arts & Music Festival
    - September, 2018

In person

- Outdoor Concert Series
  - July, 2018
- Baseball & Soccer Games
  - May, 2019
Opportunities to Participate

Lakeville Needs Your Input!

WORKSHOP #1
May 2018
Vision

WORKSHOP #2
October 2018
Land Use
Housing
Economic Development

WORKSHOP #3
March 2019
Natural & Cultural Resources
Open Space & Recreation

WORKSHOP #4
June 2019
Services & Facilities
Transportation & Circulation

OPEN HOUSE
October 2019
Implementation
All Final Draft Elements
Main Themes

Lakeville 2030
A Plan for the Future

Lakeville Master Plan: Main Themes

1. Balance future growth with maintaining Lakeville’s semi-rural character, animal habitat areas, and natural beauty.

2. Support the local economy while exploring additional opportunities to create new businesses and economic development in appropriate areas.

3. Continue to support the current and future maintenance and creation of open space and recreation areas while working to enhance accessibility and connectivity.

4. Pursue additional sidewalks and bike facilities to allow for alternative transportation options.

5. Enhance the information sharing efforts using all available tools to ensure the public can make informed decisions.

6. Provide a variety of housing options that meet the need of the entire community.

7. Add professional staff to help guide future residential and business growth.

8. Continue efforts to promote Lakeville’s history and culture while working to identify and protect significant places and structures.
Agenda for Today

*This is a very basic, big picture conversation. Just tell us what you think. No homework necessary.*

10:00 - 10:15: Introductions
10:15 - 10:55: *Master Plan Introduction and Information Presentation*
10:55 - 11:00: Refreshment Break
11:00 - 11:55: Group Discussions & Reports
11:55 - 12:00: Closing Remarks, Adjourn
What is a Master Plan?

- A comprehensive analysis of all aspects of community development
- A plan for a community’s physical growth
- A long-range document (typical 5 to 10 year “life”; Lakeville’s dates from 2005 and is, therefore, is considered to be out-of-date)
- A guide for local public policy

Such plan shall be a statement, through text, maps, illustrations or other forms of communication, that is designed to provide a basis for decision making regarding the long-term physical development of the municipality. The comprehensive plan shall be internally consistent in its policies, forecasts and standards . . . [M.G.L. c. 41, s. 81D]
What are the Elements of a Master Plan?

State Requirements - M.G.L. c. 41, s. 81D directs Planning Boards to prepare a Master Plan with the following elements:

- Statement of Goals and Policies
- Land Use
- Housing
- Economic Development
- Natural and Cultural Resources
- Open Space and Recreation
- Services and Facilities
- Transportation and Circulation
- Implementation Strategies
What type of information do we consider?

- land use patterns
- zoning and laws
- town priority areas
- ownership and rights
- **facilities and assets**
- water resources
- conservation
- habitat areas
- agriculture
- **transportation**
- crash rates
- environmental hazards
- land values
- development history
- demographic and economic trends

and . . .
... most importantly, your community’s character, input, and goals.

Master Plan Public Workshop

Saturday
June 1, 2019
10:00 AM to 12:00 PM
Lakeville Public Library
4 Precinct Street

Public Workshops
Community Events
Website and Facebook
Comment Cards
Master Plan Committee
Existing Plans
Why Create a Master Plan?

A Master Plan helps municipalities to:

- Promote orderly and predictable development
- Provide *clarity* to property owners, developers, and permitting authorities
- Promote open, transparent *decision-making*
- Set *priorities* for developing and maintaining infrastructure and public facilities
- Protect environmental resources
- Strengthen *local identity*
What Does the Data Say?

Let’s explore some data from the following sources:

- U.S. Census Bureau (Decennial & American Community Survey)
- U.S. Department of Housing & Urban Development (HUD)
- MA Department of Education (DOE)
- MA Department of Housing & Community Development (DHCD)
- MA Executive Office of Labor & Workforce Development (EOLWD)
- MA Division of Local Services (DLS)
- Freetown-Lakeville Regional School District
  *(Old Colony Regional Tech. HS & Bristol County Agricultural HS)*

Who are we planning for?
Lakeville’s population was booming in the 1990s. The rate has slowed, but Lakeville is still growing at a faster rate than the state and Plymouth County.

Source: U.S. Census Bureau
Households

Average household size has decreased slightly.

2000 2010 2016
2.91 2.82 2.88

30.3% of Lakeville households include a person age 65+ (up significantly from 20.2% in 2000)

33.5% of households include children under 18 (down from 42.9% in 2000)

Source: U.S. Census Bureau
Lakeville’s median age increased by 6 years from 2000 - 2016. The share of young, “School Age” people is declining.

Source: U.S. Census Bureau
Lakeville’s student population declined between 2012 and 2018.

Source: Freetown Lakeville Regional School District, Old Colony RVTHS, and Bristol County Agricultural HS
Median Household Income in Lakeville is estimated at

$93,691

This is much higher than median incomes in:

- Plymouth County: $77,627
- Bristol County: $59,343
- Massachusetts: $70,954

Surrounding towns:

- Rochester: $103,081
- Berkley: $95,186
- Freetown: $91,618
- Middleborough: $76,961

Source: U.S. Census Bureau
A quarter of owner households are housing cost burdened. More than half of renters are burdened, with many spending over 50% of their income on housing.
### Lakeville’s Subsidized Housing Inventory (SHI)

*Chapter 40B Affordable Housing Stock*

<table>
<thead>
<tr>
<th>Community</th>
<th>2010 Census Year Round Housing Units</th>
<th>SHI Units</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Berkley</td>
<td>2,169</td>
<td>24</td>
<td>1.1%</td>
</tr>
<tr>
<td>Freetown</td>
<td>3,263</td>
<td>86</td>
<td>2.6%</td>
</tr>
<tr>
<td><strong>Lakeville</strong></td>
<td><strong>3,852</strong></td>
<td><strong>274</strong></td>
<td><strong>7.1%</strong></td>
</tr>
<tr>
<td>Middleborough</td>
<td>8,921</td>
<td>589</td>
<td>6.6%</td>
</tr>
<tr>
<td>Rochester</td>
<td>1,865</td>
<td>8</td>
<td>0.4%</td>
</tr>
<tr>
<td>Taunton</td>
<td>23,844</td>
<td>1,529</td>
<td>6.4%</td>
</tr>
</tbody>
</table>

*Source: MA Department of Housing and Community Development (DHCD)*

In order to gain more control over the Chapter 40B process, Lakeville must have 10% of its housing stock on the state SHI or meet annual production goals.  
**It currently has 7.1%.**
Affordable Housing vs. Housing that is Affordable

“Affordable” Housing:

- **Subsidized** by a public agency, non-profit, or a limited dividend company
- **Income-restricted** to households with incomes at or below 80% of area median income
- Deed restriction

Housing that is “affordable”:

- A household that is spending less than 30% of the household income on basic costs (mortgage/rent and utilities)

Lakeville AMFI: $81,000
80% Limit (family of four): $66,250

*Please note that this is a very basic description of the differences and is not meant to be an all inclusive definition.*
# Chapter 40B vs. Chapter 40R

**Both were enacted to produce affordable housing stock**

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Single “comprehensive permit” system to produce affordable housing units</td>
<td>Zoning overlay district in “smart growth” locations (near transit or commercial centers, existing infrastructure, or other highly suitable location)</td>
</tr>
<tr>
<td>Developer may override local zoning and other requirements</td>
<td>Provides monetary incentives to municipalities</td>
</tr>
<tr>
<td>Lack of municipal control if under 10% requirement</td>
<td>Allows more municipal control</td>
</tr>
<tr>
<td>20% -25% of units must be affordable</td>
<td>20% of units must be affordable</td>
</tr>
</tbody>
</table>

*Please note that this is a very basic description of the differences and is not meant to be an all inclusive definition.*
## Job Growth, 2006 - 2016

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>2006 Jobs</th>
<th>2016 Jobs</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Berkley</td>
<td>643</td>
<td>654</td>
<td>1.7%</td>
</tr>
<tr>
<td>Freetown</td>
<td>3,757</td>
<td>4,062</td>
<td>7.5%</td>
</tr>
<tr>
<td><strong>Lakeville</strong></td>
<td><strong>3,170</strong></td>
<td><strong>3,227</strong></td>
<td><strong>1.8%</strong></td>
</tr>
<tr>
<td>Middleborough</td>
<td>8,596</td>
<td>9,381</td>
<td>8.4%</td>
</tr>
<tr>
<td>Rochester</td>
<td>735</td>
<td>780</td>
<td>5.8%</td>
</tr>
<tr>
<td>Taunton</td>
<td>25,653</td>
<td>23,351</td>
<td>-9.9%</td>
</tr>
<tr>
<td>SRPEDD</td>
<td>242,106</td>
<td>246,628</td>
<td>1.8%</td>
</tr>
<tr>
<td>Plymouth County</td>
<td>176,853</td>
<td>189,197</td>
<td>6.5%</td>
</tr>
<tr>
<td>Massachusetts</td>
<td>3,197,325</td>
<td>3,494,564</td>
<td>8.5%</td>
</tr>
</tbody>
</table>

Source: MA Executive Office of Labor and Workforce Development (EOLWD)

In the past ten years, Lakeville has gained about 57 jobs. Job growth was lower than most of its neighbors, the state, and the region.
In 2016, the biggest industries in Lakeville (in total jobs) were health care, construction, and manufacturing.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>62 - Health Care and Social Assistance</td>
<td>300</td>
<td>395</td>
<td>95</td>
<td>31.7%</td>
</tr>
<tr>
<td>23 - Construction</td>
<td>191</td>
<td>366</td>
<td>175</td>
<td>91.6%</td>
</tr>
<tr>
<td>31-33 - Manufacturing</td>
<td>73</td>
<td>255</td>
<td>182</td>
<td>249.3%</td>
</tr>
<tr>
<td>92 - Public Administration</td>
<td>237</td>
<td>220</td>
<td>-17</td>
<td>-7.2%</td>
</tr>
<tr>
<td>44-45 - Retail Trade</td>
<td>17</td>
<td>210</td>
<td>193</td>
<td>1135.3%</td>
</tr>
<tr>
<td>71 - Arts, Entertainment, and Recreation</td>
<td>118</td>
<td>180</td>
<td>62</td>
<td>52.5%</td>
</tr>
<tr>
<td>42 - Wholesale Trade</td>
<td>148</td>
<td>167</td>
<td>19</td>
<td>12.8%</td>
</tr>
<tr>
<td>54 - Professional and Technical Services</td>
<td>148</td>
<td>150</td>
<td>2</td>
<td>1.4%</td>
</tr>
<tr>
<td>DUR - Durable Goods Manufacturing</td>
<td>118</td>
<td>147</td>
<td>29</td>
<td>24.6%</td>
</tr>
<tr>
<td>56 - Administrative and Waste Services</td>
<td>450</td>
<td>132</td>
<td>-318</td>
<td>-70.7%</td>
</tr>
<tr>
<td>72 - Accommodation and Food Services</td>
<td>114</td>
<td>113</td>
<td>-1</td>
<td>-0.9%</td>
</tr>
<tr>
<td>NONDUR - Non-Durable Goods Manufacturing</td>
<td>231</td>
<td>108</td>
<td>-123</td>
<td>-53.2%</td>
</tr>
<tr>
<td>81 - Other Services, Except Public Administration</td>
<td>104</td>
<td>83</td>
<td>-21</td>
<td>-20.2%</td>
</tr>
<tr>
<td>52 - Finance and Insurance</td>
<td>29</td>
<td>41</td>
<td>12</td>
<td>41.4%</td>
</tr>
<tr>
<td>53 - Real Estate and Rental and Leasing</td>
<td>200</td>
<td>32</td>
<td>-168</td>
<td>-84.0%</td>
</tr>
<tr>
<td>51 - Information</td>
<td>103</td>
<td>31</td>
<td>-72</td>
<td>-69.9%</td>
</tr>
<tr>
<td>11 - Agriculture, Forestry, Fishing and Hunting</td>
<td>229</td>
<td>15</td>
<td>-214</td>
<td>-93.4%</td>
</tr>
<tr>
<td><strong>Total, All Industries</strong></td>
<td>3,170</td>
<td>3,227</td>
<td>57</td>
<td>1.8%</td>
</tr>
</tbody>
</table>

Source: MA Executive Office of Labor and Workforce Development (EOLWD)
Many job sectors saw large changes. In raw numbers of jobs, the biggest gains were in Retail, Manufacturing, and Construction. The biggest losses were in Real Estate, Agriculture and Administration.
Lakeville’s tax base is 86.4% residential. For FY2018, the average single family tax bill in Lakeville is $4,669 compared to $3,945 in Taunton, $4,623 in Middleborough, and $5,175 in Rochester.
Lakeville has a flat tax rate (meaning that it taxes residential and commercial properties at the same rate). Compared to its neighbors, the town’s tax rate is low.
Maintain and enhance *quality educational opportunities* for Lakeville’s residents.

Maintain Lakeville’s safe living environment through *adequate and efficient police, fire, and emergency medical services*.

Continue to provide efficient and high-quality community services with *as little tax burden as possible*.

Tie *public water and sewer services to targeted areas* of town that could accommodate increased density.

Explore options for *new cemetery space*.

Hire a Town Planner/Conservation Agent.
Transportation & Circulation

Protect the *rural and historic character* of Lakeville’s streets and scenic ways.

Develop *traffic management bylaws* to control and manage the impacts of future development on Lakeville’s roads.

Encourage the establishment of *sidewalks and paths* in new private and public developments and in existing developments where appropriate.

Develop design guidelines for new streets to promote *compatibility with existing roadways and town character*.

Permit and advocate for *shared access*. 
Before We Break...
Group Discussion Questions

Services & Facilities

▪ What are the most important town services and could things be improved?
▪ Are there town facilities that are in need of repair or upgrade?
▪ How is the communications infrastructure, including internet?
▪ Do the public safety departments have appropriate staff levels?
▪ Are there town staffing needs?

Transportation & Circulation

▪ How is the condition of the town’s infrastructure (roads, sidewalks, signage, etc.)?
▪ How are the transportation options in Lakeville?
▪ Do you walk or bike to certain places in town? Do you feel safe?
▪ Are there particularly unsafe or challenging intersections in town?
▪ Where would new sidewalks be appropriate?
Refreshment Break!
5 minutes
Agenda for Today

This is a very basic, **big picture** conversation. Just tell us what you think. No homework necessary.

10:00 - 10:15: Introductions
10:15 - 10:55: Master Plan Introduction and Information Presentation
10:55 - 11:00: Refreshment Break
11:00 - 11:55: **Group Discussions & Reports**
11:55 - 12:00: Closing Remarks, Adjourn
What is Next?

Public Workshops
Community Events
Committee Meetings

Dates may be subject to change.
Please see the project website or Facebook for more information about a specific event.

Dates have not been confirmed.
Keeping in Touch and Participating Online

Welcome to the Lakeville Master Plan Home Page!

Welcome and thank you for visiting the Lakeville Master Plan website!

Lakeville's Master Plan Implementation Committee is working with Southeastern Regional Planning and Economic Development District (SRPEDD) to develop this new master plan and when complete, Lakeville 2030 will help guide the future of Lakeville for the next 10 years.

This webpage will be your source for all information about the new Master Plan, options for participation, and notices of upcoming workshops or events. We will keep this site updated as the planning process progresses so please plan on checking back in with us.

There are many ways to get involved and stay informed. Join us at a public event, as shown on our Google Calendar (also available as a PDF here). "Like" us on Facebook and sign up to join our Mailing List so you will be notified of all events that SRPEDD will be attending and/or

Also...
Contact

Rita Garbitt
Town Administrator
rgarbitt@lakeville.ma.us
508.746.8803

Jed Cornock, AICP
jcornock@srpedd.org
508.824.1367 x213
www.srpedd.org
Town Hall/Fire Department (346 Bedford Street)

**Town Hall**
- Built in 1898
- 8,500 s.f.
- Condition: Good
- Proposals/Plans: Renovations in process

**Fire Department**
- 4,500 s.f.
- Condition: Fair
- Proposals/Plans: None at this time
  *(Need for more space has been identified)*
Police Department (323 Bedford Street)

- Built in 2019
- 12,000 s.f.
- Condition: New
- Proposals/Plans: Under Construction
Assawompset Elementary School (232 Main Street)

- Built in 1949
- 83,000 s.f.
- Condition: Fair to Poor
- Proposals/Plans: Statement of Interest was submitted to the MSBA this spring to explore the possibility of building improvement/renovation project.
Apponequet Regional High School (100 Howland Road)
Freetown/Lakeville Middle School
George R. Austin Intermediate School

High School
- Built in 1959
- 180,000 s.f.
- Condition: Good
- Proposals/Plans: None at this time

Middle School
- Built in 2002
- 149,000 s.f.
- Condition: Excellent
- Proposals/Plans: None at this time

Intermediate School
- Built in 1972 (Renovated in 2004)
- 110,000 s.f.
- Condition: Excellent
- Proposals/Plans: None at this time
Public Library (4 Precinct Street)

- Built in 2005
- 15,600 s.f.
- Condition: Good
- Proposals/Plans: None at this time
Highway Department (6 Montgomery Street)

- Built in 1995
- 960 s.f. (Administration building)
- Condition: Poor
- Proposals/Plans: Potential replacement of Administration building in near term. Two new salt sheds are planned. Future need includes a municipal vehicle wash bay.
Senior Center (1 Dear Crossing)

- Built in 2003
- 6,000 s.f.
- Condition: Good
- Proposals/Plans: None at this time
Transfer Station (100 Kenneth Welch Drive)

- Opened in 1997
- 4.9 acres
- Condition: Good
- Proposals/Plans: None at this time
Appendix C

Workshop Comment Pads & Summary Table
Are we understaffed/up-to-current population in 1st responders?

1. Bike lane on rte. 18 from Intersection w/ 105 State South to rte. 18 separation (Lakeside Ave) from rt 105

2. Truck-safety awareness. Increased tractor-trailer traffic often using jake (noise) brake implying they are traveling too fast. (engine "ing")

3. Bike path + pedestrian from Fern Ave
   on Precinct St
to intersection of Rtes. 18 + 105 (LeBaron) Town

4. Pickens St. - SAFETY ISSUE - improve biking, reduce conflicts w/ bikes + motorized vehicles

6. Freetown St. @ County Rd.  
   Safety issue seasonal/daily. Ice on pavement in winter. Traffic turning, etc.

7. Highland Rd. @ Bedford St.  
   SAFETY ISSUE ... Speed, turning traffic

8. Long Point Rd. to Betty's Neck, enhancement for bicycles to access.

9. Southcoast Rail Initiative, regarding shuttle service/traffic impact during Phase I.

10. Southcoast Rail/Freight line running parallel to Tavnton St.  
    Environmental impact to cold water fisheries + grade crossings.

11. Southcoast Rail/Freight line rehab. on Malbone St.
12. General Comment: contact local bicycle business owner regarding needs of biking groups who gain town approval for events.

13. Shared use path on Montgomery St. (bike, ped., horseback).

14. Long Point Rd. equestrian usage

15. Flooding issue: Rte 105 @ Snake river culvert

16. Flooding issue: County Rd @ Capt. Bub's

17. DPW - building improvement/replacement

18. Fire Station - expansion

19. Long Pond emergency access + public parking

20. Long Pond public parking for recreational access
Accident + Traffic
1) Rt. 105 + 18 — High accident, traffic + congestion (peak periods)
2) Rt. 105 + Bridge St. — Morning - North, Evening - South
3) Highland Rd + 18 — traffic congestion + accident
4) Freetown + County Rd - " (High School / Middle School)
5) Access to Train St + Rt. 105 - "

Sidewalks
1) In front of school - Freetown St + Highland Rd.
2) Bedford St (Rt. 19) from Highland to Tamarac Park.
3) Rt. 79 Portions w/crosswalks
4) Portion of Highland Rd. Rt. 140 to County Rd
5) Rt. 105 Vaughn + Clear Pond Rd — Crosswalk
6) Settlement + Rt. 105 — Crosswalk
1) **Bike Paths** - Crosswalks
   Near Schools (Howland)

2) Rt 18 / Rt 105 to Long Point Rd
   (lots of bikes on weekends)

3) and on Long Point Rd to Betty's Neck
   to Marion Rd. (on road options)

4) From current train station to new train station
   (sidewalk options)

5) Ted Williams back entrance - Crosswalk, Bike
   (Precinct St) - Interior Circulation

6) Crosswalk - Something Brewin to school

7) Bike access Clear Pond Rd. (Clear Pond
   sidewalks)

8) Lakeside Ave - Parking for people
   Launching boats (possible crosswalks)
   (park on side streets now)
Municipal

9) Town Hall / Fire Dept — combined
   (too old/outdated, separated)
Do town offices need to be separate? — Feasibility Study for both Town Hall and Fire Station
   (Use stats from Police Station for baseline)

10) Assowomsett Elementary Feasibility + Middle School — combine or single
   (Currently working on complete renovations)

11) DPW — Active plan in works

12) Animal Shelter — Improve aesthetics + Improvements (parking, visibility)
Lack of meeting centers

Ted Williams - Loon Pond Lodge
Can we utilize better?
<table>
<thead>
<tr>
<th>Element</th>
<th>Statement</th>
<th>Map Code</th>
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</thead>
<tbody>
<tr>
<td>Facilities</td>
<td>DPW Building - improvements/replacement</td>
<td>N/A</td>
</tr>
<tr>
<td>Facilities</td>
<td>Fire Station expansion</td>
<td>N/A</td>
</tr>
<tr>
<td>Facilities</td>
<td>Ted Williams Loon Pond Lodge - can be utilized better?</td>
<td>N/A</td>
</tr>
<tr>
<td>Facilities</td>
<td>Assawompset Elementary - review/support future improvements</td>
<td>N/A</td>
</tr>
<tr>
<td>Facilities</td>
<td>Animal Shelter - improve aesthetics (parking, visibility)</td>
<td>N/A</td>
</tr>
<tr>
<td>Bicycle</td>
<td>From current train station to new train station (with sidewalk option)</td>
<td>Bike 1</td>
</tr>
<tr>
<td>Bicycle</td>
<td>Bike and sidewalk access on Clear Pond Rd. (Clear Pond) and clear Pond Rd. consideration for improvements for bikes and pedestrians in street improvements/upgrades</td>
<td>Bike 2</td>
</tr>
<tr>
<td>Bicycle</td>
<td>Bike and pedestrian path from Fern Ave. on Precinct St. to intersection of Rt. 18 and Rt. 105</td>
<td>Bike 3</td>
</tr>
<tr>
<td>Bicycle</td>
<td>Crosswalk between Something Brewin and the school</td>
<td>Bike 4</td>
</tr>
<tr>
<td>Bicycle</td>
<td>Ted Williams back entrance - crosswalk, bike (Precinct St.) interior circulation</td>
<td>Bike 5</td>
</tr>
<tr>
<td>Bicycle</td>
<td>Bike lane on Rt. 18 from intersection with Rt. 105 south to Rt. 18 separation (Lakeside Ave.)</td>
<td>Bike 6</td>
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<tr>
<td>Bicycle</td>
<td>Pickens St. - safety issue - improve biking, reduce conflicts with bikes and motorized vehicles</td>
<td>Bike 7</td>
</tr>
<tr>
<td>Bicycle</td>
<td>Long Point Rd. to Betty’s Neck on Rt. 18/ Rt. 105 and enhancements for bicycle access</td>
<td>Bike 8</td>
</tr>
<tr>
<td>Bicycle</td>
<td>Rt. 18/Rt. 105 to Long Point Rd. (lots of bike clubs on weekends)</td>
<td>Bike 9</td>
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<tr>
<td>Bicycle</td>
<td>Lakeside Ave. parking for people launcing boats (possible crosswalks)[park on side streets now]</td>
<td>Bike 10</td>
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<tr>
<td>Bicycle</td>
<td>Bike paths near the schools (on Howland)</td>
<td>Bike 11</td>
</tr>
<tr>
<td>Pedestrian</td>
<td>Rt. 79 portions with crosswalks</td>
<td>Ped 1</td>
</tr>
<tr>
<td>Pedestrian</td>
<td>Rt. 105 at Vaughn and Clear Pond Road - Crosswalk</td>
<td>Ped 2</td>
</tr>
<tr>
<td>Pedestrian</td>
<td>Settler’s Drive and Rt. 105 - Crosswalk</td>
<td>Ped 3</td>
</tr>
<tr>
<td>Pedestrian</td>
<td>Clear Pond Rd. consideration for improvements for bike and pedestrians in street in improvements/upgrades</td>
<td>Ped 4</td>
</tr>
<tr>
<td>Pedestrian</td>
<td>Bike path and pedestrian from Fern Ave (on Precinct St.) to intersection of Rt. 18 and Rt. 105 (LeBarron)</td>
<td>Ped 5</td>
</tr>
<tr>
<td>Pedestrian</td>
<td>Shared use path on Montgomery St. (Bike, ped, horseback)</td>
<td>Ped 6</td>
</tr>
<tr>
<td>Pedestrian</td>
<td>Bedford St. (Rt. 18) from Highland Rd. to Tamarac Park</td>
<td>Ped 7</td>
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<tr>
<td>Pedestrian</td>
<td>Portion of Highland Rd. from Rt 140 to County Rd.</td>
<td>Ped 8</td>
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<tr>
<td>Pedestrian</td>
<td>In front of schools - Freetown St. and Howland Rd.</td>
<td>Ped 9</td>
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<tr>
<td>Pedestrian</td>
<td>Long Point Rd. equestrian usage</td>
<td>Ped 10</td>
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<tr>
<td>Pedestrian</td>
<td>Create a pedestrian friendly road</td>
<td>Ped 11</td>
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<tr>
<td>Pedestrian</td>
<td>Pedestrian access to Betty’s Neck</td>
<td>Ped 12</td>
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<td>Bus</td>
<td>Southcoast Rail initiative regarding shuttle service/traffic impact/during phase I</td>
<td>Bus 1</td>
</tr>
<tr>
<td>Truck</td>
<td>Truck safety awareness. Increase tractor trailer traffic often using jake break implying they are traveling way too fast</td>
<td>Truck 3</td>
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<tr>
<td>Truck</td>
<td>Long Pond emergency access</td>
<td>Truck 4</td>
</tr>
<tr>
<td>Car</td>
<td>Access to train station and Rt. 105</td>
<td>Car 1</td>
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<tr>
<td>Car</td>
<td>Rt. 105 and Bridge St. morning - north and evenings - south traffic</td>
<td>Car 2</td>
</tr>
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<td>Rt. 105 and Rt. 18 - high accident, traffic, and congestion (peak periods)</td>
<td>Car 3</td>
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<td>Car</td>
<td>Pickens St. safety issues - improve biking, reduce conflicts with bikes and motorized vehicles.</td>
<td>Car 4</td>
</tr>
<tr>
<td>Car</td>
<td>Highland Rd. at Bedford St. safety issues including speed, turning, and traffic</td>
<td>Car 5</td>
</tr>
<tr>
<td>Car</td>
<td>Flooding issues: Rt. 105 at Snake River Culvert</td>
<td>Car 6</td>
</tr>
<tr>
<td>Car</td>
<td>Freetown and County Rd. (near the high school and middle school), Freetown St. and County Rd. safety issues seasonal and daily, Ice on pavement in winter, Traffic and turning issues</td>
<td>Car 7</td>
</tr>
<tr>
<td>Car</td>
<td>Long Pond public parking for recreational access</td>
<td>Car 8</td>
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<tr>
<td>Car</td>
<td>Flooding issues: County Rd at Cap’t Bub’s</td>
<td>Car 9</td>
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<tr>
<td>Car</td>
<td>Intersection of Rt. 79 and Rt. 18</td>
<td>Car 10</td>
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<tr>
<td>Car</td>
<td>Site Distance at Vaughn and Rt. 105</td>
<td>Car 11</td>
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<tr>
<td>Car</td>
<td>Cars with boat trailers parking on the side of the road making it hard to drive down the road</td>
<td>Car 12</td>
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<tr>
<td>Train</td>
<td>Southcoast Rail/Freight line running parallel to Taunton St. Environmental impact to cold water fisheries and grade crossings.</td>
<td>Train 1</td>
</tr>
<tr>
<td>Train</td>
<td>Southcoast rail initiative, regarding shuttle service/traffic impact/ during phase I</td>
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</tr>
<tr>
<td>Train</td>
<td>Southcoast rail/Freight line rehab on Malbone St.</td>
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</tr>
</tbody>
</table>
Appendix D

Workshop Photos
Lakeville 2030
A Plan for the Future

Lakeville Master Plan
Services & Facilities
and
Transportation & Circulation
Public Workshop
Saturday - June 1, 2019
This page is intentionally left blank.
LAKEVILLE MASTER PLAN
COMMENT CARD

Please submit your comments relating to the Lakeville Master Plan:
What are the top issues for the Town’s future?
Do you have suggestions for the public input process?
Any general questions?

You may also provide input via the project website, Facebook, or email (see below).
All comments will be collected and added to the public record.

Comments:

We would love to see more sidewalks in Lakeville, on Clear Pond Rd. specifically.

Your Name: Rachel Moniz e Stephen Moniz
Contact Info: 508 558-3163

Please submit all comments by 5 PM on Wednesday, July 31, 2019 to either of the following:

Town of Lakeville
346 Bedford Street
Lakeville, MA 02347
c/o Rita Garbitt, Town Administrator
rgarbitt@lakevillema.org

SRPEDD
88 Broadway
Taunton, MA 02780
c/o Jed Cornock, Project Manager
jcornock@srpedd.org

Project website: www.srpedd.org/Lakeville-Master-Plan

Facebook page: www.facebook.com/LakevilleMasterPlan

www.srpedd.org/Lakeville-Master-Plan
LAKEVILLE MASTER PLAN
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Comments:

The Town has been good to us for the last 35 years.
I would like to see lower taxes, more commercial development. Town to be more commercial friendly.
To developers and business.

Your Name: George D'Amato
Contact Info: 3 Court St Lakeville

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346 Bedford Street
Lakeville, MA 02347
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Comments: 

We would like to see some industries come to Lakeville to keep the property taxes down or even lowered.


Your Name: 

Contact Info: 

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Town of Lakeville 
346 Bedford Street 
Lakeville, MA 02347 
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grabout@lakevillema.org

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Comments:
Upgrade or replace Fire Dept.
- After a very recent visit to the fire department
  I noticed very old and delapidated conditions.
  Exposed tangle of wires, lack of kitchen or cooking
  equipment for the long shifts. The list goes on

Your Name: Bethany Allen

Contact Info: 508-212-9294

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Comments:

We could benefit from a healthy food small restaurant (not a national chain) on the land next to fire station, or in the space in Savas land. Mail next to Winnegs where the Verizon store was so it overlooks the lake! That land has such potential but it has not tapped that.

Hospital land needs to be developed, along with Dewey Ave.

Your Name: Kathleen Banack

Contact Info: ___________________________________________

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RECEIVED
JAN 22 2019
SELECTMEN’S OFFICE

www.srpedd.org/Lakeville-Master-Plan
LAKEVILLE MASTER PLAN
COMMENT CARD

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Comments: Builders should not be allowed to clear cut acres of land at a time. It greatly affects pond level rise and does not add character to the town. In addition lawn fertilizer run off into the roadway directly into the pond which causes weed growth. We should mandate a small (15’-25’) woodland space be left between the street & lawn area. As far as business we should encourage local business to flourish & try to keep corporate box stores to a minimum.

Your Name: J. Rochars

Contact Info: jrochars@gmail.com

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Comments:
I’ve been concerned that some of our busy residential roads are too narrow for people to safely bike,
yog or walk their dogs. Specifically Freetown St., Highland Rd. and Highland Road. I would love
to see walking space incorporated into the plan. These streets in particular lead to the
schools and should be wide enough for kids to safely walk.

Name: Cathy Barriga
Contact Info: 508-243-2013 cathy_barriga@yahoo.com

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RECEIVED
JAN 28 2019
SELECTMEN’S OFFICE
LAKEVILLE MASTER PLAN
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Any general questions?

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Comments:

________________________________________________________________________
I would like to see open space preserved, while rebuilding and revitalizing the commercial areas in the Main Street area.

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

Your Name:  Jesse L. Medford
Contact Info:  704-918-1092

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Comments:
________________________________________
________________________________________
________________________________________
________________________________________
________________________________________

________________________________________

Your Name:

Contact Info:

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SRPEDD
88 Broadway
Taunton, MA 02780
c/o Jed Cornock, Project Manager
jcornock@srpedd.org

Project website: www.srpedd.org/Lakeville-Master-Plan

Facebook page: www.facebook.com/LakevilleMasterPlan

www.srpedd.org/Lakeville-Master-Plan
LAKEVILLE MASTER PLAN
COMMENT CARD

Please submit your comments relating to the Lakeville Master Plan:
What are the top issues for the Town's future?
Do you have suggestions for the public input process?
Any general questions?

You may also provide input via the project website, Facebook, or email (see below).
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Comments:
1. It is past time to sell the old Lakeville Hospital property. Perhaps the town needs to contract with a professional Town Planner or commercial R.E. firm to get this drawing land off the town books!

2. What does the town plan to do with "The Silver Fox" (old police station) property? We hope this property doesn't remain vacant or on town books for years to come. Again, do we need the aid of professionals to sell the land QUICKLY to a firm that will pay town taxes?

3. Under-sized lots should be allowed to erect a garage (if no plumbing facilities) on the property to reduce the multiple "unsightly" sheds placed here, there, and everywhere.

Your Name: Susan Staats
Contact Info: erosgirl@verizon.net

Please submit all comments by 5 PM on Wednesday, July 31, 2019 to either of the following:

Town of Lakeville
346 Bedford Street
Lakeville, MA 02347
C/O Rita Garbutt, Town Administrator
rgrabitt@lakevillema.org

SRPEDD
88 Broadway
Taunton, MA 02780
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jcornock@srpedd.org

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RECEIVED
FEB 19 2019
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Comments:
The community of Lakeville would be well served
by incorporating a community function center
with space for youth programs such as parenting
groups, 4H, and the like. A subsidized daycare
center would help young families who struggle
to meet their monthly bills.

I was saddened to hear the new building going up
on Main St. is going to house Family Dollar and
Taco Bell. I think Lakeville residents can do better
and have the moxie to raise the bar so to speak.

Your Name: Noelle Rileau

Contact Info: 508 946 6945 torryam88@gmail.com

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rgarbitt@lakevillema.org

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Comments:
Limit vape & pot shops, look for businesses that pay more than min wage and will help our citizens find work close to home, industry in industrial park, rezone if necessary, limit building of new homes

_________________________________________________________________________

_________________________________________________________________________

_________________________________________________________________________

Your Name: ______________________________________________________________

Contact Info: ___________________________________________________________

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Comments:
MORE HISTORICAL MINDFULNESS TO PRESERVE THE RURAL ELEMENT OF LAKEVILLE.
WE HAVE A RESPONSIBILITY FOR CONSERVATION
NO NEON SIGNS, WOODEN SIGNS WITH LIGHTS

Your Name: KAREN OSBORN
Contact Info: kosborn@comcast.net 781-354-2277

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Lakeville, MA 02347
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Comments:

Why has the town not looked into public transportation for students unable to drive due to what ever reason.

Your Name: Arlene A. Wood

Contact Info: ____________________________________________

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Comments:

LAKEVILLE NEEDS TO BE INTENTLY
ACTIVE IN TERMS OF CLIMATE CHANGE.

NOW FOR THE NEXT TEN YEARS.

START A "SUSTAINABLE LAKEVILLE"

Your Name: [Signature]

Contact Info: [Signature]

Please submit all comments to either of the following:

Town of Lakeville
346 Bedford Street
Lakeville, MA 02347
c/o Maureen Candito, Town Administrator
mcandito@lakevillema.org

SRPEDD
88 Broadway
Taunton, MA 02780
c/o Jed Cornock, Project Manager
jcornock@srpedd.org

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Comments: 

Please keep the trees!
No more building.

Your Name: Venize Mason
Contact Info: 978-758-2574

Please submit all comments to either of the following:

Town of Lakeville
346 Bedford Street
Lakeville, MA 02347
c/o Maureen Candito, Town Administrator
mcandito@lakevillema.org

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Taunton, MA 02780
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Comments:

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________________________

Your Name: SylVester ZienKiewicz

Contact Info: szineC@comCasp.net

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Comments: Handicap Parking at Long Pond Lodge

Your Name: Hilary Wood
Contact Info: hilarywoood@gmail.com

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jcornock@srpedd.org

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Facebook page: www.facebook.com/LakevilleMasterPlan
June 28, 2018

To: Lakeville Master Plan Committee

From: Martha Schroeder

Re: Issues Lakeville’s Master Plan Should Address

My biggest concern for Lakeville and an issue I would like to see the Master Plan Committee address is that its citizens and leaders continue to rush to maximize financial gain and tax revenue in a counterproductive, shortsighted manner, not choosing to protect its open spaces.

Wild open spaces when dominated by native species have an intrinsic value. The various habitats they represent should be protected in sufficient size that they not cease to exist locally due to human intervention. It is hubris to think our immediate needs are more important than such habitats. But even for those who believe the universe is here for us to plunder, it is hubris to think that we are so clever that we can engineer our way out of the need for diverse wild open spaces.

In return for far lower taxpayer costs than homes or businesses, here is a list of services wild areas (the larger and more connected the better) provide for us human beings:

1) They moderate our weather cooling our summers with transpiration and shade and controlling rain water through root absorption and physical slowing down of sheet flow
2) They muffle the often-distressing sounds of human activity such as traffic or machinery
3) Especially when connected to other wild areas and waterways they support native wildlife both migratory and resident, fauna and flora. All of our native wildlife is part of the complex ecosystem with cycles of soil, water and atmosphere that we humans often disrupt with little understanding of our impact.
4) They provide the delight of beauty and infinite variety for the curious mind willing to observe and record. This is often called passive recreation, implying it is not equal to active recreation. But it is passive only in that one’s mind and spirit open themselves to wonder. Such passivity is indeed re-creation: it consoles, repairs, and strengthens the human spirit. It supplements and replaces therapy and medical treatment. It can build bonds in families, create moments of delight and treasured memories with children whose minds are born open.
5) Woodlands along waterways prevent contaminants from reaching rivers and wetlands and thus protecting water supply and fish
6) For many reasons wild open spaces keep property values high
7) And of course, they provide places to take photographs or draw, to go birdwatching or botanizing, or to exercise in fresh air.

Experiencing even the tamest of wild places keeps us humble before the persistent forces of nature and the complexity of its designs. Such humility keeps us from heedless destruction. The loss of frequent exposure to wild places creates a downward spiral. The more we live within engineered spaces, our outside spaces being mowed, paved, mulched, pruned and planted with cultivars, our inside spaces electrified and temperature controlled, the less respect we have for the forces of nature and the more we respect human technological accomplishment that seems to control them
till they seem irrelevant. Scientists, who appreciate the magnificence of nature, know natural forces rule. We humans, as wondrous as our accomplishments are, ignore nature at our peril.

Please include preservation of our privately owned natural open spaces as a priority in the new master plan for Lakeville, with emphasis on those parcels that connect to other open spaces or are adjacent to waterways. Purchase of such parcels when they are taken out of Chapter 61 or put on the open market is one way to preserve them. Adopting the Community Preservation Act would provide resources for such action. Another action you should recommend is an open space zoning by-law, permitting dense housing in conjunction with permanent protection for significant parcels of open space, especially natural open space, but also recreational and agricultural.

Preservation of our remaining farmland, in the interest of future food security and the Town’s character, while not addressed in the above remarks, should also be a priority.
Please preserve the natural beauty of our town. And PLEASE ask for a consensus of opinion on what qualifies as natural beauty by those of us who have lived here and continue to do so; please do not solely take the opinions of those who do NOT live here, have no vested interest in the beauty of our town but merely stand to profit from it.

Please leave the open spaces.

Please have consideration for the wildlife that we are so fortunate to have; that make our town their home. There is NO reason to begin tearing down trees and uprooting land (if at all) during bird nesting season as was unfortunately done during the pre-construction of the new badly needed police station. The land was leveled (shame on the construction company that did that with no thought of natural beauty; they merely leveled the land like amateurs) and then construction was not commenced for weeks/months after. Very, very poor planning... and, by the way, I am all for the construction of the new police station but it should have been done with more careful consideration of our town and wildlife.

Please require businesses to have signage in keeping with the rural, historical and picturesque nature of our town. There is NO reason why Lakeville cannot require certain rules regarding signage to be adhered to; there is no reason to have garish colors and blinking lights. We can say "no" to billboards of any kind. We CAN be like other more affluent towns, we can require some certain simple, basic rules of business conduct. It is up to us. Other towns have managed through the years to uphold certain rules of decorum and good taste for the benefit of all; we can do the same.

While we do need more businesses, PLEASE keep them to small businesses or companies that improve our town and make it more desirable and, therefore, benefit us all financially, raising property values and bringing in "good" tax dollars. Please do NOT allow any business to come in and ruin what we have so long enjoyed. Planning for our town can be done in a judicious manner, with careful and deliberate consideration of aesthetics, to increase the desirability of our Lakeville, to make others want to live here and to look upon it favorably. Please let’s not allow our main roads to become Rt. 44 in Raynham... what a disgrace that is, what an example of “progress” run amok and poor planning.

Our beautiful ponds, mainly Assawompsett Pond, should be protected and the land and roads surrounding it should be for the enjoyment of all. Sadly, certain businesses were allowed to build on its shores in years past; regrettably in my opinion. This would certainly not have been permitted in other more affluent towns where town government was more judicious in approval of building permits and adherence to logical restrictions and common sense. I, too, enjoy shopping at hardware stores. But where else would you find such a store on the shores of a pristine pond (water supply, no less), a sight of beauty and wildlife, a place where a small park could have been built and enjoyed by all. Those businesses, including the shops in “that other plaza” next door, could have been placed in other bare sections of our town and NOT across from one of our most beautiful natural wonders. How sad for us, how sad for Lakeville... I know that additional acres are listed for sale adjacent to Town Hall. Please ensure that
whoever purchases this property has plans that are commensurate with what is best for our town, for its beauty and our property values and not just for their own pocketbook.

I have lived in Lakeville for over 34 years and have seen a lot of growth, both good and bad. It is up to us to preserve the beauty of our town and all of its natural resources. We CAN be one of “those” towns that place certain restrictions to ensure the beauty remains. It will serve to increase our property values and will make our town one to be proud of, a desirable town with thoughtful growth brought about by leaders and citizens who care about maintaining what we have been blessed with in our beautiful Lakeville.

Joanne M. Darland
4 Assawompsett Court, Lakeville
508-946-0480
LAKEVILLE MASTER PLAN
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Comments:

So important to enforce zoning. Can't feel things get overlooked or not enforced as fully as you should. Live it with cars, waste become on your care.

Your Name: Hilarry Wood
Contact Info: Mail@HilarryWoodPhotography.com 908-946-2212

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346 Bedford Street
Lakeville, MA 02347
c/o Rita Garbutt, Town Administrator
rgarbutt@lakevillema.org

SRPEDD
88 Broadway
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Comments:

Need senior housing. I work off program for property tax reduction. Much needed in Lakeville and not promoted by town leaders. Almost every town in Mass has this program.

Your Name: Paula Houle
Contact Info: paulahoule@gmail.com

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jcernoch@srpدد.org

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Comments:

More affordable housing for seniors, like Deerwood Tract in Revere/Quonset. Also, apartments in Revere or Blueberry Estates is getting expensive.
The senior population in Lakeville is a target.

Your Name: Charles A. Marchman

Contact info: 508-947-4686 email charlemont20@gmail.com

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RECEIVED
JUL 30 2018
SELECTMEN’S OFFICE
LAKEVILLE MASTER PLAN
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Comments: Please consider modifying language in zoning that prevents more than 1 gas station within 1 mile.

Your Name: Norman Orrell
Contact Info: NormanOrrell@gmail.com

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Lakeville, MA 02347
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www.srpedd.org/Lakeville-Master-Plan
In the context of the Lakeville Master Plan, public comments are an essential part of the planning process. Here are some comments from various individuals:

Mike Renzi: mike@stahoo.com
As an amateur astronomer with an observatory in Lakeville, I'm concerned about lax light pollution standards in future development projects. When I think of the “state of the art” in light pollution ordinances I think of Arizona. The night sky is an educational resource - if it goes away due to too much “uplight” then it is a great loss to all.

Aaron Burke: email - aburke@aburkelaw.com
Please include budgetary elements to the implementation section of the plan. It makes it easier for a town to implement a Master Plan if it has an understanding of the cost of implementation.

Pamela Kristofferson: 508-946-1490
Please consider affordable housing for the elderly in master plan

Tom Connelly: tomlindaconnelly@verizon.net
I'm surprised that the Settlement (settlers drive, wagon trail, hitching post and trappers path) is listed as unaccepted by the town. It's been "on the map" for over 16 years now, and some of the best road construction I have seen in Lakeville, what needs to be completed for the roads to be accepted?

Adam Young: adamyounghd@gmail.com
I work as a user experience researcher, specializing in understanding the wants and needs of people. I have a PhD in cognitive psychology. I want to get more involved in helping to guide the future of Lakeville. Contact me any time.

Jeffrey Rodriguez: rojeff@verizon.net
I am concerned with zoning. It appears to me that the residentially zoned areas are being infiltrated with businesses. Full disclosure I happen to be negatively impacted by just this issue. The lure of the tranquil country like environment is gone and if that is important to the residents of the town something needs to be done.

Hilary Wood: hilarywood@gmail.com, 508-946-2212
It's so important to preserve the beauty of Lakeville and have a town plan. I would be happy to participate if there are any openings. I'm hoping we can address all the plazas that continue to be built whether it's limiting growth or creating esthetic rules so they blend in (like some towns on the Cape). Would also be wonderful to have town areas for residents to enjoy and mingle, ensure we preserve and maintain the beauty of the town. I think this is so important!

Nancy Pires: 5089461341
I was reading your plan and I think the old bowling alley/restaurant would be a great place for a Trader Joe's grocery store. It is better food and at a fair price!

Rachel & Stephen Moniz: 5085583163
We would love to see more sidewalks in Lakeville, on Clear Pond Road specifically

George Damato: 3 Court Circle Lakeville
The town has been good to us for the last 35 years. I would like to see lower taxes, more commercial development/ Town to be more commercial friendly to developers and businesses.

Bethany Allen: 5082129294
Upgrade or replace fire department. After a very recent visit to the fire department I noticed very old and dilapidated conditions. Exposed tangie or wires, lack of kitchen or cooking equipment for the long shifts. The list goes on.

Kathleen Banana: 7049186992
We would like to see some industries come to Lakeville to keep the property taxes down or even lowered

Cathy Barriga: 5082432613-cathy_barriga@yahoo.com
I've been concerned that some of the busy residential roads are too narrow for people to safely bike, jog, or walk their dogs, specifically Freetown St, Howland Rd, and Highland Road. I would love to see walking space incorporated into the plan. These streets in particular lead to the schools and should be wide enough for the kids to safely walk.

Jesse L. Medford: 7049186992
I would like to see open space preserved while rebuilding and revitalizing the commercial areas in the Main Street area

Susan Stacts: enosgirl@verizon.net
Preserve open land, when developed submit plans for subdivisions set aside a percentage for natural state. Limit marijuana and chain store/restaurants, strive for small diverse businesses and eateries. Plus housing that is conducive to age, and one level, handicapped convertible as residents age. Open space for walking.

Noelle Rilleau: 5089466945 - torryam88@gmail.com
The community of Lakeville would be well served by incorporating a community function center with space for youth programs such as parenting groups, 4H, and the like. A subsidized daycare center would help young families who struggle to meet their monthly bills. I was saddened to hear the new building going up on Main St. is going to house Family dollar and taco bell. I think Lakeville residents can do better and have the moxie to raise the bar so to speak

Karen Osborn: 781-354-2277 - kosborn@comcast.net
More historical mindfllness to preserve the rural element of Lakeville. We have a responsibility for conservation no neon signs, wooden signs with lights
| Arlene N Wood | The town of Lakeville provides transportation for events on a limited but needed schedule. Why has the town not looked into public transportation for residents unable to drive for whatever reason. |
| Sylvester Zienkiewicz | szinc@comcast.net | interesting discussion of traffic problems |

| Sylvester Zienkiewicz | My biggest concern for Lakeville and an issue I would like to see the Master Plan Committee address is that its citizens and leaders continue to rush to maximize financial gain and tax revenue in a counterproductive, shortsighted manner, not choosing to protect its open spaces. Wild open spaces when dominated by native species have an intrinsic value. The various habitats they represent should be protected in sufficient size that they not cease to exist locally due to human intervention. It is hubris to think our immediate needs are more important than such habitats. But even for those who believe the universe is here for us to plunder, it is hubris to think that we are so clever that we can engineer our way out of the need for diverse wild open spaces. In return for far lower taxpayer costs than homes or businesses, here is a list of services wild areas (the larger and more connected the better) provide for us human beings: 1) They moderate our weather cooling our summers with transpiration and shade and controlling rain water through root absorption and physical slowing down of sheet flow 2) They muffle the often-distressing sounds of human activity such as traffic or machinery 3) Especially when connected to other wild areas and waterways they support native wildlife both migratory and resident, fauna and flora. All of our native wildlife is part of the complex ecosystem with cycles of soil, water and atmosphere that we humans often disrupt with little understanding of our impact. 4) They provide the delight of beauty and infinite variety for the curious mind willing to observe and record. This is often called passive recreation, implying it is not equal to active recreation. But it is passive only in that one’s mind and spirit open themselves to wonder. Such passivity is indeed re-creation: it consoles, repairs, and strengthens the human spirit. It supplements and replaces therapy and medical treatment. It can build bonds in families, create moments of delight and treasured memories with children whose minds are born open. 5) Woodlands along waterways prevent contaminants from reaching rivers and wetlands and thus protecting water supply and fish 6) For many reasons wild open spaces keep property values high 7) And of course, they provide places to take photographs or draw, to go birdwatching or botanizing, or to exercise in fresh air. Experiencing even the tamest of wild places keeps us humble before the persistent forces of nature and the complexity of its designs. Such humility keeps us from heedless destruction. The loss of frequent exposure to wild places creates a downward spiral. The more we live within engineered spaces, our outside spaces being mowed, paved, mulched, pruned and planted with cultivars, our inside spaces electrified and temperature controlled, the less respect we have for the forces of nature and the more we respect human technological accomplishment that seems to control them till they seem irrelevant. Scientists, who appreciate the magnificence of nature, know natural forces rule. We humans, as wondrous as our accomplishments are, ignore nature at our peril. Please include preservation of our privately owned natural open spaces as a priority in the new master plan for Lakeville, with emphasis on those parcels that connect to other open spaces or are adjacent to waterways. Purchase of such parcels when they are taken out of Chapter 61 or put on the open market is one way to preserve them. Adopting the Community Preservation Act would provide resources for such action. Another action you should recommend is an open space zoning by-law, permitting dense housing in conjunction with permanent protection for significant parcels of open space, especially natural open space, but also recreational and agricultural. |

| Martha Schroeder | | |
Please preserve the natural beauty of our town. And PLEASE ask for a consensus of opinion on what qualifies as natural beauty by those of us who have lived here and continue to do so; please do not solely take the opinions of those who do NOT live here, have no vested interest in the beauty of our town but merely stand to profit from it. Please leave the open spaces. Please have consideration for the wildlife that we are so fortunate to have; that make our town their home. There is NO reason to begin tearing down trees and uprooting land (if at all) during bird nesting season as was unfortunately done during the pre-construction of the new badly needed police station. The land was leveled (shame on the construction company that did that with no thought of natural beauty; they merely leveled the land like amateurs) and then construction was not commenced for weeks/months after. Very, very poor planning... and, by the way, I am all for the construction of the new police station but it should have been done with more careful consideration of our town and wildlife. Please require businesses to have signage in keeping with the rural, historical and picturesque nature of our town. There is NO reason to have garish colors and blinking lights. We can say "no" to billboards of any kind. We CAN be like other more affluent towns, we can require some certain simple, basic rules of business conduct. It is up to us. Other towns have managed through the years to uphold certain rules of decorum and good taste for the benefit of all; we can do the same. While we do need more businesses, PLEASE keep them to small businesses or companies that improve our town and make it more desirable and, therefore, benefit us all financially, raising property values and bringing in "good" tax dollars. Please do NOT allow any business to come in and ruin what we have so long enjoyed. Planning for our town can be done in a judicious manner, with careful and deliberate consideration of aesthetics, to increase the desirability of our Lakeville, to make others want to planning. Our beautiful ponds, mainly Assawompsett Pond, should be protected and the land and roads surrounding it should be for the enjoyment of all. Sadly, certain businesses were allowed to build on its shores in years past; regrettably in my opinion. This would certainly not have been permitted in other more affluent towns where town government was more judicious in approval of building permits and adherence to logical restrictions and common sense. I, too, enjoy shopping at hardware stores. But where else would you find such a store on the shores of a pristine pond (water supply, no less), a sight of beauty and wildlife, a place where a small park could have been built and enjoyed by all. Those businesses, including the shops in "that other plaza" next door, could have been placed in other bare sections of our town and NOT from one of our most beautiful natural wonders. How sad for us, how sad for Lakeville... I know that additional acres are listed for sale adjacent to Town Hall. Please ensure that whoever purchases this property has plans that are commensurate with what is best for our town, for its beauty and our property values and not just for their own pocketbook. I have lived in Lakeville for over 34 years and have seen a lot of growth, both good and bad. It is up to us to preserve the beauty of our town and all of its natural resources. We CAN be one of "those" towns that place certain restrictions to ensure the beauty remains. It will serve to increase our property values and will make our town one to be proud of, a desirable town with thoughtful growth brought about by leaders and citizens who care about maintaining what we have been blessed with in our beautiful Lakeville.

<table>
<thead>
<tr>
<th>Name</th>
<th>Email/Contact Information</th>
<th>Comment</th>
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<tbody>
<tr>
<td>Joanne M. Darland</td>
<td>4 Assawompsett Court- 5089460480</td>
<td>Please preserve the natural beauty of our town. And PLEASE ask for a consensus of opinion on what qualifies as natural beauty by those of us who have lived here and continue to do so; please do not solely take the opinions of those who do NOT live here, have no vested interest in the beauty of our town but merely stand to profit from it. Please leave the open spaces. Please have consideration for the wildlife that we are so fortunate to have; that make our town their home. There is NO reason to begin tearing down trees and uprooting land (if at all) during bird nesting season as was unfortunately done during the pre-construction of the new badly needed police station. The land was leveled (shame on the construction company that did that with no thought of natural beauty; they merely leveled the land like amateurs) and then construction was not commenced for weeks/months after. Very, very poor planning... and, by the way, I am all for the construction of the new police station but it should have been done with more careful consideration of our town and wildlife. Please require businesses to have signage in keeping with the rural, historical and picturesque nature of our town. There is NO reason to have garish colors and blinking lights. We can say &quot;no&quot; to billboards of any kind. We CAN be like other more affluent towns, we can require some certain simple, basic rules of business conduct. It is up to us. Other towns have managed through the years to uphold certain rules of decorum and good taste for the benefit of all; we can do the same. While we do need more businesses, PLEASE keep them to small businesses or companies that improve our town and make it more desirable and, therefore, benefit us all financially, raising property values and bringing in &quot;good&quot; tax dollars. Please do NOT allow any business to come in and ruin what we have so long enjoyed. Planning for our town can be done in a judicious manner, with careful and deliberate consideration of aesthetics, to increase the desirability of our Lakeville, to make others want to planning. Our beautiful ponds, mainly Assawompsett Pond, should be protected and the land and roads surrounding it should be for the enjoyment of all. Sadly, certain businesses were allowed to build on its shores in years past; regrettably in my opinion. This would certainly not have been permitted in other more affluent towns where town government was more judicious in approval of building permits and adherence to logical restrictions and common sense. I, too, enjoy shopping at hardware stores. But where else would you find such a store on the shores of a pristine pond (water supply, no less), a sight of beauty and wildlife, a place where a small park could have been built and enjoyed by all. Those businesses, including the shops in &quot;that other plaza&quot; next door, could have been placed in other bare sections of our town and NOT from one of our most beautiful natural wonders. How sad for us, how sad for Lakeville... I know that additional acres are listed for sale adjacent to Town Hall. Please ensure that whoever purchases this property has plans that are commensurate with what is best for our town, for its beauty and our property values and not just for their own pocketbook. I have lived in Lakeville for over 34 years and have seen a lot of growth, both good and bad. It is up to us to preserve the beauty of our town and all of its natural resources. We CAN be one of &quot;those&quot; towns that place certain restrictions to ensure the beauty remains. It will serve to increase our property values and will make our town one to be proud of, a desirable town with thoughtful growth brought about by leaders and citizens who care about maintaining what we have been blessed with in our beautiful Lakeville.</td>
</tr>
<tr>
<td>Hilary Wood</td>
<td><a href="mailto:mail@hilarywoodphotography.com">mail@hilarywoodphotography.com</a> - 5089462212</td>
<td>So important to enforce zoning codes, Feel they get overlooked or not enforced as fully as they should. Lots filled with cars waste become an eyesore</td>
</tr>
<tr>
<td>Paula Houle</td>
<td><a href="mailto:paulahoule@gmail.com">paulahoule@gmail.com</a></td>
<td>Need senior (housing) work off program for property tax reduction. Mch needed in Lakeville and not promoted by town leaders- almost every town in Mass has this program.</td>
</tr>
<tr>
<td>Charlene Montleam</td>
<td>508-947-4680 - <a href="mailto:charlmont2@gmail.com">charlmont2@gmail.com</a></td>
<td>More affordable housing for seniors. Like Leiseerwoods in Rockland/ Freetown and Oak Point in Middleboro. Also apartments. Rent in Blueberry Estates is getting expensive. The senior population in Lakeville is at 60%.</td>
</tr>
<tr>
<td>Norman Orrall</td>
<td><a href="mailto:normanorrall@gmail.com">normanorrall@gmail.com</a></td>
<td>Please consider modifying language in zoning that prevents more than 1 gas station within 1 mile.</td>
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