

MASTER PLAN APPENDIX July 2020





APPENDIX TABLE OF CONTENTS

PROJECT MAPS

LAND USE

ZONING

HOUSING

COMMUNITY PRIORITY AREAS

WATER RESOURCES

HABITATS

OPEN SPACE

FACILITIES AND SERVICES

ROADWAY JURISDICTION

INTERSECTION CRASHES

BICYCLE, PEDESTRIAN, AND TRANSIT NETWORK

DEMOGRAPHIC DATA

PREVIOUS PLANNING SUMMARY

WORKSHOP #1 SUMMARY REPORT

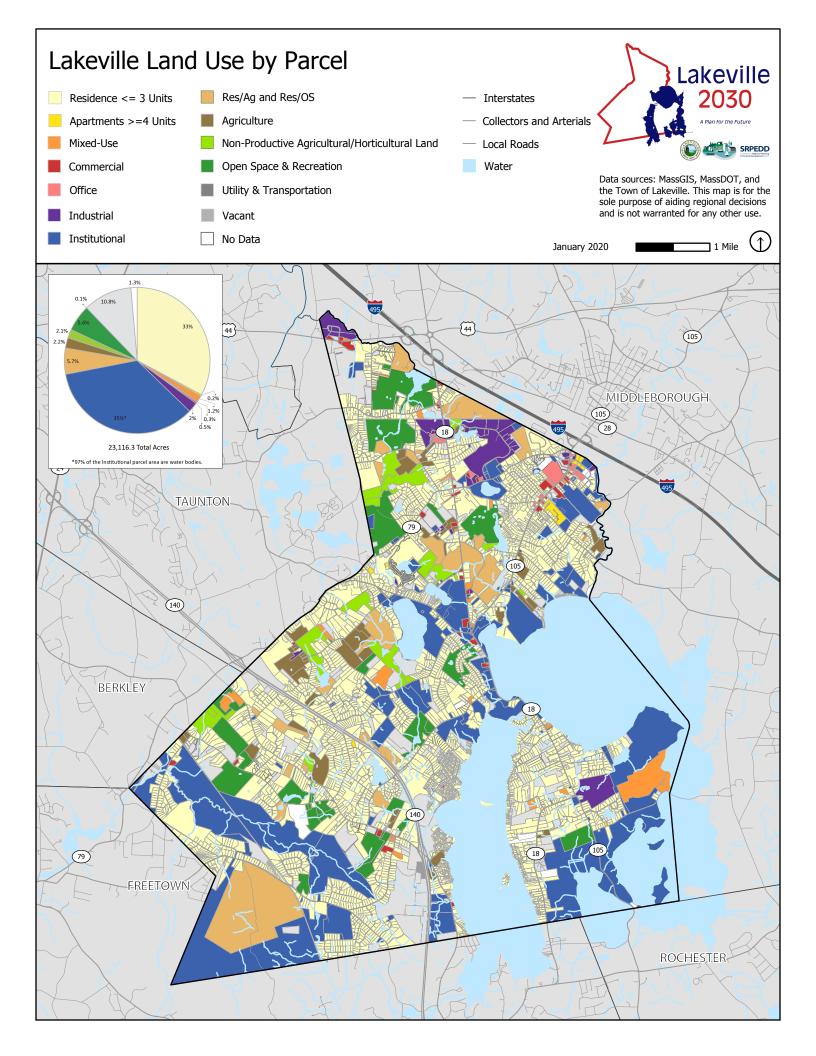
WORKSHOP #2 SUMMARY REPORT

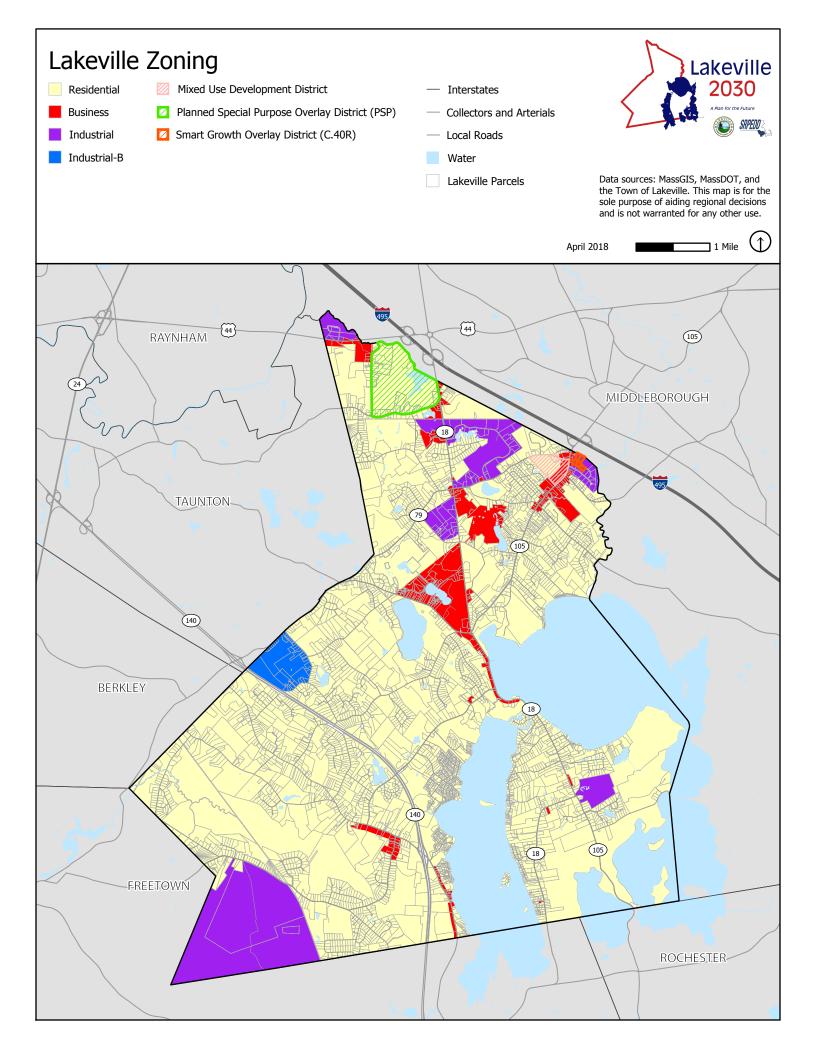
WORKSHOP #3 SUMMARY REPORT

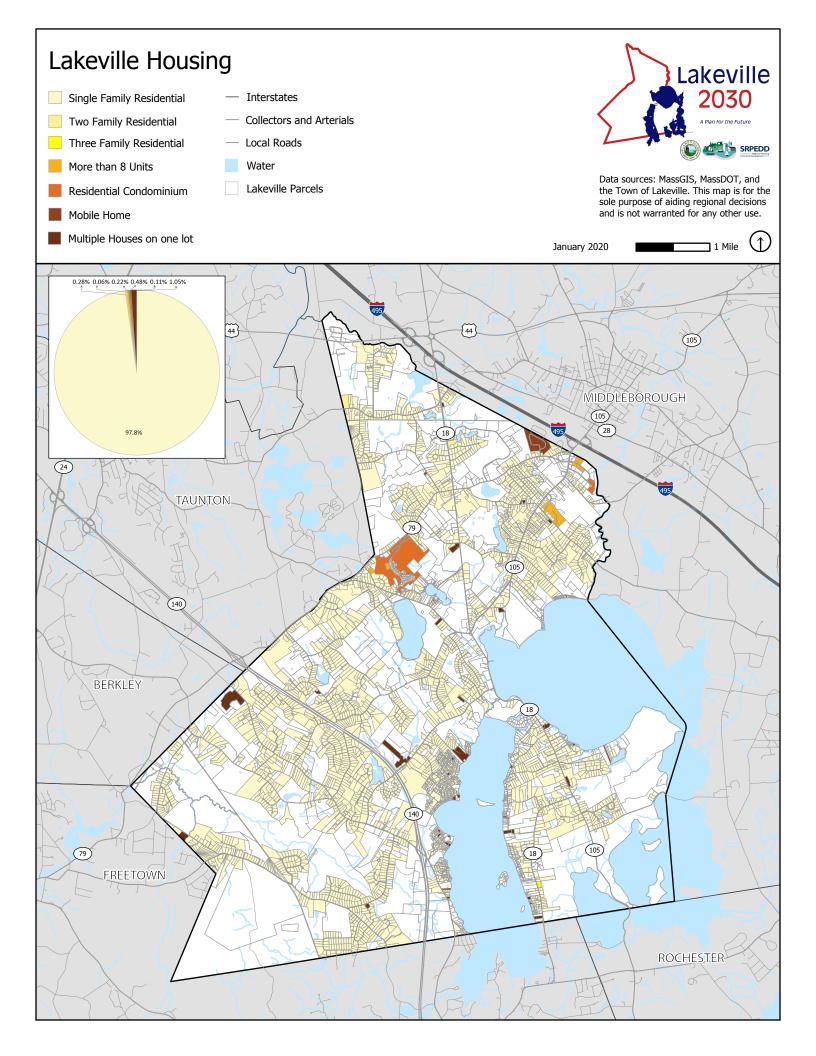
WORKSHOP #4 SUMMARY REPORT

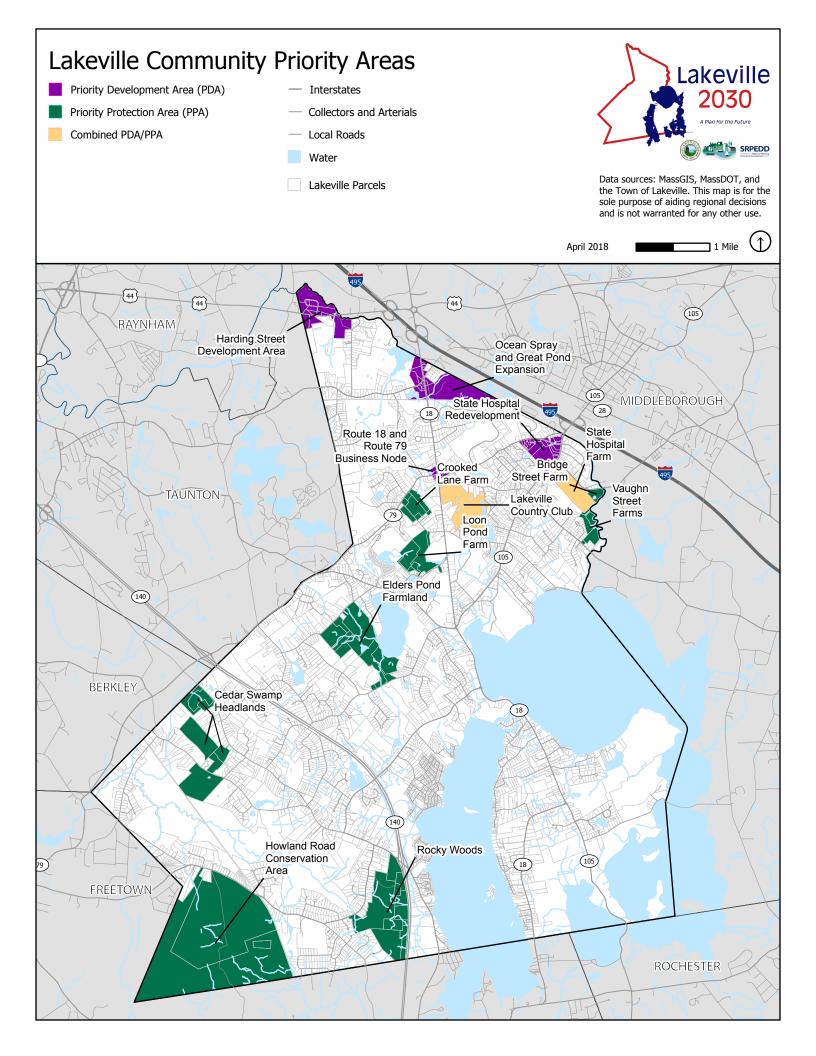
COMMENT CARDS

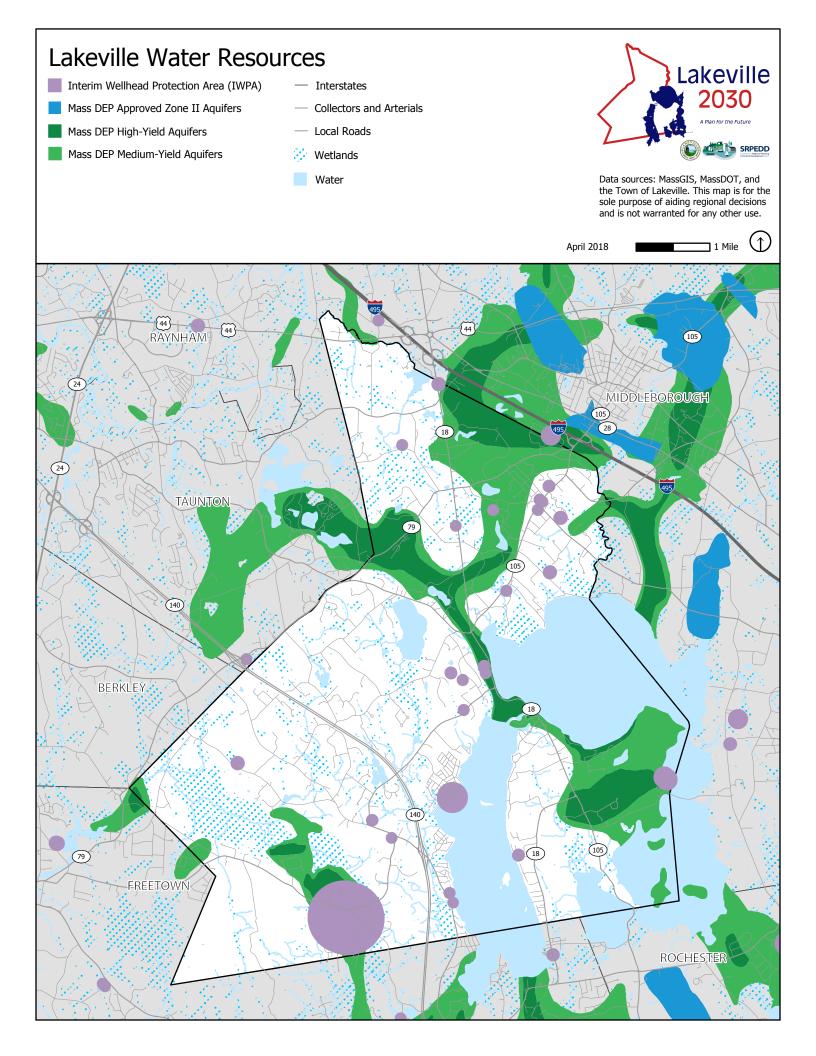


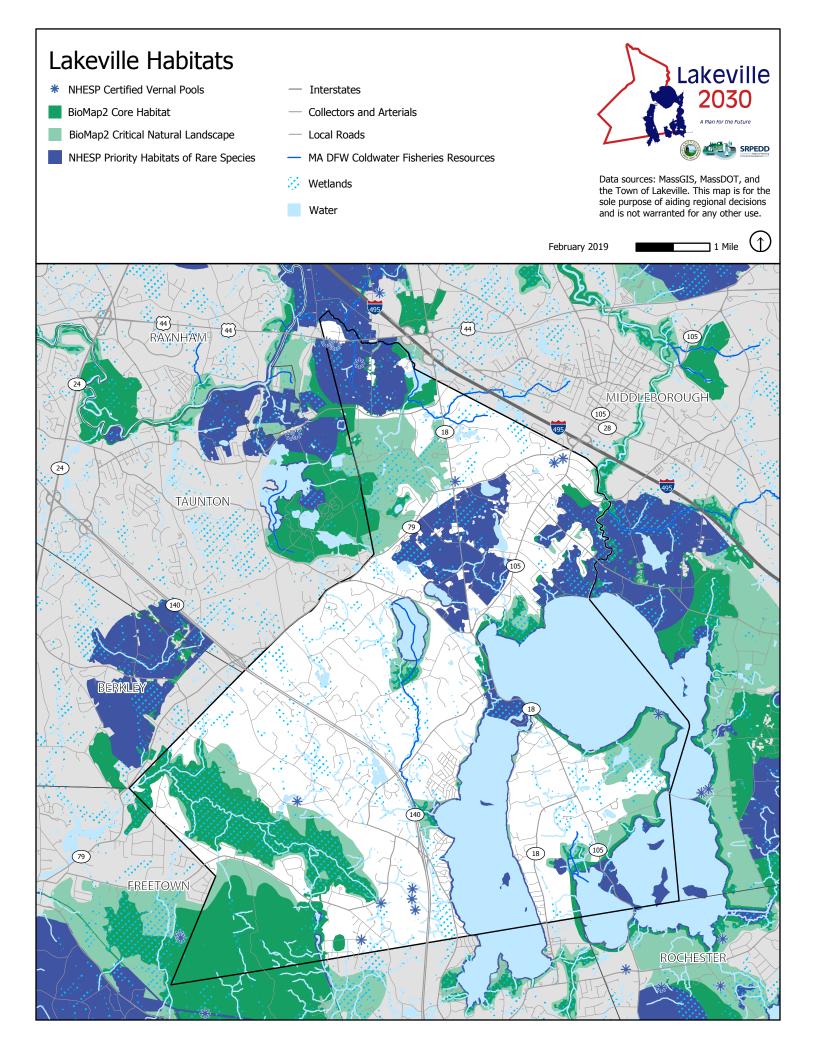


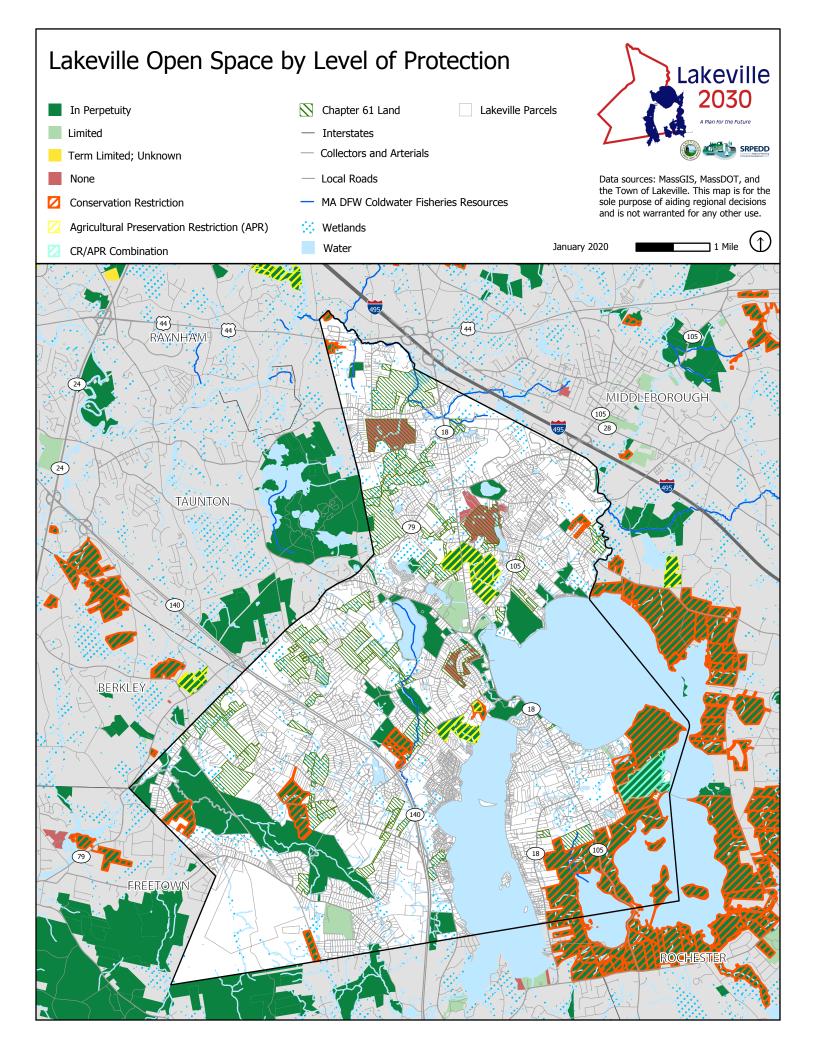


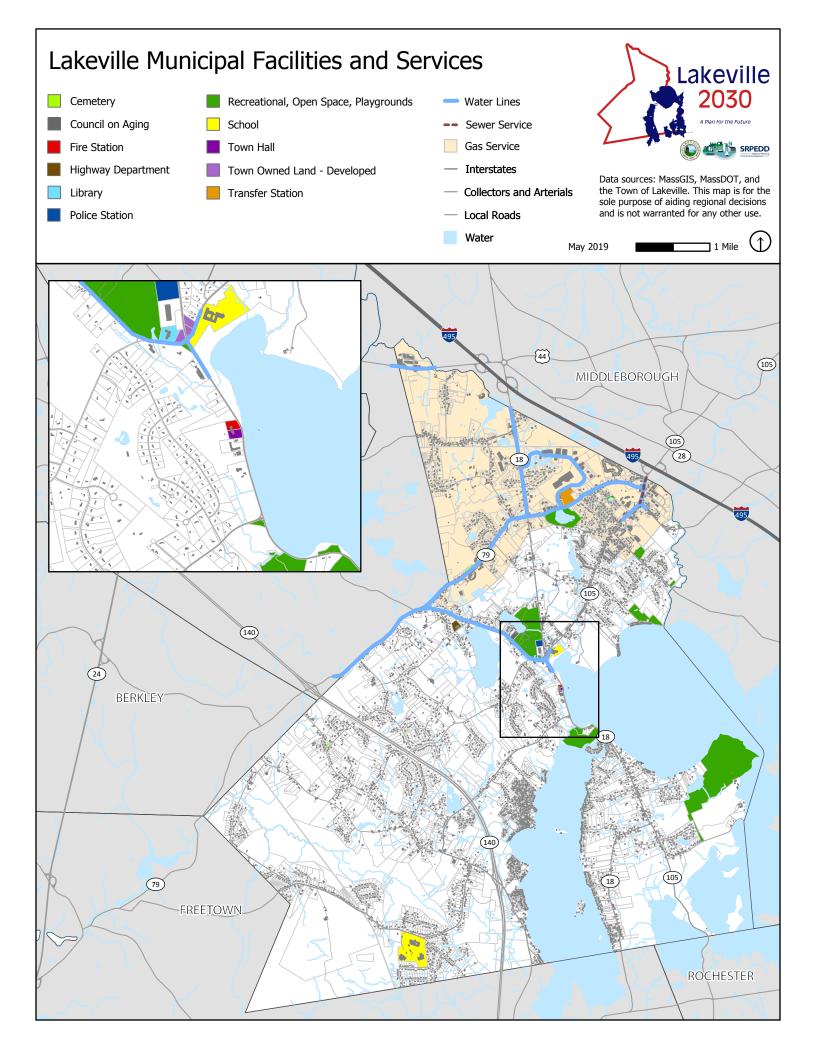


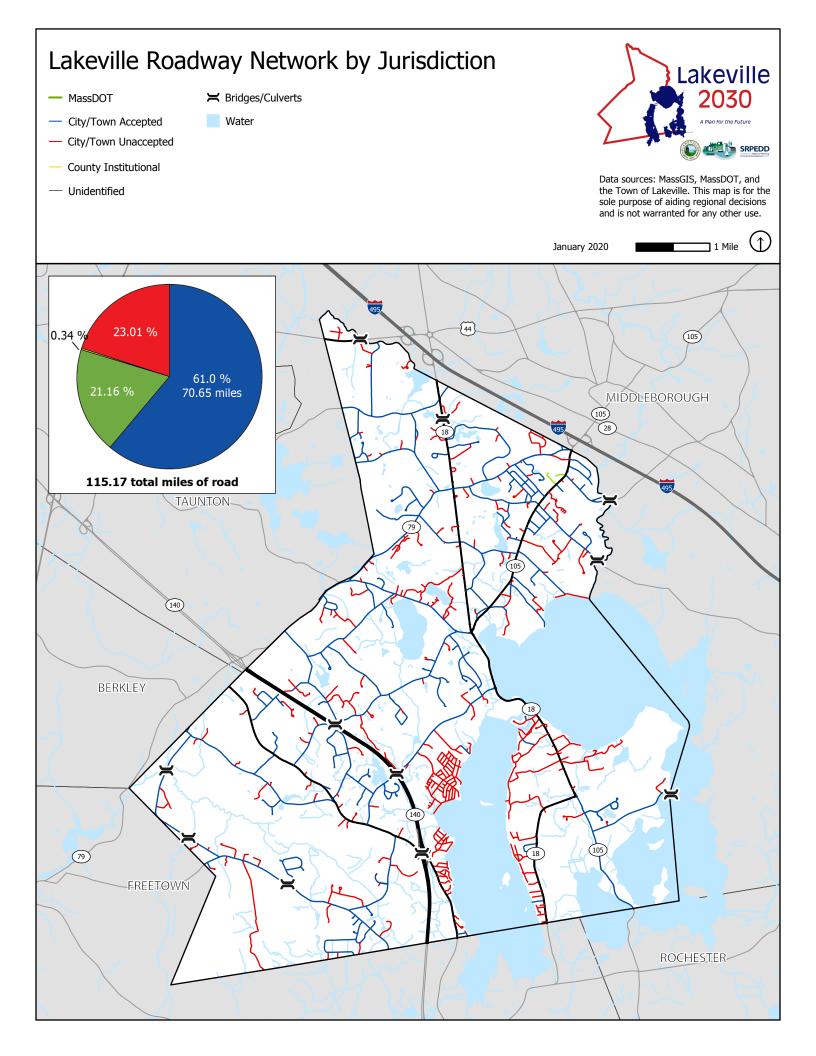


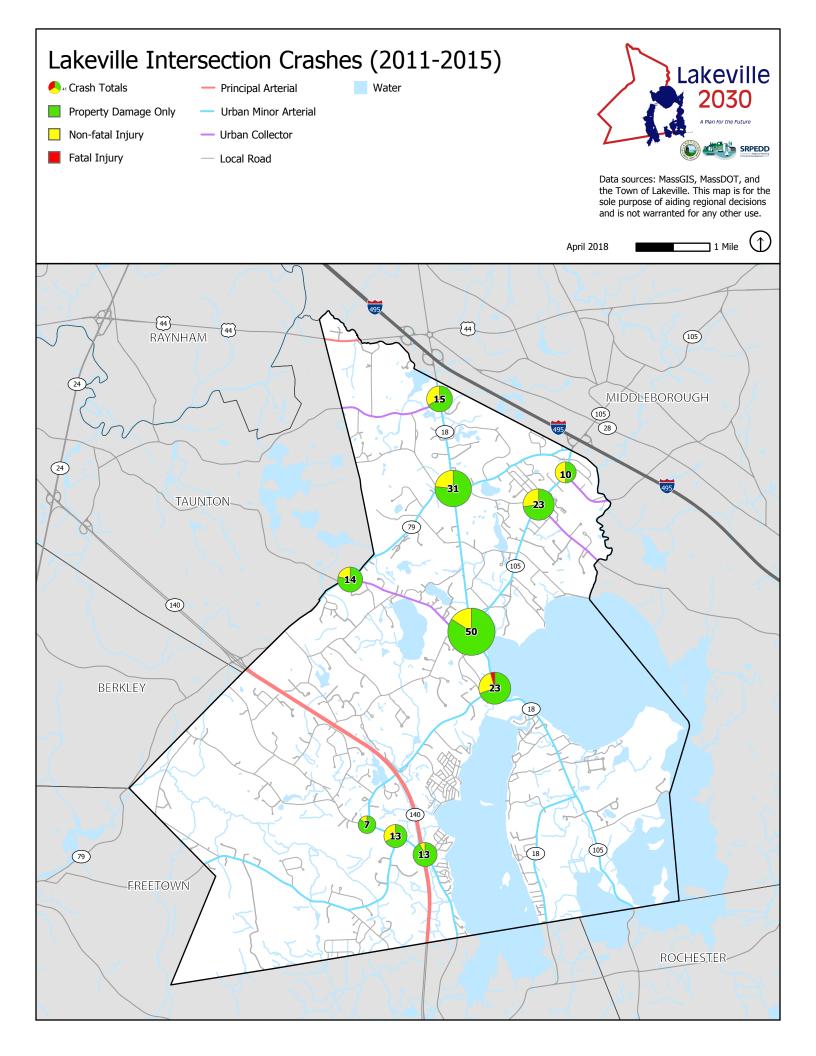


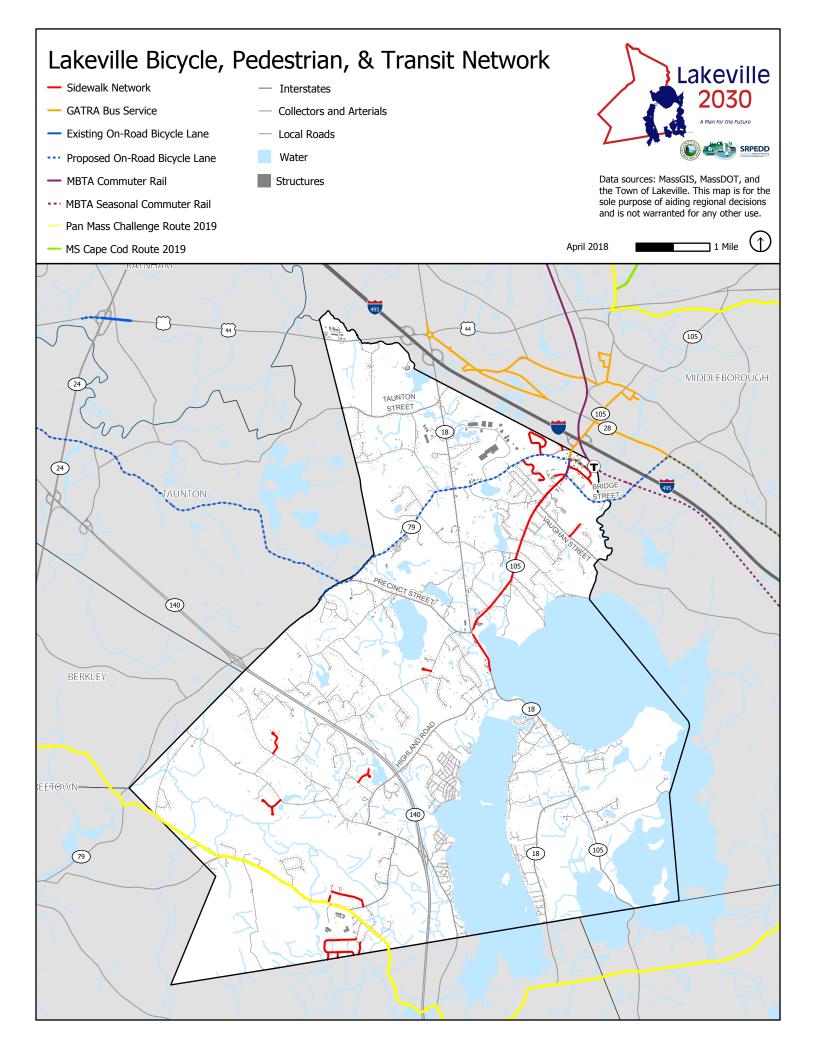










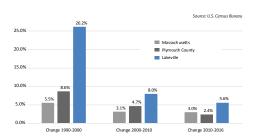


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Recent Demographic and Economic Information about Lakeville

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

Households





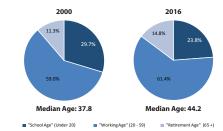




30.3% of Lakeville households include a person age 65+ (up significantly from 20.2% in 2000)

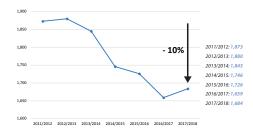
33.5% of households include children under 18 (down from 42.9% in 2000)

Age Trends



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.

School Enrollment



Lakeville's student population declined between 2012 and 2018.

Income

Median Household Income in Lakeville is estimated at

\$93,691

Source-LLS Census Rureau

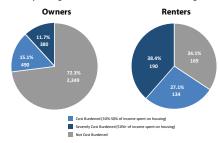
This is much higher than median incomes in:

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

Households Spending More than 30% of Income on Housing



A quarter of owner households are housing cost burdened. Two-thirds of renters are burdened, with many spending more than 50% of their income on housing.

Lakeville's Subsidized Housing Inventory (SHI)

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

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

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

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.

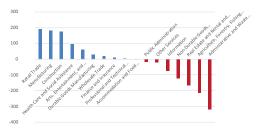
Jobs by Sector, 2006 - 2016

NAICS Code and Industry	2006 Jobs	2016 Jobs	% Change 2006-2016
11 - Agriculture, Forestry, Fishing and Hunting	229	15	-93.4%
23 - Construction	191	366	91.6%
31-33 - Manufacturing	73	255	249.3%
DUR - Durable Goods Manufacturing	118	147	24.6%
NONDUR - Non-Durable Goods Manufacturing	231	108	-53.2%
42 - Wholesale Trade	148	167	12.8%
44-45 - Retail Trade	17	210	1,135.3%
51 - Information	103	31	-69.9%
52 - Finance and Insurance	29	41	41.4%
53 - Real Estate and Rental and Leasing	200	32	-84.0%
54 - Professional and Technical Services	148	150	1.4%
56 - Administrative and Waste Services	450	132	-70.7%
62 - Health Care and Social Assistance	300	395	31.7%
71 - Arts, Entertainment, and Recreation	118	180	52.5%
72 - Accommodation and Food Services	114	113	-0.9%
81 - Other Services, Except Public Administration	104	83	-20.2%
92 - Public Administration	237	220	-7.2%
Total, All Industries	3,170	3,227	1.8%

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

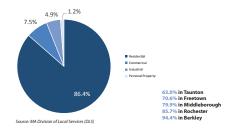
In 2016, the biggest industries in Lakeville (in total jobs) were health care, construction, and manufacturing.

Job Growth by Sector, 2006 - 2016



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.

Tax Base, 2018



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

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

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.

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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).

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

Establish Design Review Guidelines (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 multifamily 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).

Adopt an Inclusionary Zoning Bylaw (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).

Adopt a Neighborhood Business Zoning District (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).

Appoint an Economic Development Commission (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).







Lakeville Master Plan Discovery Public Workshop Report Saturday - May 19, 2018







Table of Contents

Introduction	1
The Day of the Workshop	2
Vote Counts & Top Comments	
Conclusion	

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 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 kickstarted 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.



Lakeville's Master Plan Branding



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



Welcome & Introduction

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



Closing & Voting Exercise

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:

- 1. Balance future growth with maintaining Lakeville's semi-rural character.
- 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:

Element	Comment	Votes
Land Use	Rural Character (need to maintain it)	12
Land Use	Create a cluster of businesses to create a "down-town" feel	5
Land Use	Lot Size & Tax Rate (like it)	4

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

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

Element	Comment	Votes
Housing/Land Use	Need a variety of residential lot sizes	0

There was a lengthy Housing-related discussion centered around the new 40B/40R development proposal located adjacent to the MBTA Commuter Rail station and it's 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:

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

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

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

Element	Comment	Votes
Natural & Cultural	Revisit a historic district between Sampson	1
Resources	cemetery and historic library site	_

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) comment related to Open Space & Recreation were recorded; three (3) of which received the most consensus votes:

Element	Comment	Votes
Open Space & Recreation	Enjoy the amount of open space in Lakeville	10
Open Space & Recreation	More destinations for recreation	10
Open Space & Recreation	Ted Williams Park (valued local asset)	7

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:

Element	Comment	Votes
Services & Facilities	The need for smaller class sizes	4
Services & Facilities	Upgrade Fire Station and maintain adequate town services	3
Services & Facilities	Upgrade of technology where necessary	3

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:

Element	Comment	Votes
Transportation & Circulation	Traffic concerns, especially at the train station and Route 79	7
Transportation & Circulation	A need for additional sidewalks and bike facilities	4
Transportation & Circulation	Explore bike routes and destination parks	3

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	١
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Discovery Public Workshop Flyer, Agenda, & Sign-In Sheet



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







MASTER PLAN WORKSHOP: Saturday, May 19, 2018

Name	Address (optional)	Email (optional)	Affiliation
Janet Evans	janet-evans@me.com		Resident
Mark Cook	markey1966 @ hotmail. Com	2 Commercial Dr	Resident
Pavid Prichas/	dmichael @ sackconson . con 1	dk. michael @ ichoud. com	resident /resto
-3-7	SZINC @ Comcast net 1	G. ANACONDA	PLAN. BD.
Joseph Silvia	13 Harrison are 0234		
Bita Cl Guelet	102 Main Street 02347	rgarbitto lakeville maici	net Town
LODNEY REDIXON	39 BAKER LANE LAKEVILLE	7 jodisilvia a comcas rgarbitto lakeville maico rodregadizone compastineta	MPTC CHATTONN
PATRICK MATSHAL		PATRICKTANA (A) YAhoo-com	MPC MEMLE
Kim Curtis	42 Clear Rond Rd	KPCLIFTS @ VERTION. net	•
STEVE SHERRICK	1 STERLING CF		RESIDENT
ANNMARK Sherick	1 Sterling Cf	annmariesherrick@comcast.ne	
Maria Martin	207 Cedar Dr.	mapm 4774 p hot mail. co.	nv resident
J GRECORY	8 BANTELLI RD		ι
Norman Orrall	120 Crooked Ln.	Norman Orrall agmail. co	nd resident
lizsypher '	8 (orptains way	lizpostal@yahouncor	
Dalla houle	23 Jevin Ocks Rd	A parela Kerest	
Bill Doylea doll	5 KSGONSHS-H CF	Billdocked Com cost. wo	1 Opes
Suzanné Hanniga	n 57 Pierce Ave	sukighteaol.com.	Resident
U			e







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

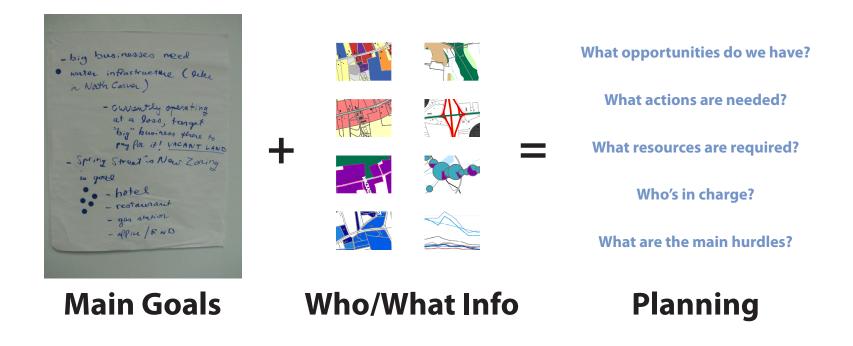
This is a very basic, **big picture** conversation. Just tell us what you think. No homework necessary.

- 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



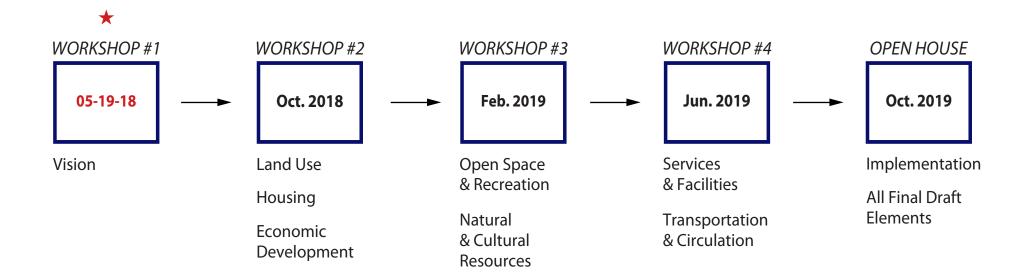


Opportunities to Participate



Public Input Process

★ YOU ARE HERE!





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



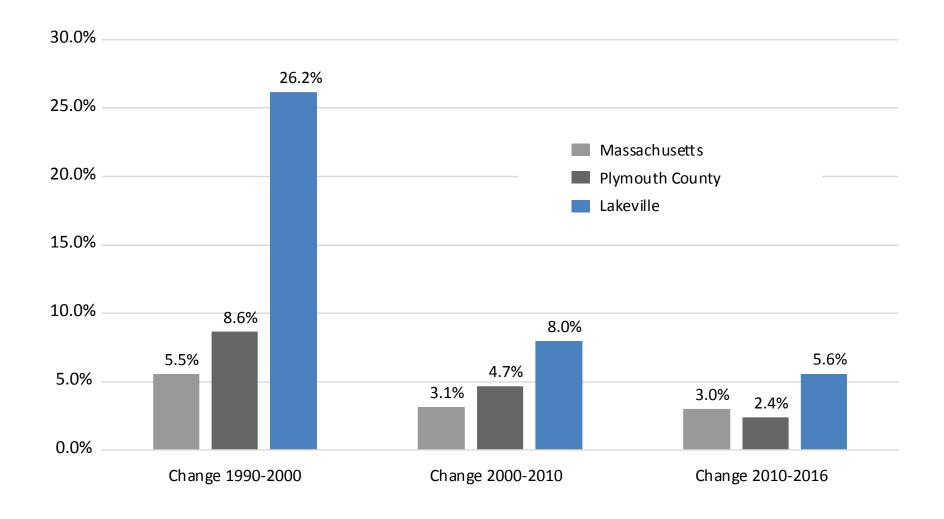
Why Create a Master Plan?

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



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.



Households

Average household size has decreased slightly.

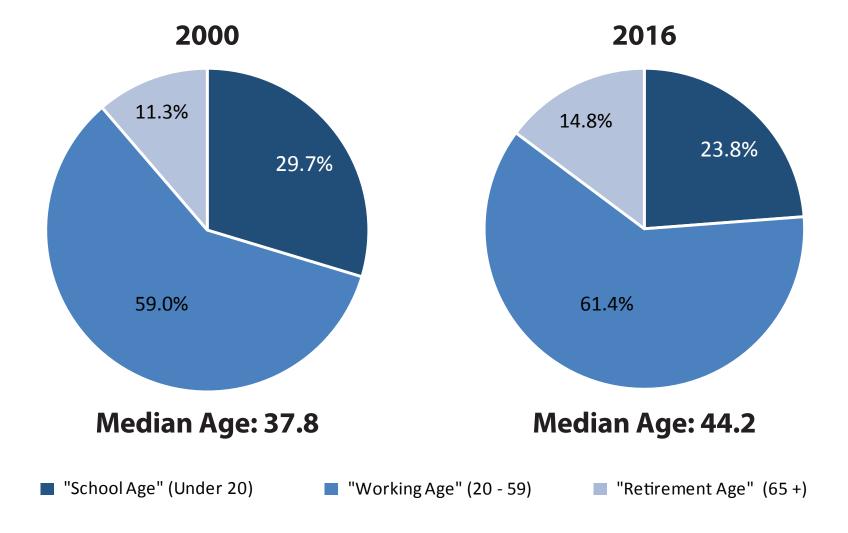


30.3% of Lakeville households include a person age 65+ (up significantly from from 20.2% in 2000)

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



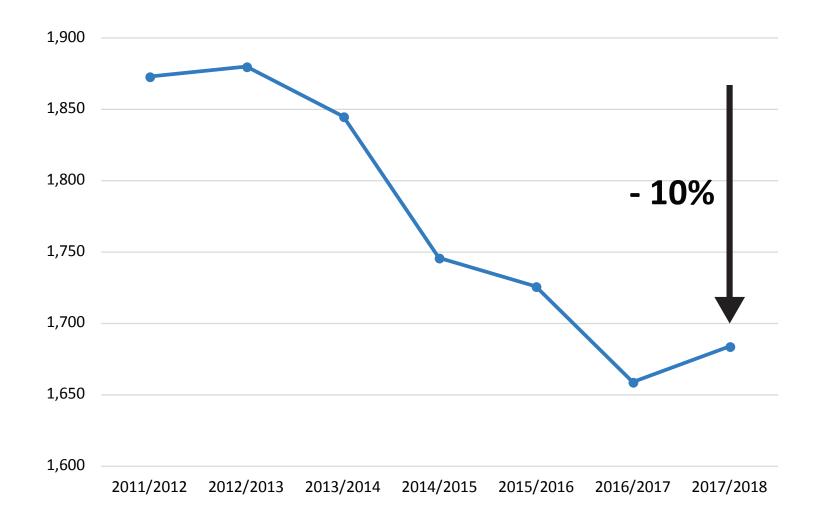
Age Trends



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



School Enrollment



Lakeville's student population declined between 2012 and 2018.



Income

Median Household Income in Lakeville is estimated at

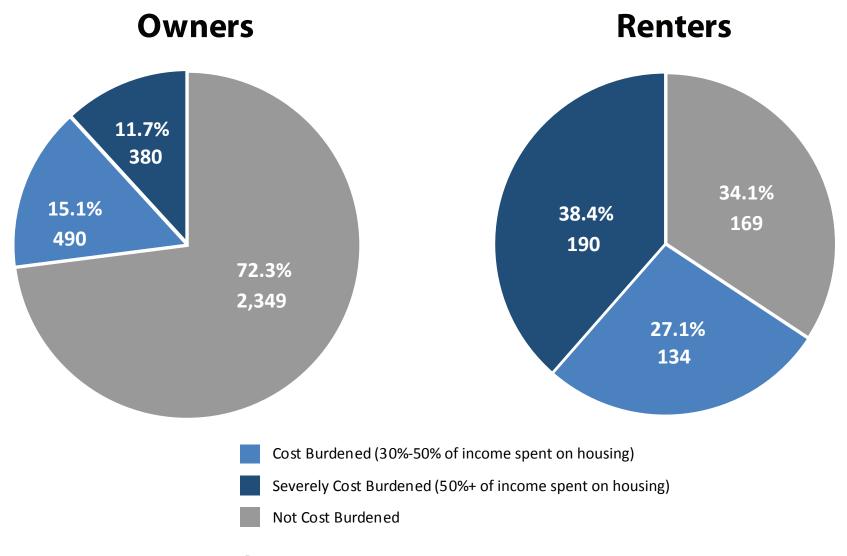
\$93,691

This is much higher than median incomes in:

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



Households Spending More than 30% of Income on Housing



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)

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

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

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

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.



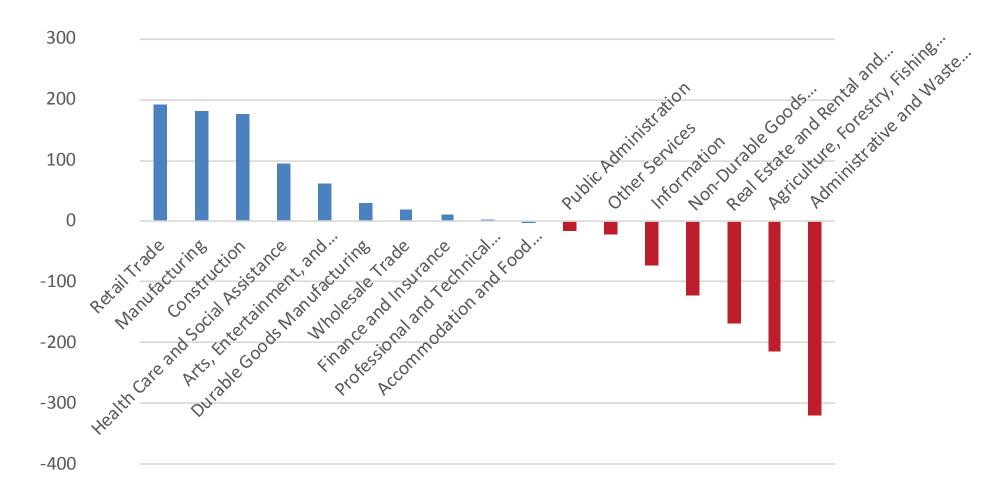
Jobs by Sector, 2006 - 2016

NAICS Code and Industry	2006 Jobs	2016 Jobs	# Change 2006-2016	% Change 2006-2016
62 - Health Care and Social Assistance	300	395	95	31.7%
23 - Construction	191	366	175	91.6%
31-33 - Manufacturing	73	255	182	249.3%
92 - Public Administration	237	220	-17	-7.2%
44-45 - Retail Trade	17	210	193	1135.3%
71 - Arts, Entertainment, and Recreation	118	180	62	52.5%
42 - Wholesale Trade	148	167	19	12.8%
54 - Professional and Technical Services	148	150	2	1.4%
DUR - Durable Goods Manufacturing	118	147	29	24.6%
56 - Administrative and Waste Services	450	132	-318	-70.7%
72 - Accommodation and Food Services	114	113	-1	-0.9%
NONDUR - Non-Durable Goods Manufacturing	231	108	-123	-53.2%
81 - Other Services, Except Public Administration	104	83	-21	-20.2%
52 - Finance and Insurance	29	41	12	41.4%
53 - Real Estate and Rental and Leasing	200	32	-168	-84.0%
51 - Information	103	31	-72	-69.9%
11 - Agriculture, Forestry, Fishing and Hunting	229	15	-214	-93.4%
Total, All Industries	3,170	3,227	57	1.8%

In 2016, the biggest industries in Lakeville (in total jobs) were health care, construction, and manufacturing.



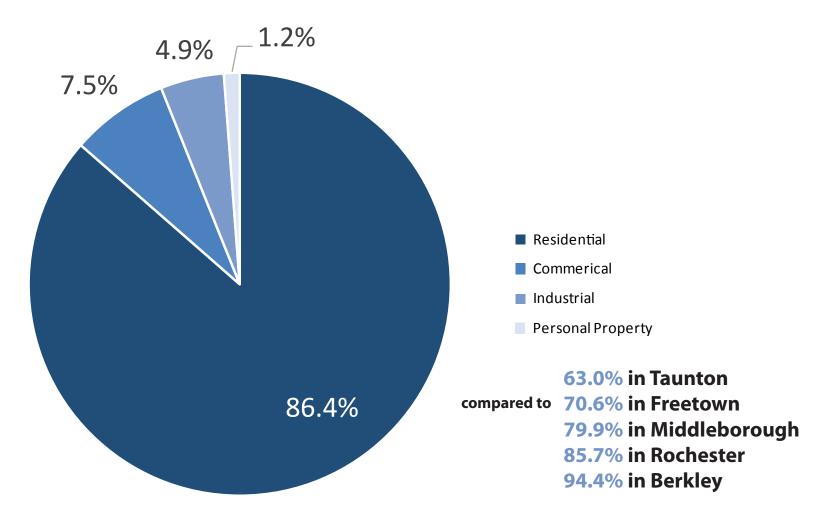
Job Growth by Sector, 2006 - 2016



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.



Tax Base, 2018



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

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

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 multifamily 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).

Adopt an Inclusionary Zoning Bylaw (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).

Adopt a Neighborhood Business Zoning District (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).

Appoint an Economic Development Commission (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

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).

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

Establish Design Review Guidelines (2005 MP).

Develop appropriate stormwater management policies (2005 MP).

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).

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).



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
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Keeping in Touch and Participating Online

WHAT WE DO • DATA CENTER • NEWS • ABOUT SRPEDD • RESOURCE LIBRARY • CALENDAR • PARTNERS

HOME . CONTACT US



Lakeville Master Plan

WELCOME RECENT UPDATES MASTER PLAN 101 INTERACTIVE MAPS DOCUMENT LIBRARY MAILING LIST PUBLIC COMMENT FORM

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 notfied of all events that SRPEDD will be attending and/or

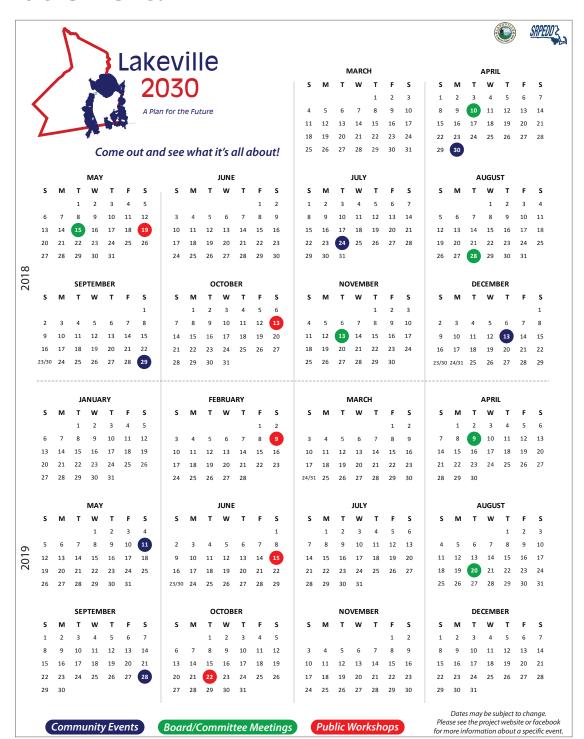
Also...







What is Next?



- Public Workshops
- Community Events
- Committee Meetings



Contact

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







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Discovery Public Workshop Comment Pads & Summary Table

What we like Rural Character 3 Small-town feel 3 School System (4) Lot single + tay rate 3) Largest natural reservoir/ree Waterbody system in MA 6 Highway recess (Ipen Space 3 Small-town local business 9 Ted Williams Park / Eagles/ · Tamurad Pruk

Cluster of basinesses to create 6 "downtown" fool Moin St. /105 / Lakeville Hospital area potential for relitalyation Negatives Needs Truffic concerns; related to train station · Dock of variety of business 23 Lack of Variety of Good/restaurents/

4) Upgrade the fai station; adequate town Dervices What do we need to make our Town's Plan work?

- 1) Effective presentation and public engagement + education strategies public engagement + investment
- 2) Updated build-out vijamation to show what we could become
 - 3) Diversity of 1st pose in areas where appropriate and with occess to adequate infrastructure (water, som, transportation, etc) of the ability to upgrade & Imprise infrastructure
 - Woining the tools and technology available to use to maximuse the visability of our plan / planning efforts
 - 3) Clarity on the presentation of our data and sources

(Negotives/Needs)

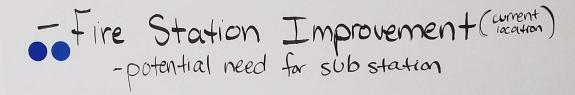


- BO Upgrade of technology/tech. copabilities where necessary
 - @ Up-to-date map of permanently protected open space
 - Revisit a historic district blum. Sampson Cemetary > Historic Library area
 - Explore bike routes and destination parks (where generally)
 - 9 Wayfunding Dignoge; link to fechnolosy upgrades
 - To MP allows the community to link all of these things to getter in a thought-out, ruther than piece-mest, way

- Greater Downtown

- Traffic Concerns

- -Train Station -Route 79
- Variety of businesses
 Want Restaurants and Groccery Store
 - Questions- Smaller Lot sizes
 Municipal Nater/sewer
- 5 Small Class Sizes



- IT improvements ••
- Establish Historic District
- Additional Side walks / Bike Lanes ••••
 - More Open Space (Dog Park)
 - Destinations for Recreation

Lakeville Master Plan - Discovery Workshop Comments

May 19, 2018 - 10AM

Element	Theme	Statement	Votes
Circulation	What We Don't Like	Traffic concerns: train station, route 79	7
Economic Development	What We Don't Like	Lack of variety of food/restaurants/eateries	5
Economic Development	What We Don't Like	Lack of variety of businesses	1
Land Use	What We Like	Rural character	12
Open Space & Recreation	What We Like	Open space	10
Open Space & Recreation	What We Like	Ted Williams park	7
Land Use	What We Like	Cluster of businesses to create a "downtown" feel	5
Land Use	What We Like	Lot size & tax rate	4
Economic Development	What We Like	Small town local businesses	4
Economic Development	What We Like	Main Street/105/Lakeville Hospital area potential for revitalization	4
Land Use	What We Like	Small town feel	3
Services & Facilities	What We Like	School system	3
Circulation	What We Like	Highway access	2
Open Space & Recreation	What We Like	Tamarack park	2
Natural & Cultural Resources	What We Like	Largest natural reservoir/recreational waterbody system in Massachusetts	0
Open Space & Recreation	What We Need	Destinations for recreation	10
Implementation	What We Need	Clarity on the presentation of our data and sources	4
Circulation	What We Need	Additional sidewalks/bike lanes	4
Services & Facilities	What We Need	Need small class sizes	4
Services & Facilities	What We Need	Upgrade of technology where necessary	3
Circulation	What We Need	Explore bike routes and destination parks	3
Implementation	What We Need	Effective presentation and publc education strategies	3
Implementation	What We Need	Using the tools and technology available to us to maximize the visability of our plan/planning efforts	3
Services & Facilities	What We Need	Upgrade the fire station; adequate town services	3
Open Space & Recreation	What We Need	More open space	3
Economic Development	What We Need	Variety of businesses: restaurants, grocery store	2
Natural & Cultural Resources	What We Need	Revisit a historic district between Sampson cemetery and historic library area	1
Circulation	What We Need	Wayfinding signage; link to technology upgrades	1
Implementation	What We Need	Master plan allows the community to link all of these things together in a thought-out; rather than piece-meal way	1
Land Use	What We Need	Updated build-out information to show what we could become	1
Services & Facilities	What We Need	Need municipal water and sewer service	1
Open Space & Recreation	What We Need	Up to date map of permantly protected open space	0
	Diversity of lot size in areas where appropriate and with access to adequate instrastructure (water, sewer, transportation, etc.) or		
Land Use	What We Need	the ability to upgrade & improve infrastructure	0
Land Use	What We Need	Greater downtown	0
Land Use	What We Need	Need a variety of residential lot sizes	0
	+	Total	116



Appendix DDiscovery Public Workshop Photos



Lakeville Master Plan

Discovery Public Workshop Saturday - May 19, 2018















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

















Table of Contents

Introduction	1
The Day of the Workshop	2
Vote Counts & Top Comments	
Conclusion	

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 Fesitival (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 the 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.



Closing & Voting Exercise







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:

- 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 during all subsequent public outreach and civic engagement efforts.

Discovery Workshop Main Themes



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

- Balance future growth with maintaining Lakeville's semi-rural character.
- Support the local economy while exploring additional opportunities to create new businesses and economic development.
- 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.



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:

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

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:

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

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 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:

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

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



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

















MASTER PLAN WORKSHOP: Tuesday, October 16, 2018

Name	Address (optional)	Email (optional)	Affiliation
S. ZIENKIFWICZ		53/Ne Ocomeastinet	PL. BD.
BRIAN REYN	0275	508 858 7846	9 HISTORIC COM
Pita Garbitt		rgarbitte lakeville	ma, or q
Lorraine Carbi	oni	Leachoni e lakeviken	
Steplen Stanle		sstanley@ calypoint	five Com
Patrick MAI		MASTER PLAN COM	
Debru Smit	(
Jon Meg		JFRogers ID @ 91	nadion
1 0		,	
Allen Fuser by		Allin @ Allin Fras	aley
Joseph Silver	ia	jodisilvia aco	
LAWA STAVLY		lessasporter CHUITO	
Brian Day		brian. day @ outloo	k.com
Joes Kelly la	Mysey -	JEradrique 22103	
Maria Martin		mapm4774 Bhotm	aili con
Whitha Sonia		muschroeder @ ve	
Kodney R Longon	39 BAKER LANE	rodneyrdixone comeAGT	
Kayy ROD	Saturket Frall	Sushica+101	n so com











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

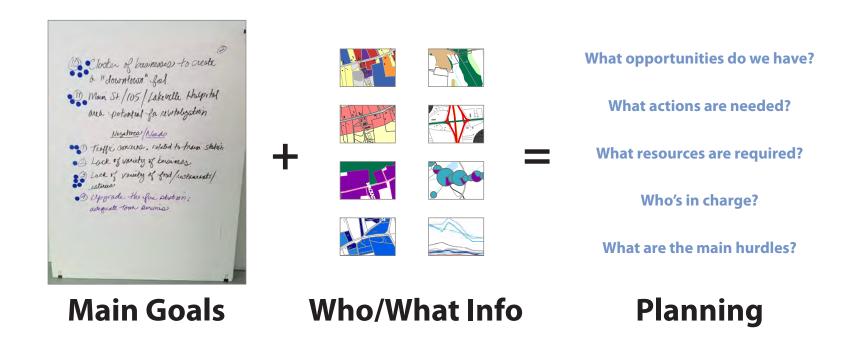
7:15 - 8:15: Discussion Group

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

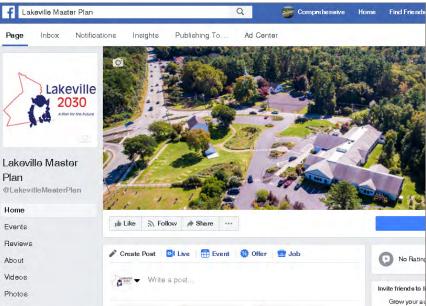




Public Engagement

On the web





In person



Spring Special Town Meeting - April



Outdoor Concert Series - July



Arts & Music Festival - September

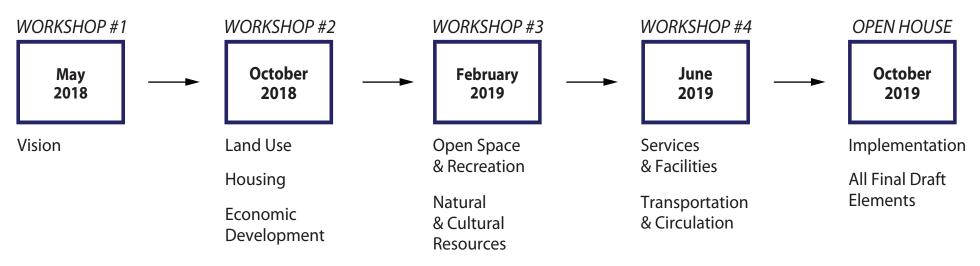


Public Engagement



Opportunities to Participate

Lakeville Needs Your Input!





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 ...



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



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









Community Events

Public Workshops

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



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

- 1 Balance future growth with maintaining Lakeville's semi-rural character.
- Support the local economy while exploring additional opportunities to create new businesses and economic development.
- 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.



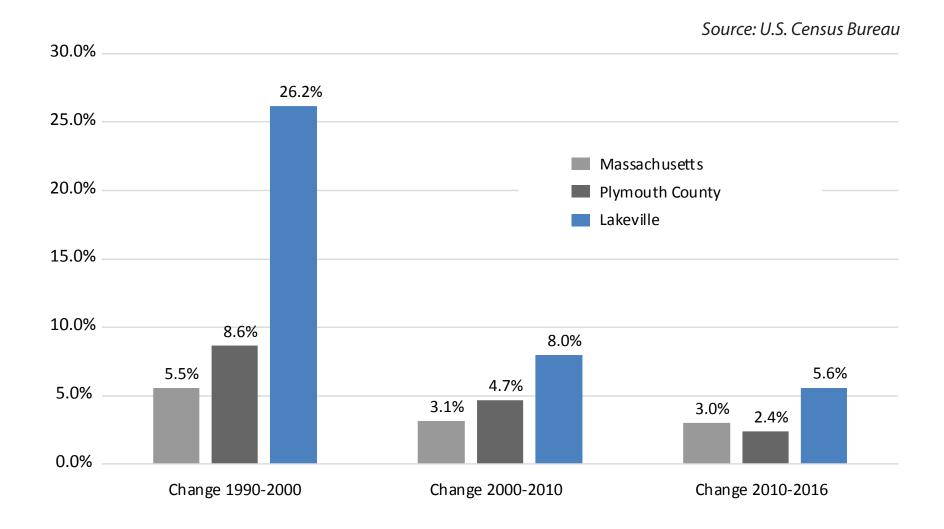
What Does the Data Say?

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)



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.



Households

Average household size has decreased slightly.



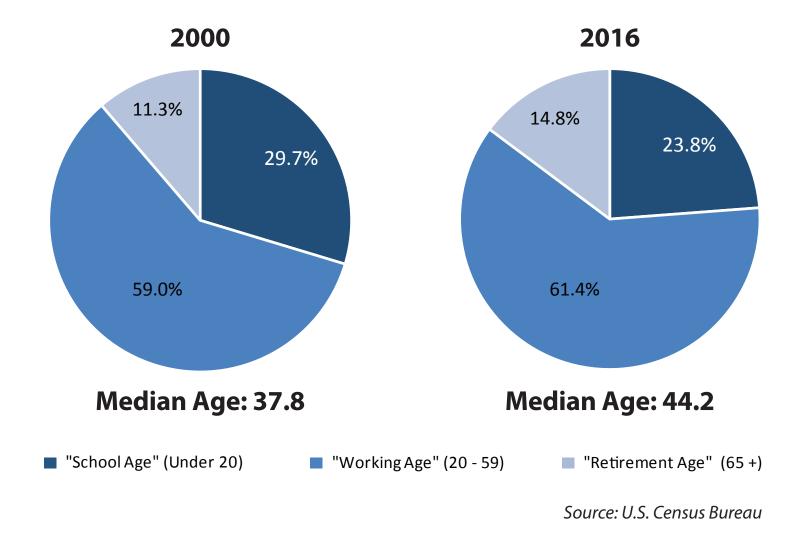
30.3% of Lakeville households include a person age 65+ (up significantly from 20.2% in 2000)

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

Source: U.S. Census Bureau



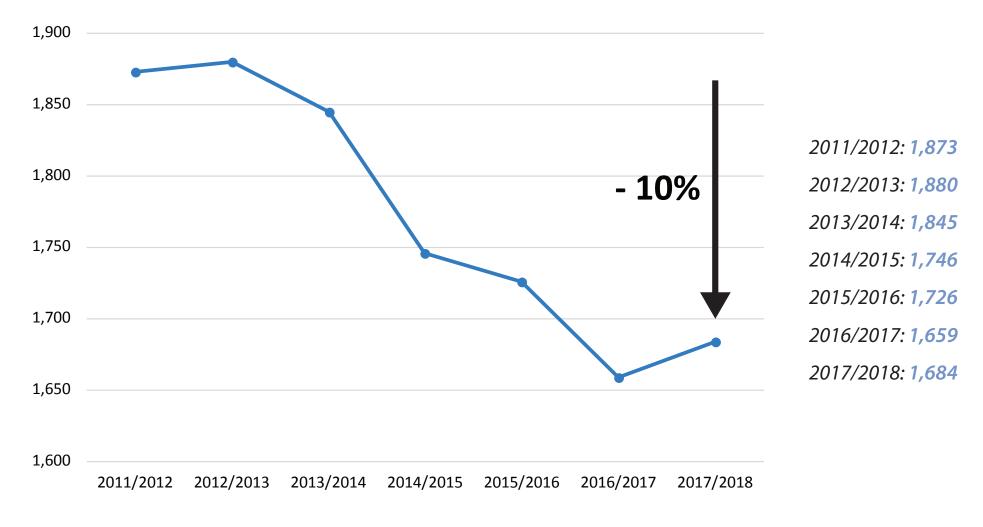
Age Trends



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



School Enrollment



Source: Freetown Lakeville Regional School District, Old Colony RVTHS, and Bristol County Agricultural HS

Lakeville's student population declined between 2012 and 2018.



Income

Median Household Income in Lakeville is estimated at

\$93,691

Source: U.S. Census Bureau

This	is	mu	ch	hig	her	th	an
	m	ed	ian	inc	om	es	in:

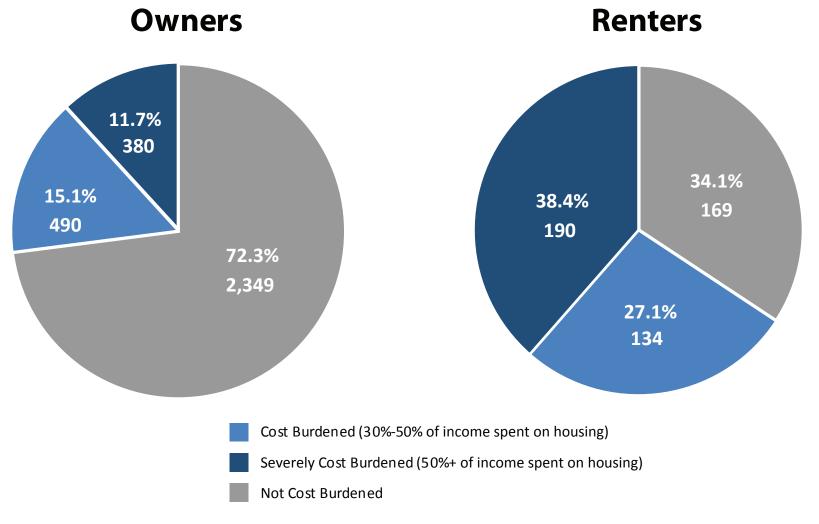
Plymouth County	\$77,627
Bristol County	\$59,343
Massachusetts	\$70,954

Surround	ling towns:
----------	-------------

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



Households Spending More than 30% of Income on Housing



Source: U.S. Department of Housing and Urban Development (HUD)

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)

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

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

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

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

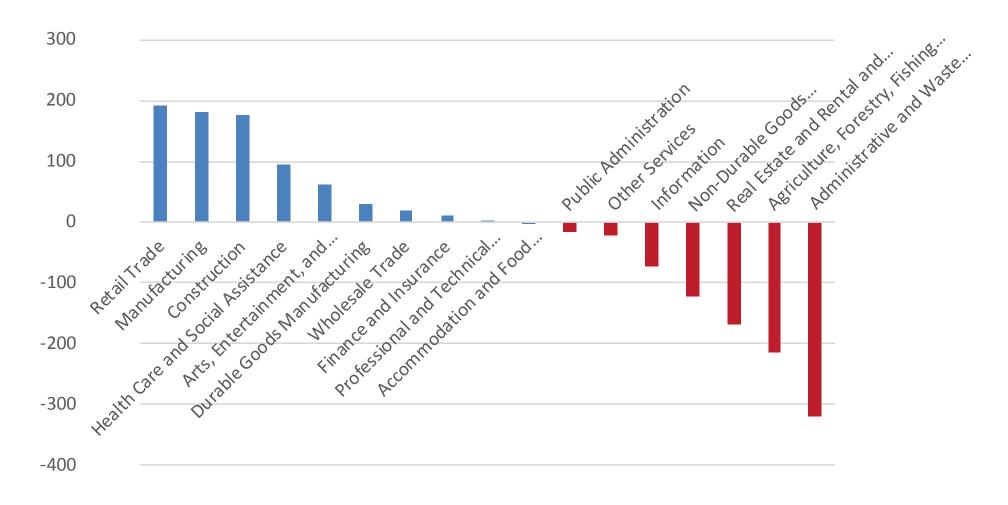
NAICS Code and Industry	2006 Jobs	2016 Jobs	# Change 2006-2016	% Change 2006-2016
62 - Health Care and Social Assistance	300	395	95	31.7%
23 - Construction	191	366	175	91.6%
31-33 - Manufacturing	73	255	182	249.3%
92 - Public Administration	237	220	-17	-7.2%
44-45 - Retail Trade	17	210	193	1135.3%
71 - Arts, Entertainment, and Recreation	118	180	62	52.5%
42 - Wholesale Trade	148	167	19	12.8%
54 - Professional and Technical Services	148	150	2	1.4%
DUR - Durable Goods Manufacturing	118	147	29	24.6%
56 - Administrative and Waste Services	450	132	-318	-70.7%
72 - Accommodation and Food Services	114	113	-1	-0.9%
NONDUR - Non-Durable Goods Manufacturing	231	108	-123	-53.2%
81 - Other Services, Except Public Administration	104	83	-21	-20.2%
52 - Finance and Insurance	29	41	12	41.4%
53 - Real Estate and Rental and Leasing	200	32	-168	-84.0%
51 - Information	103	31	-72	-69.9%
11 - Agriculture, Forestry, Fishing and Hunting	229	15	-214	-93.4%
Total, All Industries	3,170	3,227	57	1.8%

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.



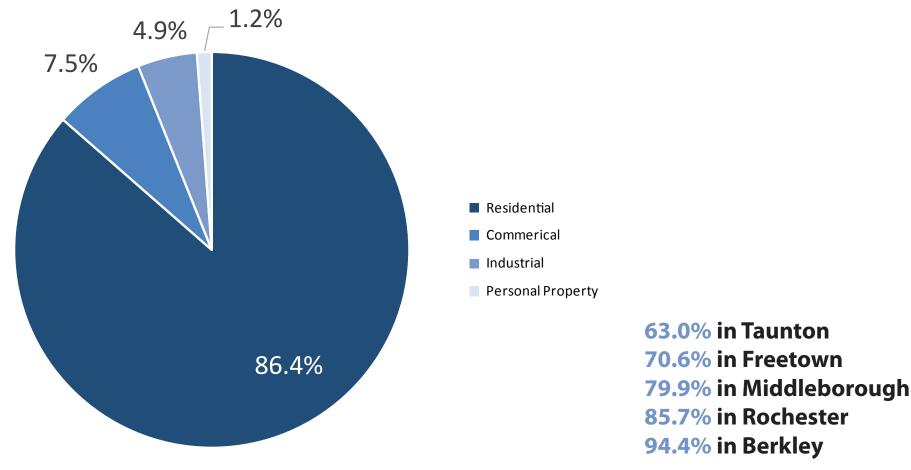
Job Growth by Sector, 2006 - 2016



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.

Tax Base, 2018



Source: MA Division of Local Services (DLS)

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

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)

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

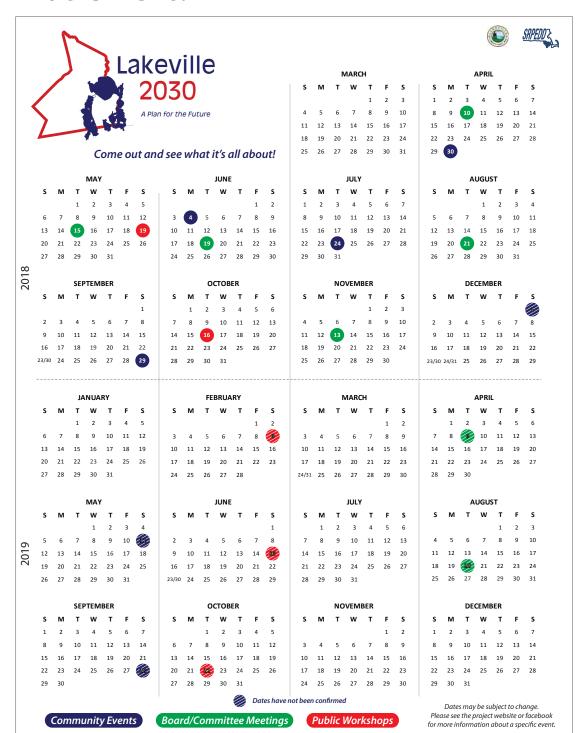
7:10 - 7:15: Refreshment Break

7:15 - 8:15: **Discussion Group**

8:15 - 8:30: Closing Remarks, Voting, Adjourn



What is Next?



Public Workshops

Community Events

Committee Meetings



Keeping in Touch and Participating Online

WHAT WE DO • DATA CENTER • NEWS • ABOUT SRPEDD • RESOURCE LIBRARY • CALENDAR • PARTNERS

HOME . CONTACT US



Lakeville Master Plan

WELCOME RECENT UPDATES MASTER PLAN 101 INTERACTIVE MAPS DOCUMENT LIBRARY MAILING LIST PUBLIC COMMENT FORM

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 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 Taun
 - Need more development along major roads (105, 16, 140, 44)
 - Restrict architecture of businesses to fit in
- See development at Hospital site / Bowling Alkey six
- Restaurants / Grocery store
 - Outreach to attrach new businesses
 - -Business and Economic Development committee
 - -Reassess our assets
 - (passive) Bike : Walk: Pun trails

LAND VSE

ROTECT ANIMAL HABITATS
(LUSING HABITATS)

CAPITACIZE ON THE NATURAL BEAUTY PUBLIC ACCESS TO OPEN SPACE

PROMOTE LOCAL TOURISM OPPORT.
- PASSIVE RECREATION

ABB" CLUSTER" BYLAW ...

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

PRUTECT THE NATURAL BEAUTY ...

Housing

- -elderly housing
 - Lismaller lots and yards
 - Similar housing Stock
 Lineed more variety
 - Close neighbors and open space
 - L Conservation subdivision housing
 - Housing for young home owners

HOUSING

- NCED 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 AFFERABLE HUNSING"
TO WEST 10. Y THRESHOLD...
AND MAINTAIN

AREA NORTH OF NEW POLICE STATION
NAY BE AN OPPORTUNITY FOR SENIOR
HUSIS - 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
- Have an existing buisiness guide
 - Need to generate the Ideas of the Dun
 - no identity
 - Town Center?
 - Infrastructure (Tounton Water)

Economic Development

- Water District

- Sewer District

- Educating the Town

RT. 18 + 105

- USE EXISTING NOT DEVSLOP NEW

NEW ECON. DEV.

SCACE + USES CONSISTENT WITH CHARACIEL OF TOWN

RT. 105 CORRIDOR

LAKEVILLE HOSD. SITE

- AREA OF OPPORTUNITY

- MIXED USE DEV.

NESS A WALKABLE DOWNTOWN COMMERCIAL/RESIDENTIAL AREA

LACK OF SIDEWALKS CREME MODE CONNECTNITY

- LAKEVILLE HOSP. SITE GOOD AREA

 FOR MIXED USE (SELF SUFFICIENT)

 BOOK STORE

 RESTAURANT
 - TRAIN STATION (IF ABANDONES)
 MIXED VSE AREA (HUSING MIX)
- SINGLE FAMILY HOMES ARE
 PREFERED KEEP RUPAL CHAR.
 - PROMOTE MORE " MOM + POP" TYPE

 BUSINESSES IN APPROPHATE LOCATIONS
- FUTURE TRAFFIC A CONCERN FEZ NEW BUSINESS DEVELOPMENT

CREATE MORE SHARED OFFICE SPACE (RIVERSIDE DRIVE)

- MORE "BRING PROPRETO TOWN-NOT" THROUGH" TOWN
HIRE A TOWN PLANNER OF ECONOMIC DEV. POSITION

SPECIALIZED GROCKLY STURE OR Specially Store

CREATE A MARKETING STRATERY
TO ATTRACT APPROPRIATE BUSINESSES

- AGREVITURAL TOURISM?

AND AT APPROPRIATE LOCATIONS

Lakeville Master Plan - Land Use, Housing, Economic Development Workshop Comments

October 16, 2018 - 6:30 PM

Element	Statement	Votes
Land Use	Protect animal habitats	6
Land Use	More passive recreational opportunities in less populated areas - Bike, Walk, Run trails	3
Land Use	Protect the natural beauty	3
Land Use	Small shops that keep the character of the town	2
Land Use	More bus service to provide better access	2
Land Use	Need a walkable downtown (commercial/residential area)	2
Land Use	Lack of sidewalks - need to create more connectivity	2
Land Use	Restrict achitecture of business to fit in	1
Land Use	Reassess our assets	1
Land Use	Capitalize on the natural beauty - provide public access to open space	1
Land Use	Rural feel	0
Land Use	No strip mall areas	0
Land Use	Promote local tourism opportunities (passive recreation)	0
Land Use	No identity	0
Land Use	Town center?	0
Housing	Elder housing with smaller lots and yards	5
Housing	Add "cluster" bylaw (protect valuable areas, allow residential development and protect natural areas)	4
Housing	Housing for young homeowners	4
Housing	Need rental housing for older residents near senior center	4
Housing	Area north of new police station may be an opportunity for senior housing	3
Housing	Balance housing development with need for future services	2
Housing	Create more Affordable housing to meet and maintain the 10% threshold	2
Housing	Single family homes are preferred - keep rural character	2
Housing	Similar housing stock (need more variety)	0
Housing	Close neighbors and open space	0
Housing	Conservation subdivion housing	0
Economic Development	Hire a town planner or economic development position	12
Economic Development	Create a marketing strategy to attract appropriate businesses at appropriate locations (agricultural tourism)	7
Economic Development	See development at Hospital site/Bowling alley site	6
Economic Development	Do a better job at selling Lakeville to its residents and potential developers	5
Economic Development	Restaurants/Grocery Store	4
Economic Development	Create a destination location	4
Economic Development	Have an existing business guide	4
Economic Development	Lakeville hospital site is a good area for mixed use (self sufficient) - potentially a book store or restaurant	4
Economic Development	Business and Economic Development Committee - look at what the committee has to work with	4
Economic Development	Water and sewer district	3
Economic Development	Future traffic is a concern for new business development	3

SRPEDD 1

Lakeville Master Plan - Land Use, Housing, Economic Development Workshop Comments

October 16, 2018 - 6:30 PM

Element	Statement		Votes
Economic Development	Educating the town		2
Economic Development	Use existing development and not create new development on Route 18 and Route 105		2
Economic Development	Promote more "mom & pop" type businesses in appropriate locations		2
Economic Development	Economic development is slow (need more "bring people to town - not through town")		2
Economic Development	Create more office type buildings		1
Economic Development	Lakeville hospital site is an area of opportunity (possibly for mixed use development)		1
Economic Development	Train station (if abandoned) could be an mixed use area		1
Economic Development	Need more development along major roads (105, 18, 140, 44)		0
Economic Development	Outreach to attract new businesses		0
Economic Development	Create more opportunities for businesses		0
Economic Development	Types of businesses to create more employment opportunities		0
Economic Development	Need to generate the ideas of the town		0
Economic Development	Infrastructure		0
Economic Development	Types of new economic development should be scaled consistent with the character of the town and Route 105 corridor		0
Economic Development	Create more shared office space (Riverside Drive)		0
Economic Development	Specialized grocery store or specialty store		0
		Total	116

SRPEDD 2







Appendix D *Workshop Photos*



Lakeville Master Plan

Land Use, Housing, Economic Development
Public Workshop
Wednesday - October 16, 2018













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Lakeville Master Plan

Natural & Cultural Resources and Open Space & Recreation

Public Workshop Report Saturday - March 16, 2019













Table of Contents

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



Discovery Workshop



Land Use, Housing, and Economic Development Workshop (October, 2018)

The second workshop addressed the (1) Land Use, (2) Housing, and (3) Economic Development Master



Land Use, Housing, Economic Development Workshop

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).



Master Plan Table at the 2018 Outdoor Concert Series



Master Plan Table at the 2018 Arts & Music Festival





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



Main Theme Voting Exercise

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.



Group Discussion Table-Top Map Exercise

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.



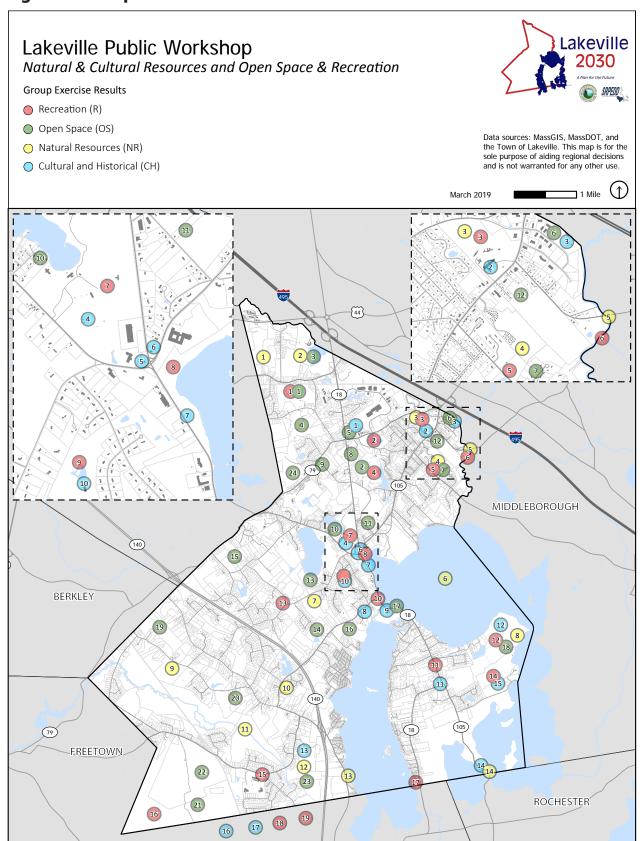








Figure 1: Group Discussion Results







Natural & Cultural Resources

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

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

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

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

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:

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

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

Element	Comment	Map Code
Recreation	Clear Pond/Park - improve facilities, program promotions/ awareness, revisit use and charges (out-of-town are allowed, residents are charged)	R2
Recreation	Increased access to Nemasket River	R6
Recreation	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	R7
Recreation	Bike and walkways to Betty's Neck or Cedar Pond Reserve and along Route 18.	R11
Recreation	Howland Road/Freetown Street sidewalks. Shoulders on busy roads for pedestrians	R15
Recreation	Additional recreation space for children	R19

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:

- 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.

akeville Lakeville Master Plan: Main Themes 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

Workshop #3 Main Themes - Voting Exercise Results





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 AWorkshop Flyer & Sign-In Sheet



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













MASTER PLAN WORKSHOP: Saturday, March 16, 2019

Name	Address (optional)	Email (optional)	Affiliation
BRIAN	REYNILIS	508 858 7840	Historical Com.
Nancy A	. Inhosoy Latare	Epolafave egmail.	omy Library Com
Hilary	Wood a Sonewsell	and Helangewood Syman	or signed
Pat Bl	essette 430 Bedford	St PRBessette @ comcoest.	
Nothanial B		nlbrodley 428@gmoutican	O .
TREVOR + 0		Trevorlanskiegmail.com	Resident
JESSIGA C	pyonsking " "		
	Lee Chartier 128 Cour	#YST michleegl@yahoo	romeow ner
Norman		Norm. Orrallagnathe com	Resident/ 8 th Rep
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Rita Garl		21	Town Administrator
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MASTER PLAN WORKSHOP: Saturday, March 16, 2019

Name	Address (optional)	Email (optional)	Affiliation
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ANTHOUGA CThispi	(BUAUghAUST	tory Chipsico	quail-com
Rando Khispei Rando Khispei Wation	18 Vaughan 5+	Keen Kasiodskie	
Wemasket Tribal Wation	, 1053 East Shore Tames town 1		
hochelle young (NTN)	561 Labyette Rd. P		yahou com
Bern F. Flahet	3 Lakes de Au la		
David Michael	*	dk-monda e,	cloud. con
Rick & Conchy Velez	D Kruyman S-1	richard-V@ comca	st.net
Cynthia Salamon	403 Bedford St	cysolamin Dio	1. Com
Ifon Snith	10 Lakesede for	dJsmith 1066	@ garal. con
And Podesta	be taken tou		
PATRICK MATSHALL	18 Bridge Sp	Patricktana (4) YI	thoo.com
Karen Quinn	3 Elders Pond	Dr Kburrowsq	VIKA Me. Com
Laure Catalono	47 thill St.	C	
Delia Mayor	Main St		
Fred Beal		fiber se Egmail.	OM
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MASTER PLAN WORKSHOP: Saturday, March 16, 2019

Name	Address (optional)	Email (optional)	Affiliation
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TICH LA CAMERA	32 OLD POWDER HUSERD	LARAUNE	1 scary Tours
Allen LaMere	& Ruby Drive Lakeville	Allenlamere @gmail.com	- Commercial Commercia
Teugler Year er	SI FIESCO AVE	tryjeepe ychoo.com	7
Mana Angelo Brione Mart.	5) Presce Ave is 207 Cedar Dr.	mapm 47740 hot	
Corry Noble	21 Hitching Post RD Lakeville	geraldjinsble Egnail.	
Amber LaMere RODUET RODERON	O Ruby Drive	amlamereagno	yl.com.
Kapnel Baddon	39 BAKER LANG	rodneyrdi xone ccorcast	thet MPIC Chan
Erin Good	4 Highland Rd-	& thegodstone	family@quail.co
Susav & William McGure	5 Cinder HILL Rd	SMCGURKO VERIZON	V. VET.
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Appendix BWorkshop 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

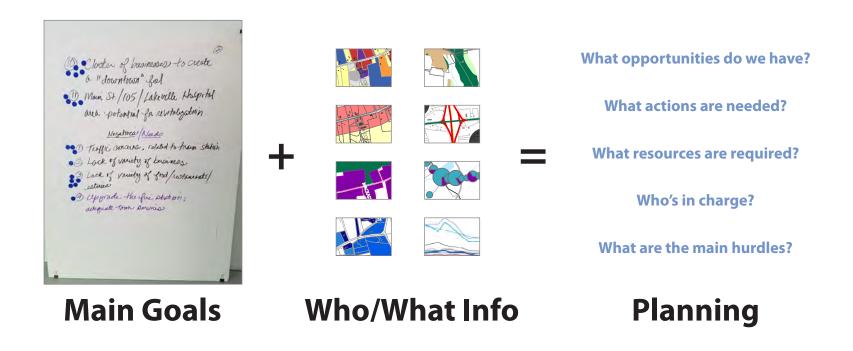
11:00 - 11:55: Group Discussions & Reports

11:55 - 12:00: Closing Remarks, Adjourn



What is SRPEDD's role here?

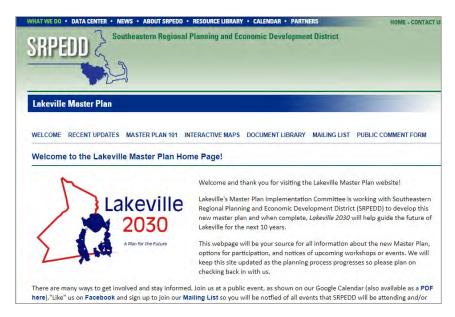
- Listen to you
- Understand your goals and priorities
- Gather, analyze, and present information
- Write a plan that responds to your goals

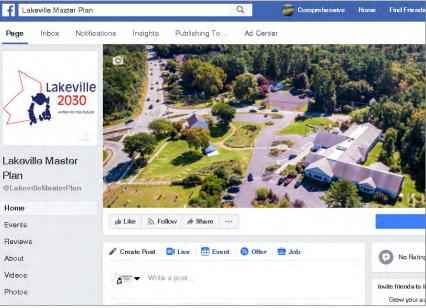




Public Engagement

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!





Main Themes



Lakeville Master Plan: Main Themes

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



Natural & Cultural Resources and Open Space & Recreation

Master Plan Public Workshop

Saturday March 16, 2019 10:00 AM to 12:00 PM

Lakeville Public Library 4 Precinct Street



Please note new date!



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?

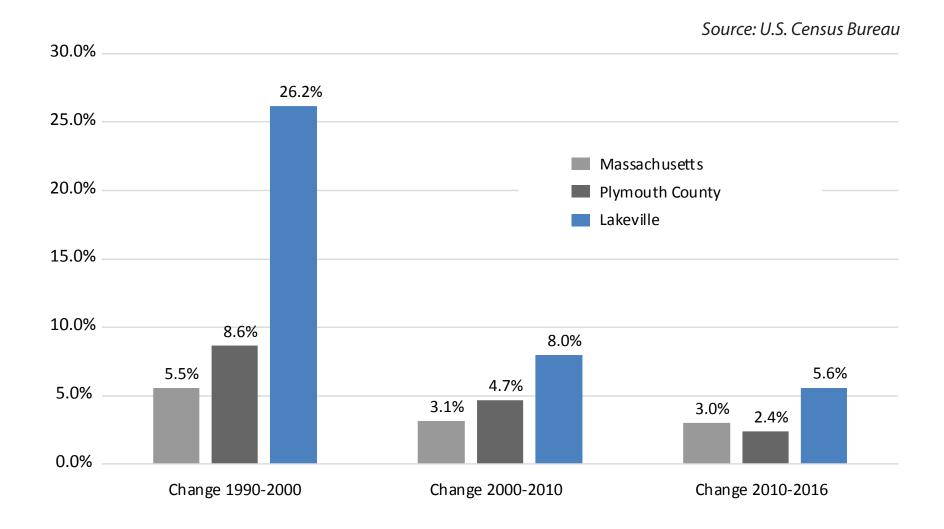
Let's explore some data from the following sources:

- 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?



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.



Households

Average household size has decreased slightly.



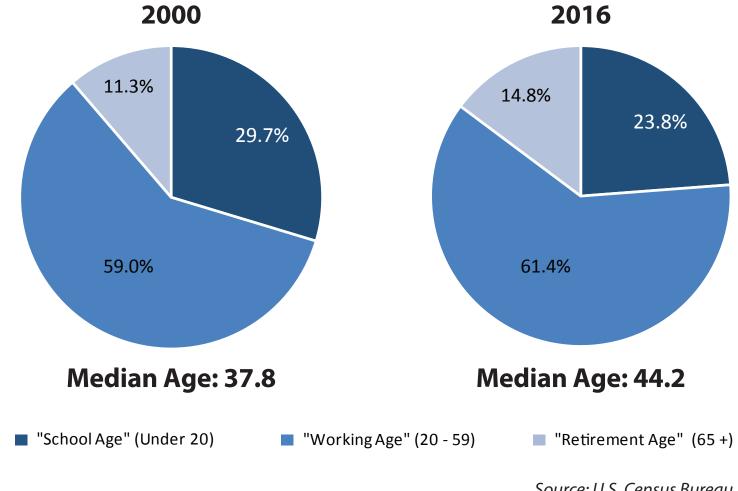
30.3% of Lakeville households include a person age 65+ (up significantly from 20.2% in 2000)

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

Source: U.S. Census Bureau



Age Trends

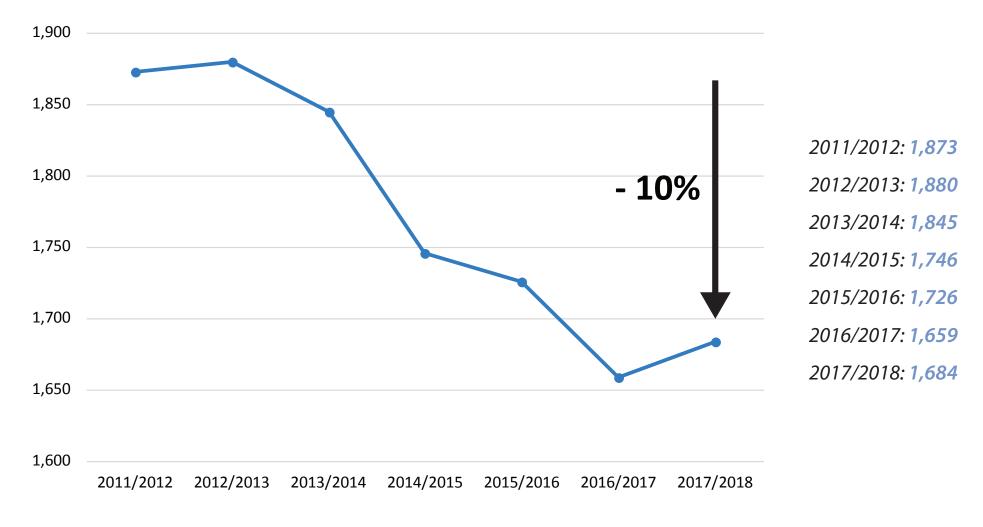


Source: U.S. Census Bureau

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



School Enrollment



Source: Freetown Lakeville Regional School District, Old Colony RVTHS, and Bristol County Agricultural HS

Lakeville's student population declined between 2012 and 2018.



Income

Median Household Income in Lakeville is estimated at

\$93,691

Source: U.S. Census Bureau

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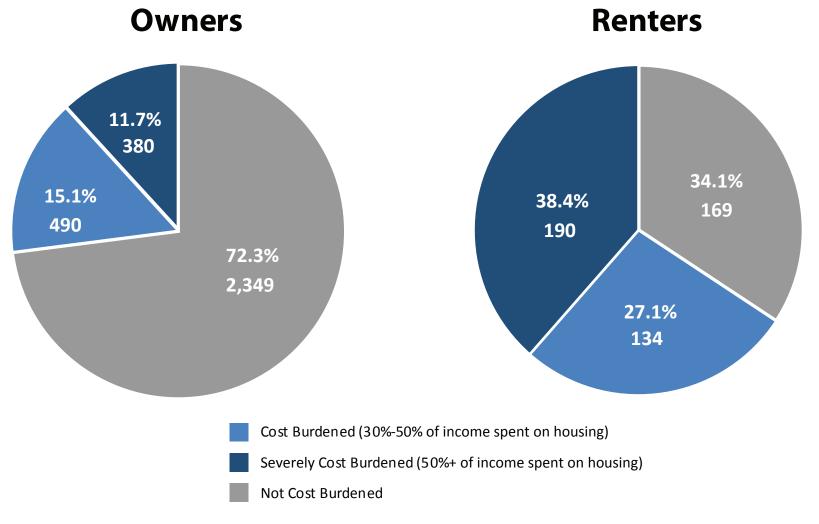
Plymouth County	\$77,627
Bristol County	\$59,343
Massachusetts	\$70,954

Surround	ling towns:
----------	-------------

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



Households Spending More than 30% of Income on Housing



Source: U.S. Department of Housing and Urban Development (HUD)

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)

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

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

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

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

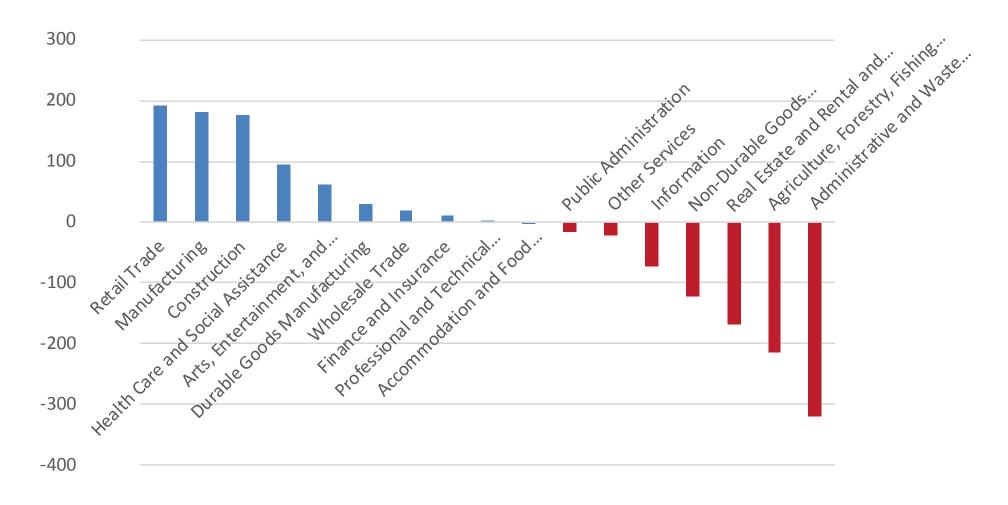
NAICS Code and Industry	2006 Jobs	2016 Jobs	# Change 2006-2016	% Change 2006-2016
62 - Health Care and Social Assistance	300	395	95	31.7%
23 - Construction	191	366	175	91.6%
31-33 - Manufacturing	73	255	182	249.3%
92 - Public Administration	237	220	-17	-7.2%
44-45 - Retail Trade	17	210	193	1135.3%
71 - Arts, Entertainment, and Recreation	118	180	62	52.5%
42 - Wholesale Trade	148	167	19	12.8%
54 - Professional and Technical Services	148	150	2	1.4%
DUR - Durable Goods Manufacturing	118	147	29	24.6%
56 - Administrative and Waste Services	450	132	-318	-70.7%
72 - Accommodation and Food Services	114	113	-1	-0.9%
NONDUR - Non-Durable Goods Manufacturing	231	108	-123	-53.2%
81 - Other Services, Except Public Administration	104	83	-21	-20.2%
52 - Finance and Insurance	29	41	12	41.4%
53 - Real Estate and Rental and Leasing	200	32	-168	-84.0%
51 - Information	103	31	-72	-69.9%
11 - Agriculture, Forestry, Fishing and Hunting	229	15	-214	-93.4%
Total, All Industries	3,170	3,227	57	1.8%

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.



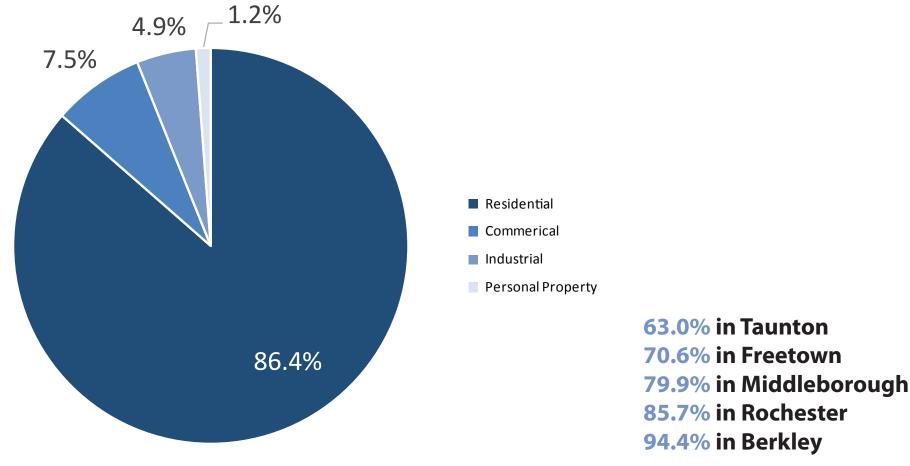
Job Growth by Sector, 2006 - 2016



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.

Tax Base, 2018



Source: MA Division of Local Services (DLS)

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

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)

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.



Master Plan (2005) and Open Space & Recreation Plan (2012)

Natural & Cultural Resources

Protect the town's surface **water**, groundwater, ponds, rivers, and wetland resources for current and future generations.

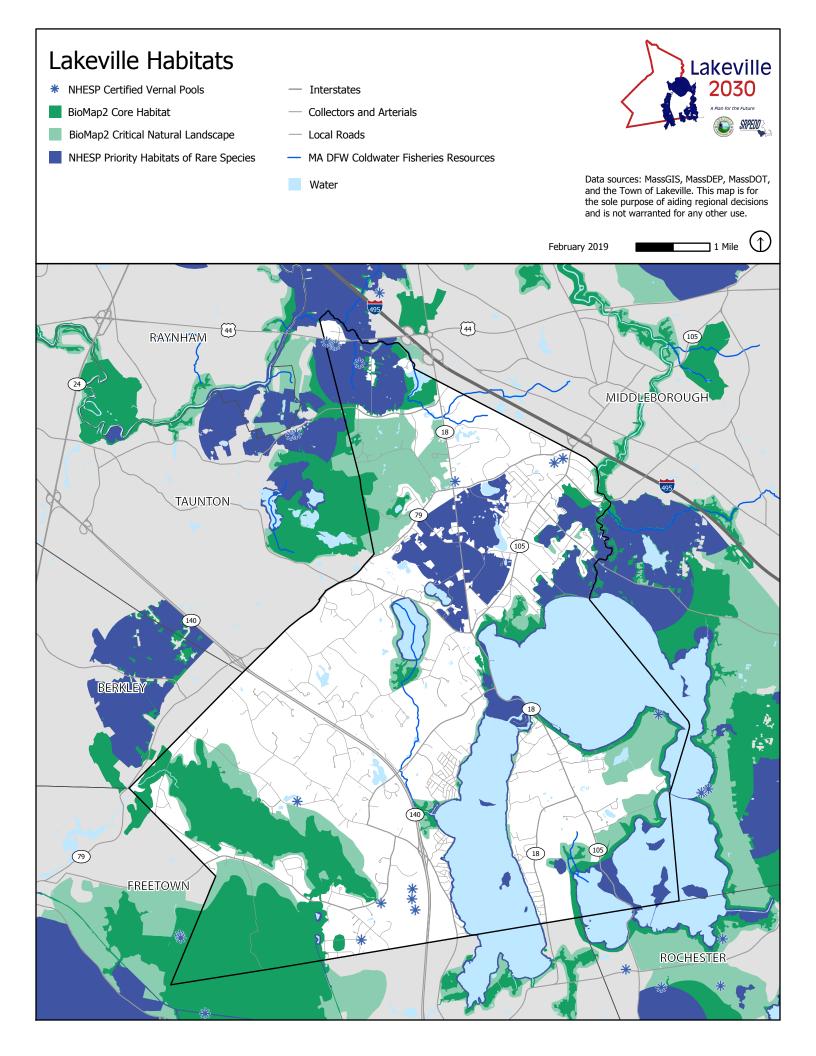


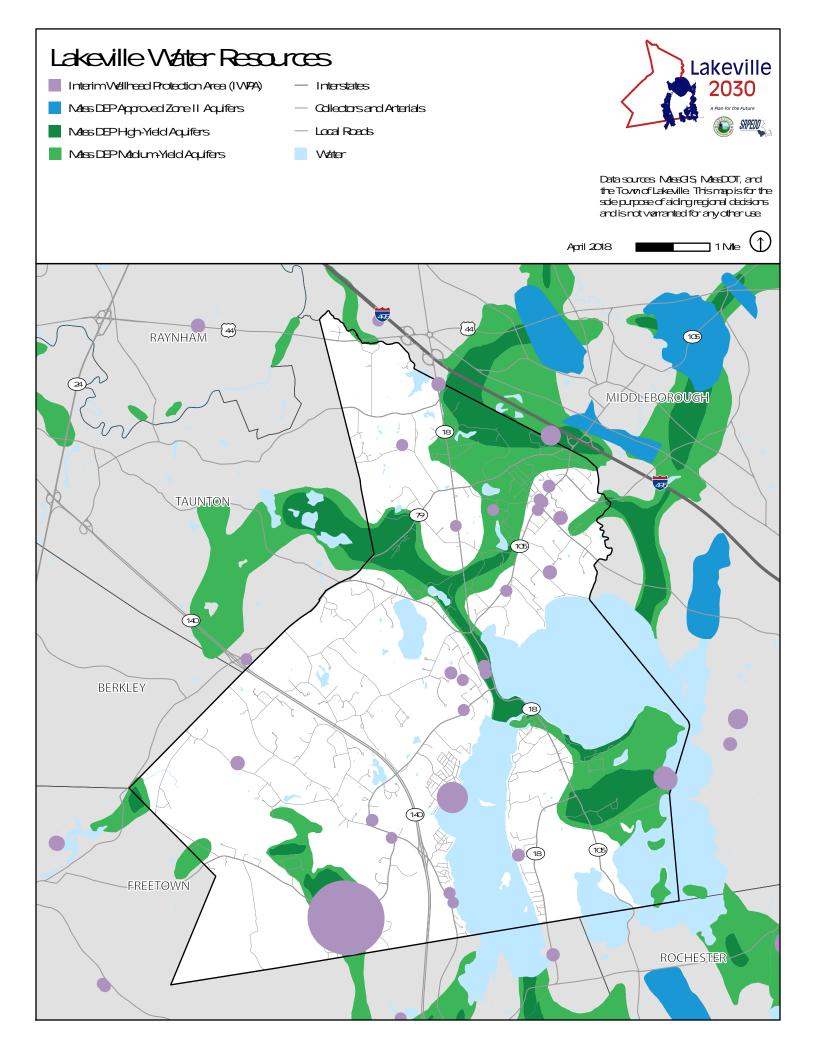
Protect the **habitat** of rare and endangered species as well as critical wildlife habitat and exemplary natural communities as identified in the Open Space and Recreation Plan.

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.







Master Plan (2005) and Open Space & Recreation Plan (2012)

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.

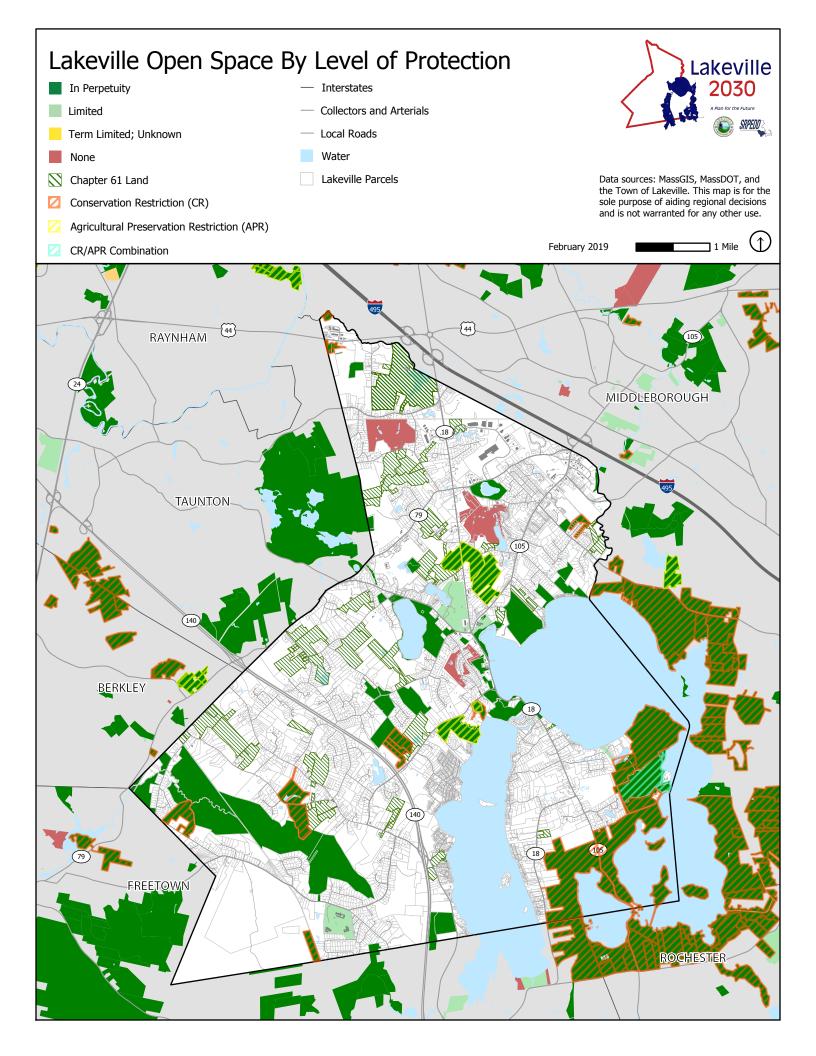


Establish a framework and funding source for ongoing **open space acquisition and protection** efforts. The town should consider adopting the Community Preservation Act (CPA).

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.





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

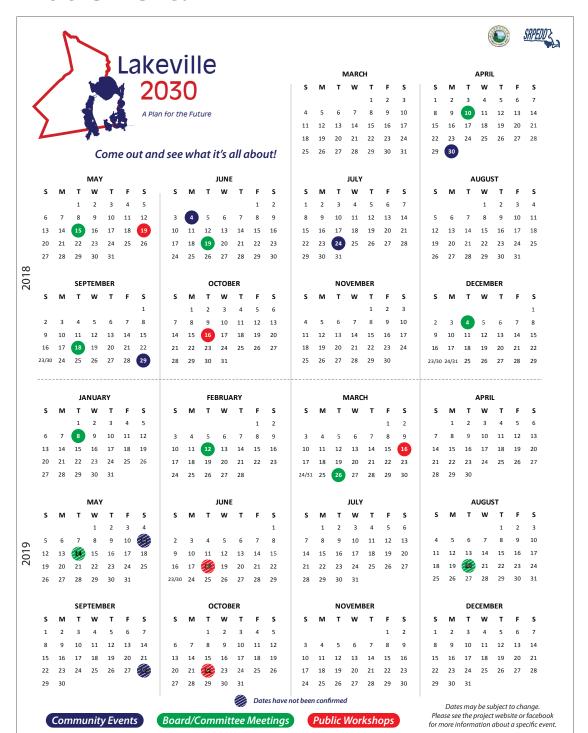
10:55 - 11:00: Refreshment Break

11:00 - 11:55: Group Discussions & Reports

11:55 - 12:00: Closing Remarks, Adjourn



What is Next?



Public Workshops

Community Events

Committee Meetings



Keeping in Touch and Participating Online

WHAT WE DO • DATA CENTER • NEWS • ABOUT SRPEDD • RESOURCE LIBRARY • CALENDAR • PARTNERS

HOME . CONTACT US



Lakeville Master Plan

WELCOME RECENT UPDATES MASTER PLAN 101 INTERACTIVE MAPS DOCUMENT LIBRARY MAILING LIST PUBLIC COMMENT FORM

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

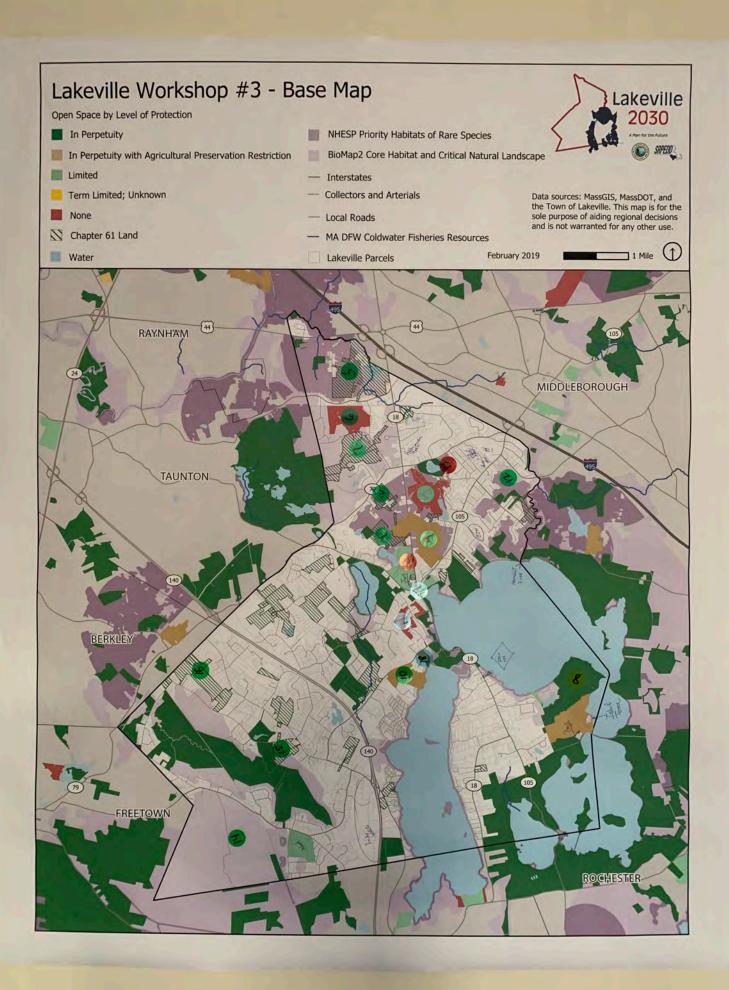




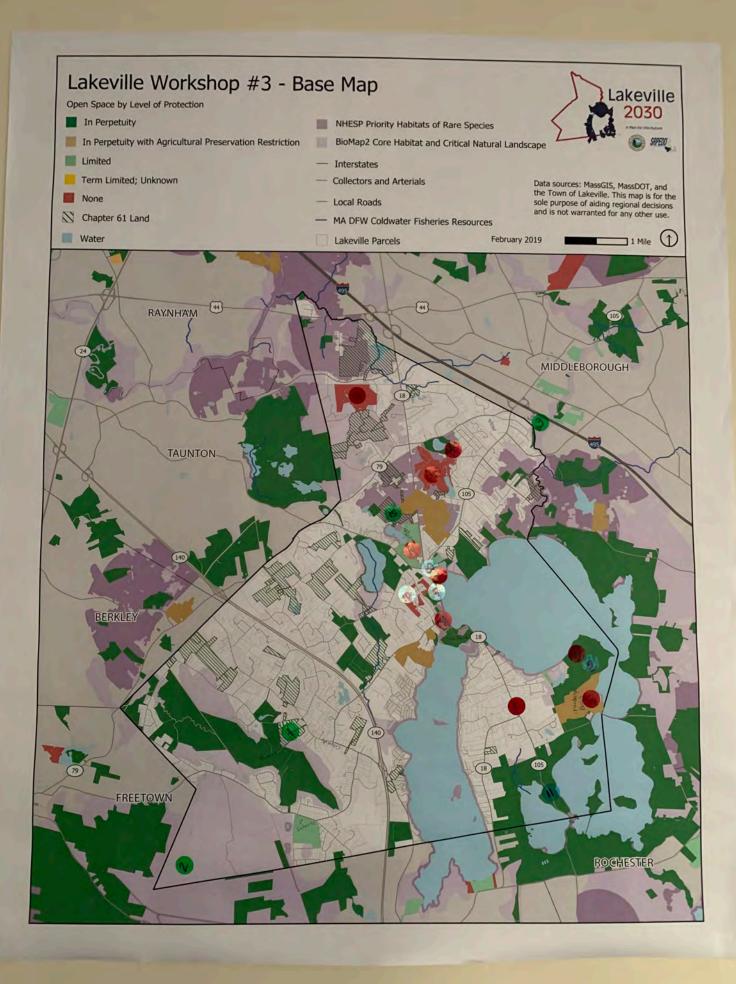




Appendix CWorkshop Comment Pads & Summary Table



- 1) Paquin cranberry bog - protection of wotlands •2) 1) sidewalks around Ted Williams 4.) golf course - preserve from development 5.) Ocean Spray - protect from development OT) preserve annul habitut 8) Bitty's neck 9) protect farmlands from bung dwelged into housing =11) King Phlip's • 12) State Hospital Farm 13) Clear Pond 14) Howland Rauch Conservation - make sure The State 15 awers of the towns des 15) Pierce Road area - trout in brook pond nearby 16) Statson Famy (17.) Old town library -
- 18) Ted William used to stay



Jand + could be sold (behind schools)

#1- Agricultural land off County St. Should be included in Protected land

3- Current train 5-taken parking lot will become available. Town will have opportunity to purchase Need to consider whether Open Space, business + need to you

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

#5 Protection of Granberry Bogs off Long Point Rd This needs to be considered when sold (near Bethy Neck)

#6 Bike & walk ways to Bethy's Necke from Rt 18 or Cedar Pond Reserve

#1 Keep down-town historically New England
as Well as New Plazas - a certain defined
as the tic to keep town feeling New England
**Create Historical District X
8- Keep Define RIIS/105 an area for business +
Recreation, don't allow plazas to bleed into rural
areas (as well as large housing Objectopeneers)
9- Betty Neck-better willize for cultural
events,

\$ 10 Back Vine-historical significance- Need to

#11 - Indian centary - Patria parking

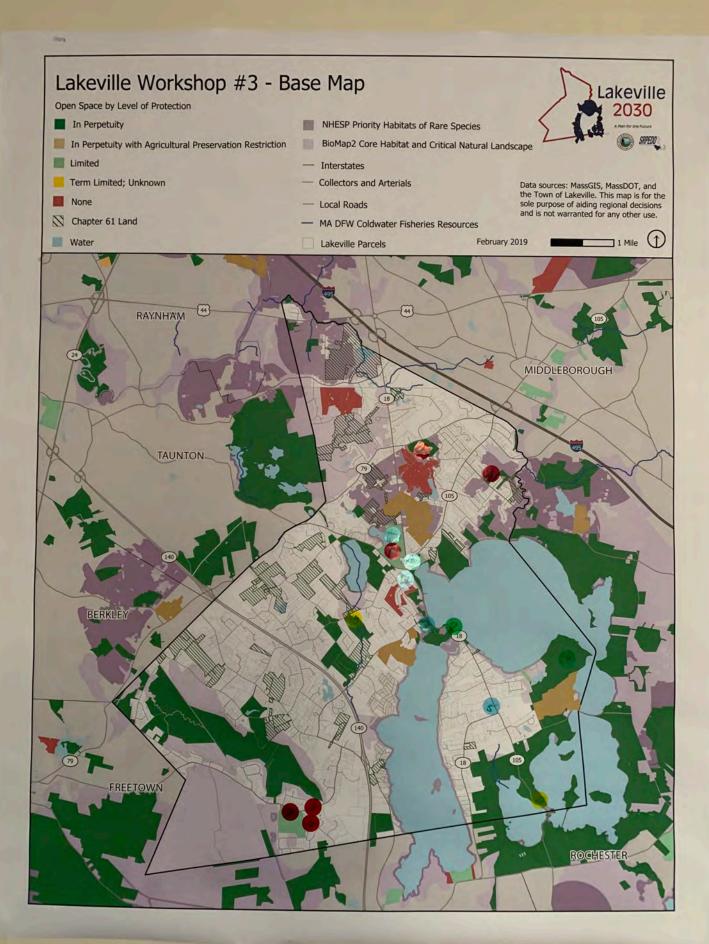
\$12+13 - Pocusy + Laberille CC - Recreation

14 Tel Williams under whilized, Non-profix

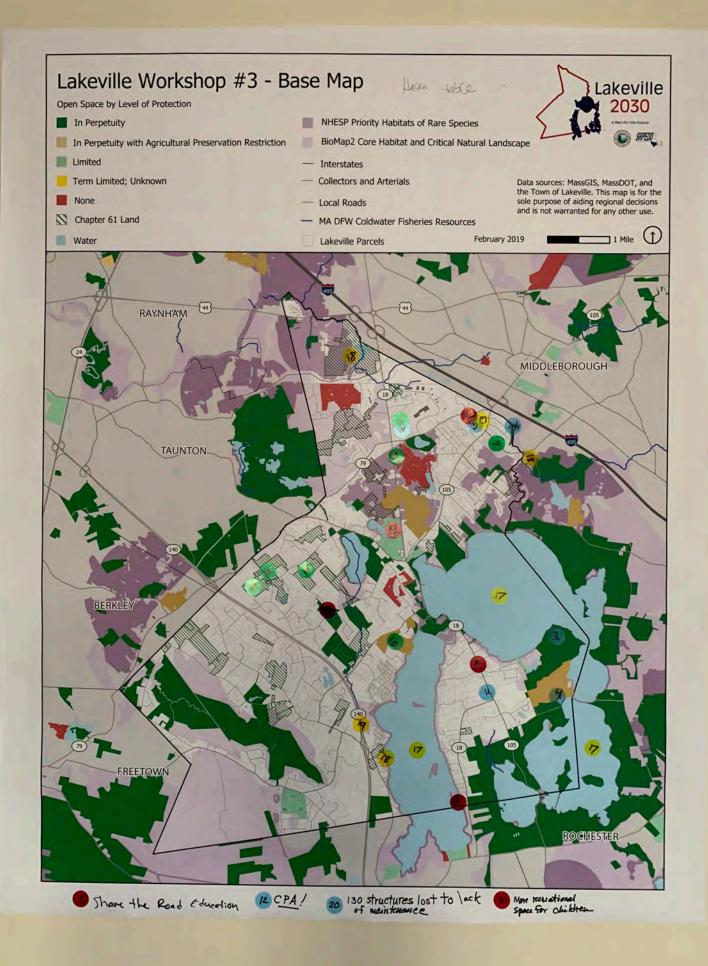
· charged of they want to use -

#15 - Land around Loon Pond, adjacent to Ted willians should be preserved as open space/ Recreation

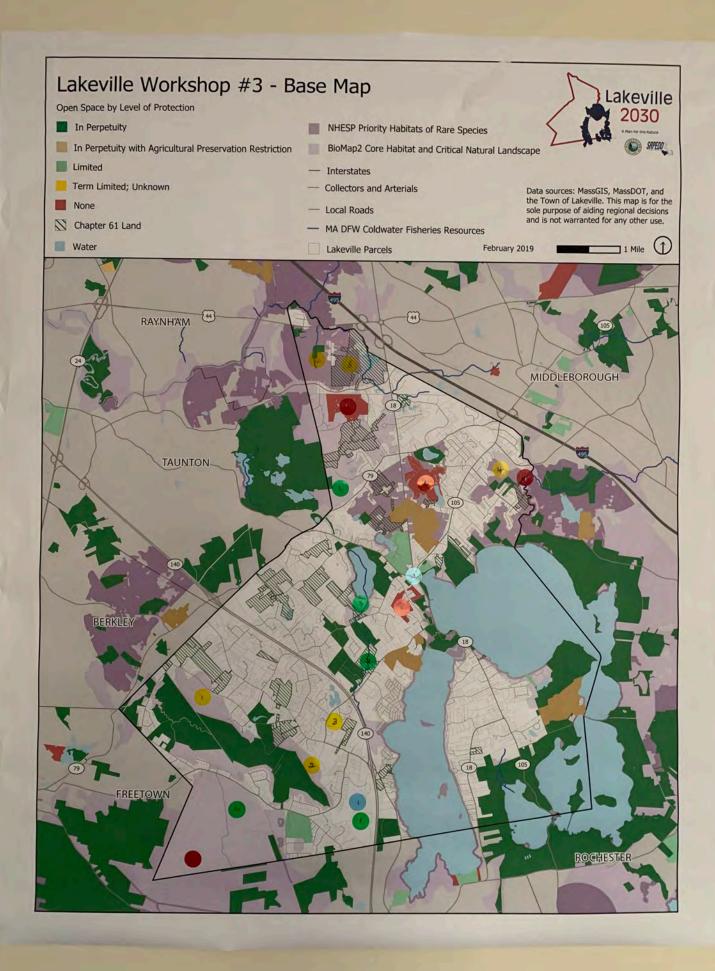
\$16 - Revisit use 4 charges at Clear Pond

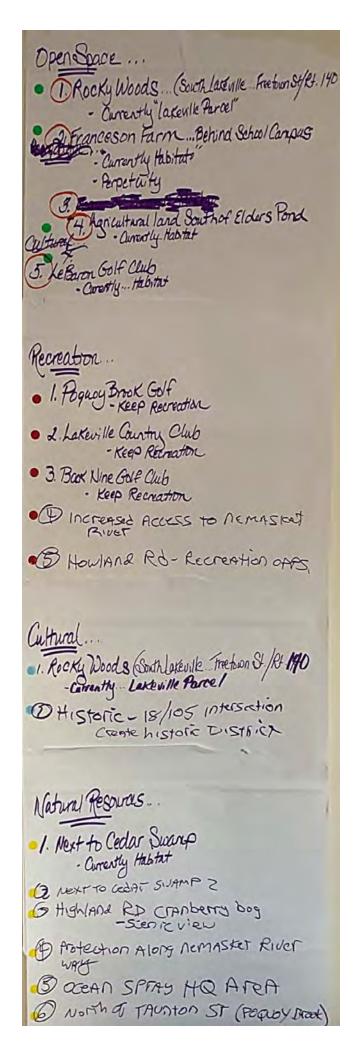


I for all Sidewalk pack Senor centert Library acti underground conduits TWC- rehab plaground - Museum/tribute to Ted hilliams I camp history - warring parts rehab Sign for Loon Pond Lodge - Promotion/advartisement 2. Clear land lark - Improve facilities - Program promotions/awareness 30 John Paun Park 4 · Betty's Neck - Sike Iwalking paths 5 · Historical museum - Stronger présence - programs for yourger generations 6 - Tamarack/Highland Rd - Dog Park 10 Howland Freetown St -Sidewalks 8 - Waterworks - negotiate side warks/Bike path 9 Explore opportunities to add Walkways-paved-handicap access along water 10 Precises Pickens Walking Path 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 BIEF PATH / FREE TOWN ST.
· 2 RECREATIONAL BOAT RAMP-LONG POND
03 BETTY'S NECK HISTORICAL/CULTURAL SITES ADVERTISE
of ISLAND TERRACE? RE-USE?
●5 "SHARE The ROAD" EDUCATION
06 P/RESERVED (HILLTOP FARM) BUT INANESSIBLE L→ TRUSTEES OF RESERVATIONS
●7 John POND - BASBALL FIELDS
· 8 T.W. C'AMP- OPEN LAND ABUTTING POLICESTATION.
•9 WILKE FARM PRESERVATION
●10 Scout House: Historicac, Open Space(Viggers)
1) HISTORICAL SOCIETY EXPANSION
12 Support Community PRESERVATION ACT (CPA). 813 HOSPITAL PROPETY: DEVELOPMENT DEVELOPMEN
14 Archiological Site: "HAND & FOOT"STN BED. TRAINS. 15 PERMANENT PRESERVATION FOR AGRICULTURAL SITES
316 - HALLOMORE FARM PRESERVATION/OPEN SPACE
= 17 WATER RESOURCES (OREN): PROTECTION, CLEAN WG, RECOVERING: WHISINE SPECIES, ALGAE.
■ 18 FLOODING CONTROL/PROPERTY 155UE
• 19 ROCKY WOODS - HISTORICAL PRESERVATION
= 20 HISTORICAL STRUCTURES: 130 LOST to?
• ZI ADDITIONAL RECREATIONAL SPACE CHILDREN





Lakeville Master Plan - Natural Cultural Resources and Open Space Recreation Workshop Comments

March 16, 2019 - 10AM

Element	Statement	Map Code
Cultural and Historical	Hallomore Farm preservation/open space	CH1
Cultural and Historical	Hospital property- development recreation and open space	CH2
Cultural and Historical	Archiological site- hand and foot st'n beh train	
Cultural and Historical	Senior center and library	
Cultural and Historical	Old Town Hall- add in more historical content, programs for awareness	CH5
Cultural and Historical	Old Town Library- Historic Rt. 18/105 intersection, create historic district, Carnegie Library (historical awareness-plaque), maintain library feel, keep/define	CHC
Cultural and Historical	Rt. 18/105 an area for business and recreation, don't allow plazas to bleed into rural areas (as well as large housing development	CH6
Cultural and Historical	Keep downtown historically New England as well as new plazas- a certain defined asthetic to keep town feeling New England	CH7
Cultural and Historical	Old Stone House- Ted Williams use to stay here	CH8
Cultural and Historical	Tamarack/Highland Rd dog park	CH9
Cultural and Historical	Back Nine Golf Course- historical significance- need to protect if sold, King Philip	CH10
Cultural and Historical	Historic Museum- stronger presence, programs for younger generations- historic society expansion	CH11
Cultural and Historical	Betty's Neck- historical/cultural site (advertise), better utilize for cultural events	CH12
Cultural and Historical	Rocky Woods (South Lakeville)	CH13
Cultural and Historical	Indian Cemetery- path and parking	CH14
Cultural and Historical	Island Terrace Reuse?	CH15
Cultural and Historical	Support community preservation act (CPA)	CH16
Cultural and Historical	Historical Structures- 130 historical structires lost to lack of maintencance	CH17
Natural Resources	North of Taunton St. (Poquoy Brook)	NR1
Natural Resources	Ocean Spray Headquarter Area, flooding control/property issue	NR2
Natural Resources	Hospital Property	NR3
Natural Resources	Protection along Nemasket Riverway	NR4
Natural Resources	Flooding Control/ Property Issue	NR5
Natural Resources	Water Resources (open) protection, cleaning, recovering invasive species- algae	NR6
Natural Resources	Pickens Walking Path awareness	NR7
Natural Resources	Betty's Neck	NR8
Natural Resources	Next to Cedar Swamp- currently habitat	NR9
Natural Resources	Highland Road cranberry bog- scenic view	NR10
Natural Resources	Next to Cedar Swamp	NR11
Natural Resources	Rocky Woods- Historical preservation	NR12
Natural Resources	Flooding control/property issue	NR13
Natural Resources	Waterworks- negotiate sidewalks/bike path	NR14
Open Space	Left Blank	OS1
Open Space	Lakeville Country Club- preserve from development	OS2
Open Space	Ocean Spray- protect from development	OS3
Open Space	Preserve animal habitat	OS4
Open Space	Hallomore Farm Preservation/ Open Space	OS5
Open Space	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	OS6
Open Space	John Paun softball fields	OS7
Open Space	Wilke Farm Preservation	OS8

Lakeville Master Plan - Natural Cultural Resources and Open Space Recreation Workshop Comments

March 16, 2019 - 10AM

Element	Statement	Map Code
Open Space	Left Blank	OS9
Open Space	Land around Loon Pond adjacent to Ted Williams Camp should be preserved as open space/recreation, Paquin cranberry bogs- protection of wetlands	OS10
Open Space	Protect farmlands from being developed into housing	
Open Space	State hospital farm	OS12
Open Space	Left Blank	OS13
Open Space	Agricultural land south of Elders Pond- currently habitat	OS14
Open Space	Permanent preservation for agricultural sites	OS15
Open Space	Preserve hilltop Farm but inaccessible (trustees of reservation). Protect farmlands from being developed into housing	OS16
Open Space	Explore opportunities to add walkways-paved-handicap access along the water	OS17
Open Space	Betty's Neck- bike/walking paths	OS18
Open Space	Statson Farms	OS19
Open Space	Pierce Road area- trout in brook/pond nearby/agricultural land off County St. should be included in protected land	OS20
Open Space	Owned farm and abuts protected land could be sold (behind schools)	OS21
Open Space	Howland Ranch Conservation- make sure the state is aware of the towns. Franceson farm behind school campus- currently habitats- perpetuity	OS22
Open Space	Rocky Woods (south Lakeville Freetown St./Rt. 140)	OS23
Open Space	Lebaron Golf Club- currently habitat	OS24
Recreation	Poquoy Golf Course- keep recreation if sold	R1
Recreation	Clear Pond/Park- improve facilities, program promotions/awareness, revisit use and charges (out of towners are allowed, residents are charged)	R2
Recreation	Hospital property- recreation area	R3
Recreation	Lakeville County Club- recreation if sold	R4
Recreation	John Paun Park	R5
Recreation	Increased access to Nemasket River	R6
Recreation	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	R7
Recreation	Keep/define Rt. 18/105 an area for recreation	R8
Recreation	Back Nine Golf Club- keep recreation	R9
Recreation	Sidewalk from Highland Rd. to Tamarack Park and along Rt. 18 heading to Winberg's	R10
Recreation	Bike and walkways to Betty's Neck or Cedar Pond Reserve and along Rt. 18 bike path/Freetown St.	R11
Recreation	Betty's Neck- recreation	
Recreation	Scout House- recreation	R13
Recreation	Protection of cranberry bogs off Long Point Rd. This needs to be considered if sold	
Recreation	Howland Road/Freetown Street sidewalks. Shoulders on busy roads for pedestrians	R14 R15
Recreation	Howland Rd. recreation opportunities	R16
Recreation	Recreational Boat Ramp- Long Pond	R17
Recreation	Share the Road Education	R18
Recreation	Additional Recreation Space for Children	R19





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

Introduction	1
The Day of the Workshop	
Comments & Site Identification	
Conclusion	

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.

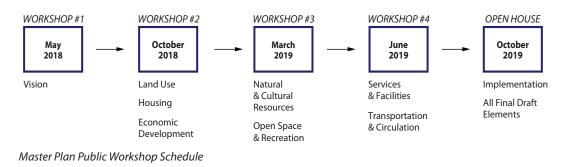
In the Spring of 2018, the Lakeville Master Plan Implementation Committee formally began the process of creating a new Master Plan in order to address the need for an up-to-date document. The Committee contracted with the Southeastern Regional Planning and Economic Development District (SRPEDD) to complete 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.



Opportunities to Participate Lakeville Needs Your Input!







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.



Discovery Workshop

Land Use, Housing, and Economic Development Workshop (October, 2018)

The second workshop addressed the (1) Land Use, (2) Housing, and (3) Economic Development Master



Land Use, Housing, Economic Development Workshop

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



Natural & Cultural Resources and Open Space & Recreation Workshop

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).



Master Plan Table at the 2018 Special Spring Town Meeting



Master Plan Table at the 2018 Outdoor Concert Series



Master Plan Table at the 2018 Arts & Music Festival



Master Plan Table at the 2019 Recreational Sports Game Day



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



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















Group Discussion Table-Top Map Exercise

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.

available in Appendix C.





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.



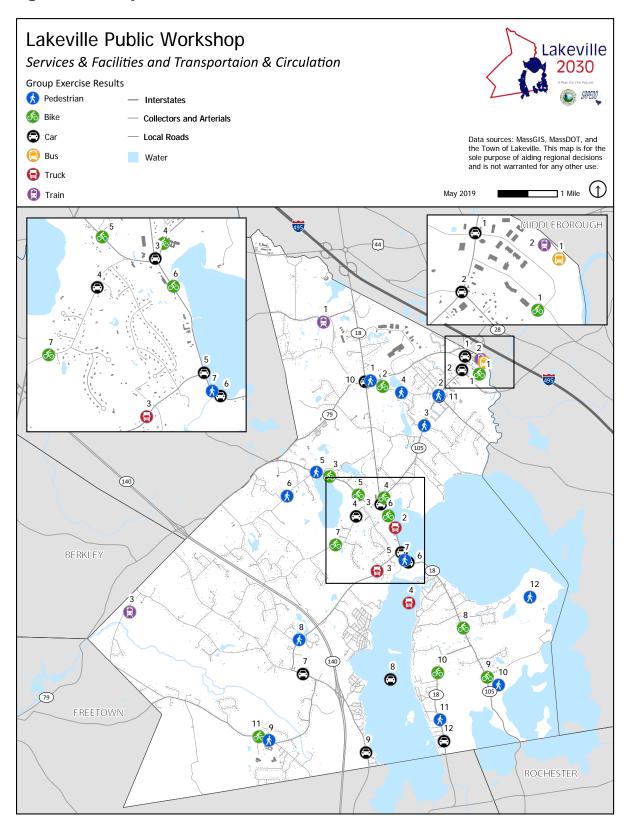








Figure 1: Group Discussion Results







Services & Facilities

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

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

Transportation & Circulation

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

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

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:

Element	Comment	Map Code
Bus	South Coast Rail initiative regarding shuttle service/traffic impact/during phase I	Bus 1
Truck	Truck safety awareness. Increase tractor trailer traffic often using jake break implying they are traveling way too fast	Truck 1
Truck	Long Pond emergency access	Truck 2
Car	Access to train station and Rt. 105	Car 1
Car	Rt. 105 and Bridge St. morning - north and evenings - south traffic	Car 2
Car	Rt. 105 and Rt. 18 - high accident, traffic, and congestion (peak periods)	Car 3
Car	Pickens St. safety issues - improve biking, reduce conflicts with bikes and motorized vehicles.	Car 4
Car	Highland Rd. at Bedford St. safety issues including speed, turning, and traffic	Car 5
Car	Flooding issues: Rt. 105 at Snake River Culvert	Car 6
Car	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	Car 7
Car	Long Pond public parking for recreational access	Car 8
Car	Flooding issues: County Rd at Cap't Bub's	Car 9
Car	Intersection of Rt. 79 and Rt. 18	Car 10
Car	Site Distance at Vaughn and Rt. 105	Car 11
Car	Cars with boat trailers parking on the side of the road making it hard to drive down the road	Car 12
Train	South Coast Rail/Freight line running parallel to Taunton St. Environmental impact to cold water fisheries and grade crossings.	Train 1
Train	South Coast Rail initiative, regarding shuttle service/traffic impact during Phase I	Train 2
Train	South Coast Rail/Freight line rehab on Malbone St.	Train 3





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:

- 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.
- 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 AWorkshop Flyer & Sign-In Sheet



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













MASTER PLAN WORKSHOP: Saturday, June 1, 2019

Name	Address (optional)	Email (optional)	Affiliation
JOSEPH GUMBGELAN		BMW JOE7 CYAITOO. COM	
Cynthia Barber		charbloop yahoo, com	
Nathaniel Bradley		albradley 4280 g mail. com	
Nathaniel Bradley BRIAN HOEG		7	
Fred Beal			
Jim Kennery		Kenney I'm a concost net	
Lorrani Carpox:		Lcarboni@Lakevillerna.889	Town Gorduater
Rita Garbitt		rgarbite lakeville melorg	Town Administrator
Hilary Wood	Somerset Land	hilanjawood@gmail.com	
Par Bessetle	Bedford &	prhessette @ galican concast het	
LANG Stank	Baker Cone	less 4 stanley Querraw net	
Stophen Stanley BRIAN RETNOWS	Baker Lane		
BRIAN RETNOLDS			
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Appendix BWorkshop Presentation & Handout



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

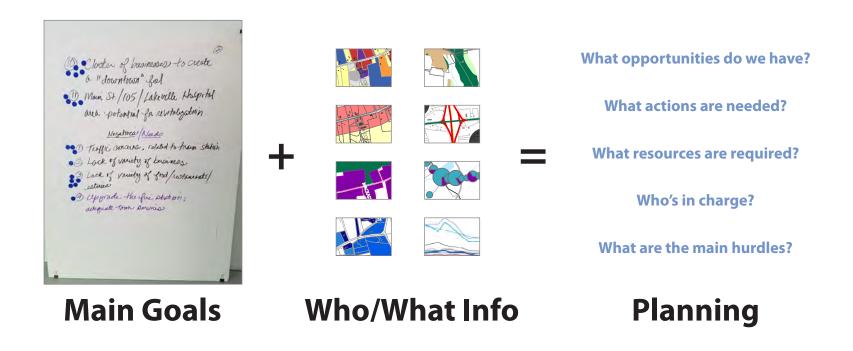
11:00 - 11:55: Group Discussions & Reports

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

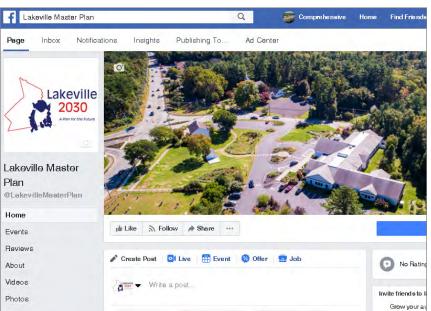




Public Engagement

On the web





In person



Spring Special Town Meeting April, 2018



Arts & Music Festival September, 2018



Outdoor Concert Series July, 2018



Baseball & Soccer Games May, 2019



Public Engagement



Opportunities to Participate

Lakeville Needs Your Input!





Main Themes



Lakeville Master Plan: Main Themes

- 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 while working to enhance accessibility and connectivity.
- 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.
- 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.
- 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.



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





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?

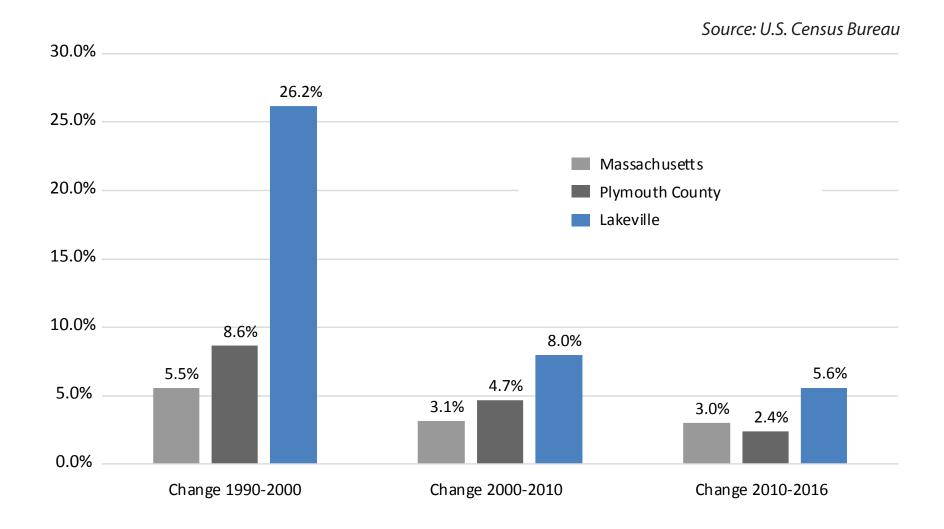
Let's explore some data from the following sources:

- 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?



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.



Households

Average household size has decreased slightly.



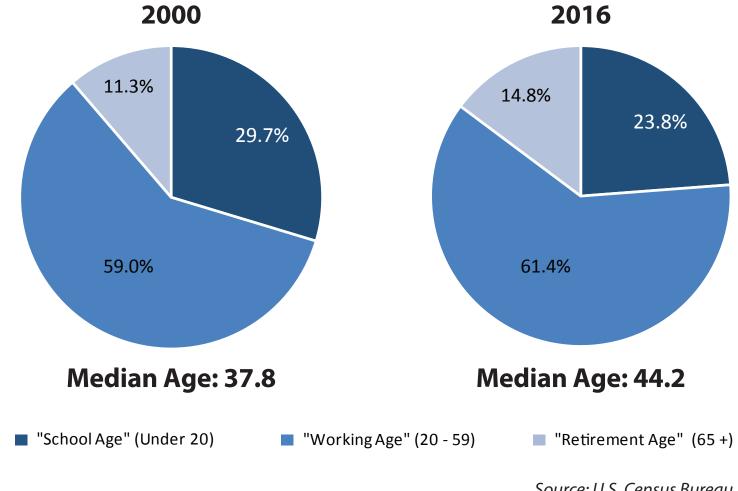
30.3% of Lakeville households include a person age 65+ (up significantly from 20.2% in 2000)

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

Source: U.S. Census Bureau



Age Trends

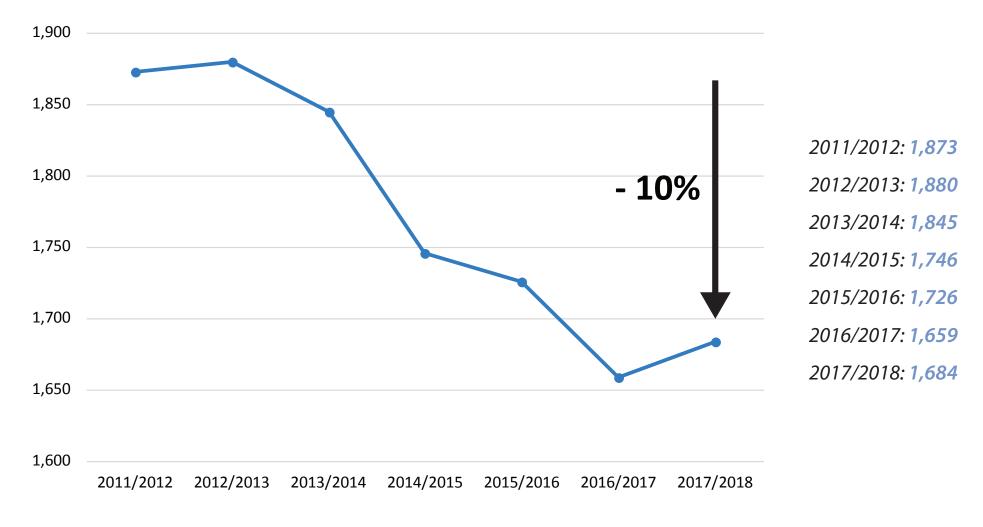


Source: U.S. Census Bureau

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



School Enrollment



Source: Freetown Lakeville Regional School District, Old Colony RVTHS, and Bristol County Agricultural HS

Lakeville's student population declined between 2012 and 2018.



Income

Median Household Income in Lakeville is estimated at

\$93,691

Source: U.S. Census Bureau

This	is	mu	ch	hig	her	th	an
	m	ed	ian	inc	om	es	in:

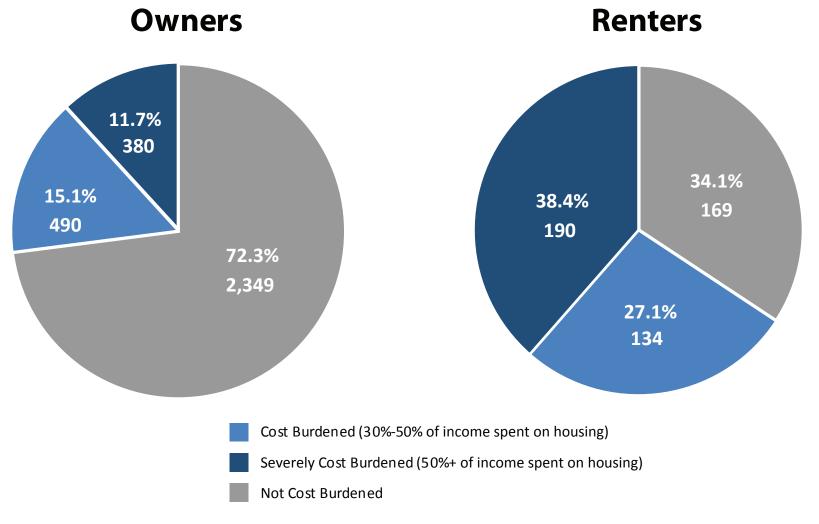
Plymouth County	\$77,627
Bristol County	\$59,343
Massachusetts	\$70,954

Surround	ling towns:
----------	-------------

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



Households Spending More than 30% of Income on Housing



Source: U.S. Department of Housing and Urban Development (HUD)

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

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

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.





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

"40B" (1969)

- Single "comprehensive permit" system to produce affordable housing units
- Developer may override local zoning and other requirements
- Lack of municipal control if under 10% requirement
- 20% -25% of units must be affordable

"40R" (2004)

- Zoning overlay district in "smart growth" locations (near transit or commercial centers, existing infrastructure, or other highly suitable location)
- Provides monetary incentives to municipalities
- Allows more municipal control
- 20% of units must be affordable

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

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

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

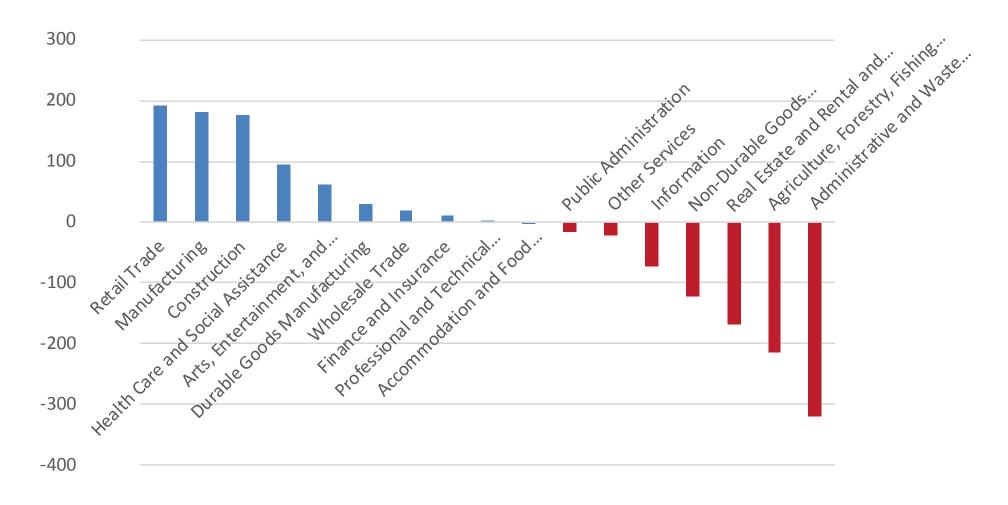
NAICS Code and Industry	2006 Jobs	2016 Jobs	# Change 2006-2016	% Change 2006-2016
62 - Health Care and Social Assistance	300	395	95	31.7%
23 - Construction	191	366	175	91.6%
31-33 - Manufacturing	73	255	182	249.3%
92 - Public Administration	237	220	-17	-7.2%
44-45 - Retail Trade	17	210	193	1135.3%
71 - Arts, Entertainment, and Recreation	118	180	62	52.5%
42 - Wholesale Trade	148	167	19	12.8%
54 - Professional and Technical Services	148	150	2	1.4%
DUR - Durable Goods Manufacturing	118	147	29	24.6%
56 - Administrative and Waste Services	450	132	-318	-70.7%
72 - Accommodation and Food Services	114	113	-1	-0.9%
NONDUR - Non-Durable Goods Manufacturing	231	108	-123	-53.2%
81 - Other Services, Except Public Administration	104	83	-21	-20.2%
52 - Finance and Insurance	29	41	12	41.4%
53 - Real Estate and Rental and Leasing	200	32	-168	-84.0%
51 - Information	103	31	-72	-69.9%
11 - Agriculture, Forestry, Fishing and Hunting	229	15	-214	-93.4%
Total, All Industries	3,170	3,227	57	1.8%

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.



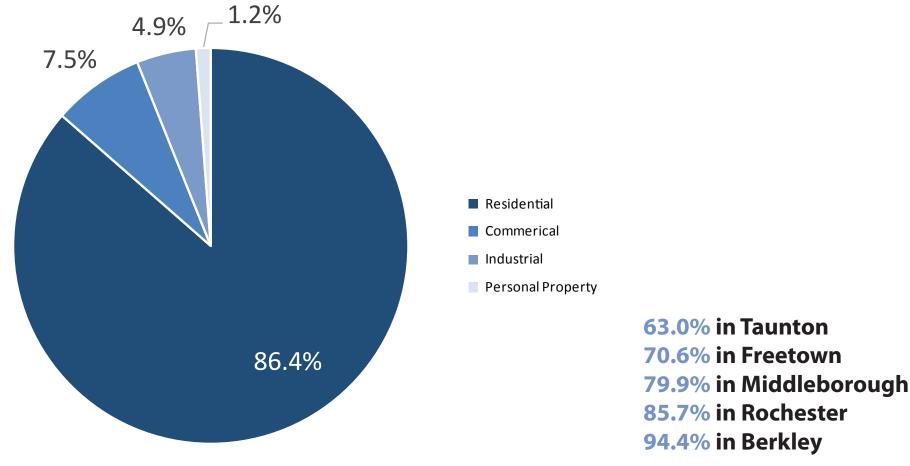
Job Growth by Sector, 2006 - 2016



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.

Tax Base, 2018



Source: MA Division of Local Services (DLS)

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

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)

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.



Master Plan (2005) and Open Space & Recreation Plan (2012)

Services & Facilities

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.



Master Plan (2005) and Open Space & Recreation Plan (2012)

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

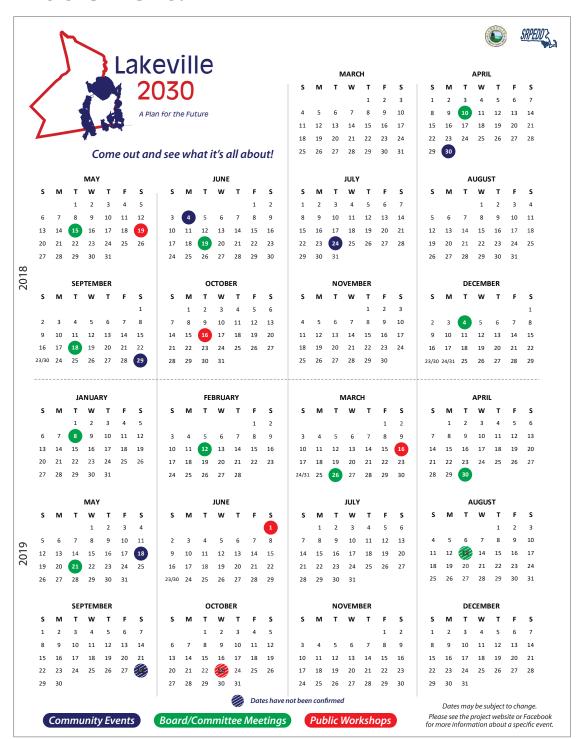
10:55 - 11:00: Refreshment Break

11:00 - 11:55: Group Discussions & Reports

11:55 - 12:00: Closing Remarks, Adjourn



What is Next?



Public Workshops

Community Events

Committee Meetings



Keeping in Touch and Participating Online

WHAT WE DO • DATA CENTER • NEWS • ABOUT SRPEDD • RESOURCE LIBRARY • CALENDAR • PARTNERS

HOME - CONTACT US



Lakeville Master Plan

WELCOME RECENT UPDATES MASTER PLAN 101 INTERACTIVE MAPS DOCUMENT LIBRARY MAILING LIST PUBLIC COMMENT FORM

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 notfied 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







Lakeville Master Plan

Services & Facilities and Transportation & Circulation Workshop

Town Facilities



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)

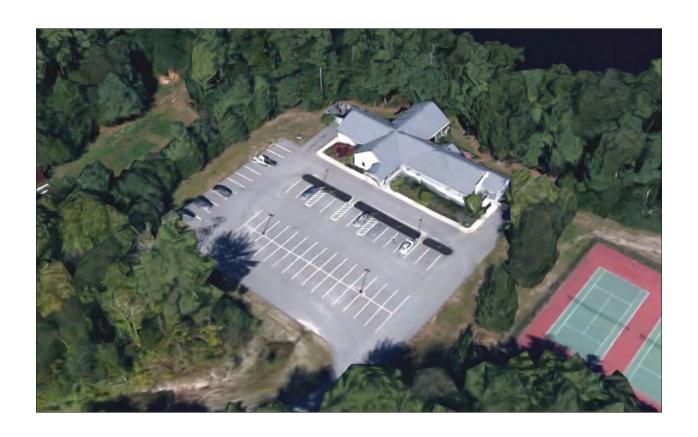
- Built in 1995
- 960 s.f. (Administration building)
- Condition: Poor
- Proposals/Plans: Potential replacement of Administration building in near term. Two new salt sheds are planned. Future need includes a municipal vehicle wash bay.





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

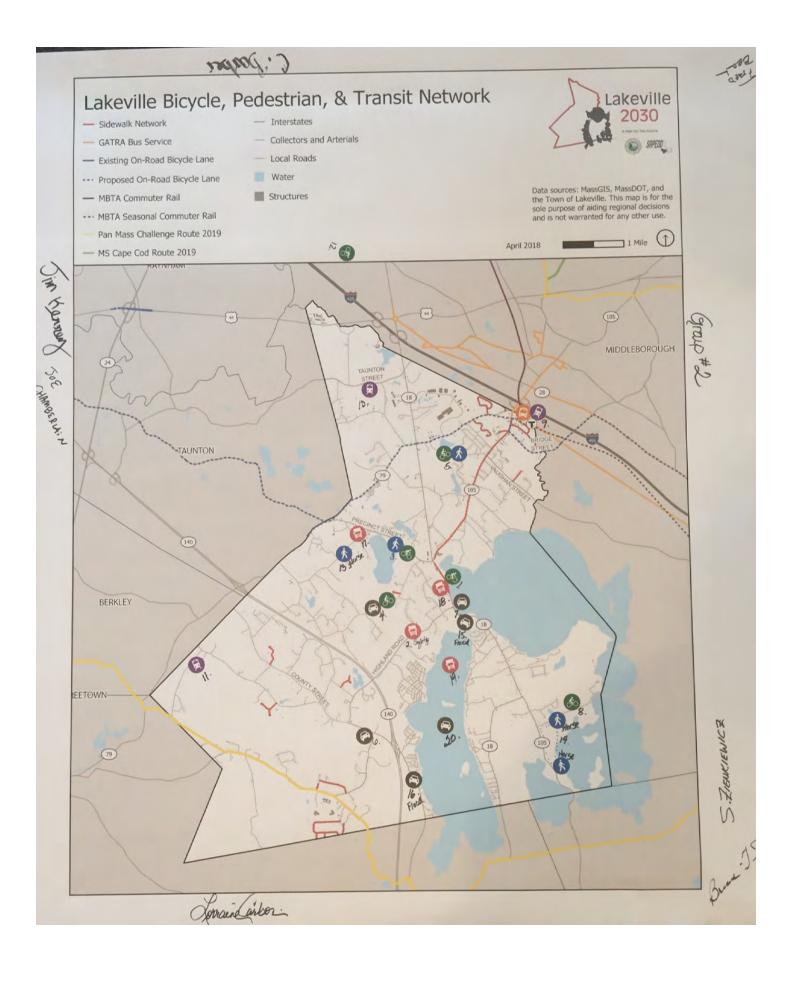








Appendix CWorkshop Comment Pads & Summary Table

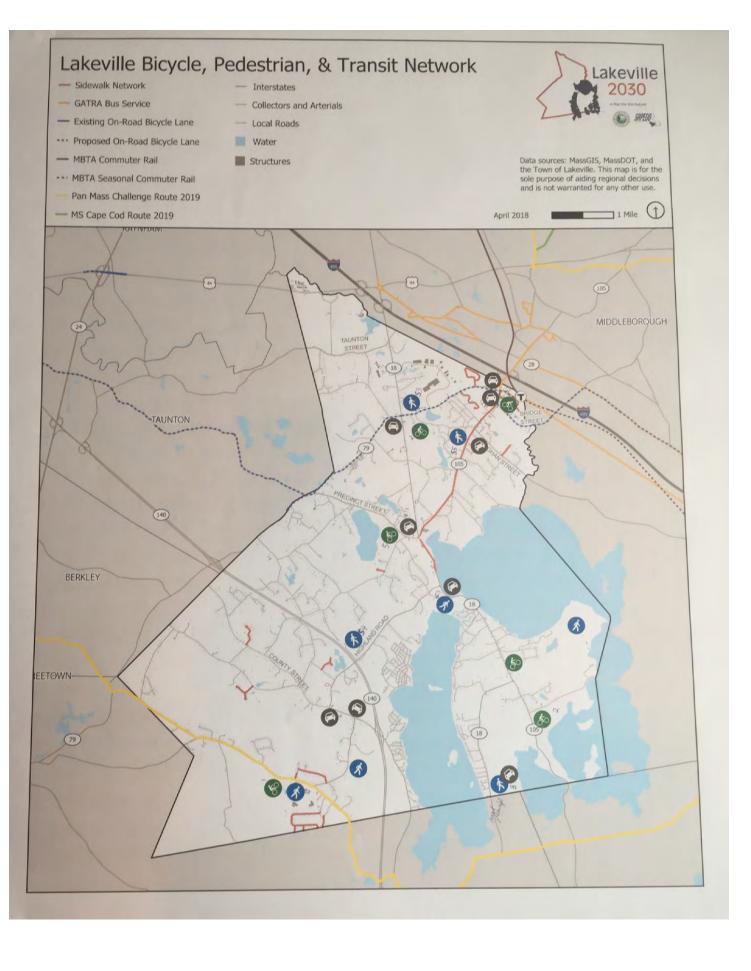


Are we understaffed/up-to-current population in 1st Responders? Bike lane on 18 from Intersection w/ 105 grow to 18 separation (Lakeside Ave) 2. Truck-safety awareness. Increased tractor trailer traffic often using jake-brake implying they are traveling too fast, (engine "ing) 3. Bike path + pedestrian from Fern Ave. on Precinct St. to intersection of 12tes. 18+105 (Le Barron) 4. Pickens St. - SAFETY ISSUE - improve biking reduce conflicts w/ bikes + motorized vehides 5 Clear Pond Rd. Consideration for improvements for bikes + pedestrians in street improvements/upgrades.

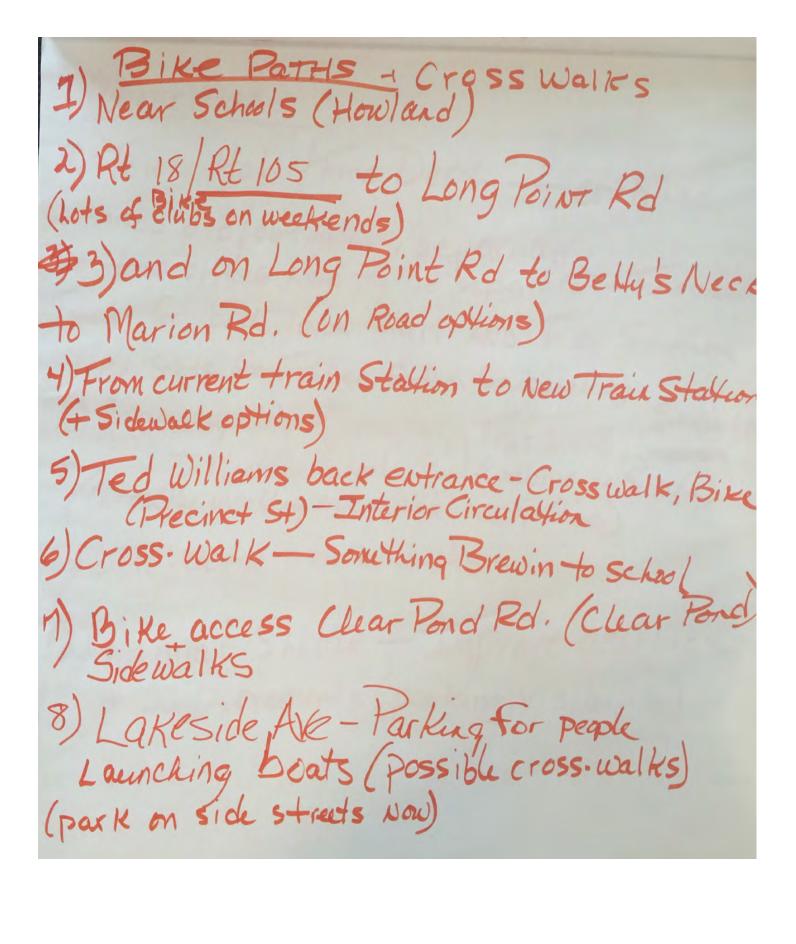
6. Freetown St. @ County Rd. Safety issue seasonal/daily. Ice on pavement in winter. Traffic turning, etc. 1. Highland Rd. O Bedford St. SAFETY ISSUE ... Speed, turning traffic 8. Long Point Rd. to Betty's Neck, enhance. ment for bicycles to access. 9 South coast Rail Initiative, regarding shuttle service/traffic impact/during Phase I. 10. Southcoast Rail / Freight line punning parallel to Tourton St. Environmental impact to cold water fisheries + grade crossings. 11. Southcoast Rail / Freight line rehab. on Malbone St.

town

12. General Comment: contact local biggele 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/replace-18. Fire Station - expansion 19. Long Pond emergency access > 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. 11 Morning- NORTH Evening-South 3) Highland Rd + 18 - traffic congestion + accident 4) Freetown + County Rd - "
(High-School / Middle School) 5) Access to Train St + R+ 105 - " Sidewalks In front of School- Freetown St + Howland Rd. 2) Bedford St (R4.19) from Highland to Tamarac Park, 3) Rt. 79 Portions w/crosswalks 4) Portion of Highland Rd. Rt. 140 to County Rd 5) Rt. 105 Vaught Clear Pond Rd-Cross walk 6) Settlement + R+ 105 - Cross-walk



Municipal 9) Town Hall Fire Dept - combined Do town offices need to be separate? - Feasibility Study for both Town Hall AND Fire Station (CISE Stats from Police Station for baseline)

10) ASSOWOMPSETT Elementary Feasibility Study of + Middle School Combine or Single)

(Currently working on complete revolutions) 11) DPW- active Plan in works 12) Animal Shelter - Improve aesthics + Improvements (parking, visibility)

) Lack of Meeting centers) TED Williams - Loon Pond Lodge can we utilize better?

Lakeville Master Plan - Services Facilities and Transportation Circulation Workshop Comments

June 1, 2019 - 10AM

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





Appendix D *Workshop Photos*



Lakeville Master Plan

Services & Facilities and Transportation & Circulation Public Workshop Saturday - June 1, 2019











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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 s	ee more sidewalks in
hakpoille on clarin	sond rd. specifically.
Your Name: <u>Bachel</u> Moni	z e stephen Moniz
Contact Info: <u>508 SS8-3/6</u>	3
	nesday, July 31, 2019 to either of the following:
Town of Lakeville	SRPEDD
346 Bedford Street	88 Broadway
Lakeville, MA 02347	Taunton, MÁ 02780
c/o Rita Garbitt, Town Administrator	c/o Jed Cornock, Project Manager
rgarbitt@lakevillema.org	jcornock@srpedd.org



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







Comments:



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Facebook page: www.facebook.com/LakevilleMasterPlan

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The Your his Be	ren good to us for the
I was the control of	,
I would like To se	Be more commercial Friendly
Levelopment. Town to	Be more commercial Friendly
To developers AND BUSI.	ness,
Your Name: <u>George Dami</u>	9 to
Contact Info: 3 Court Cir	Lakeville
Please submit all comments by 5 PM on Wedne	esday, July 31, 2019 to either of the following:
Town of Lakeville	SRPEDD
346 Bedford Street	88 Broadway
Lakeville, MA 02347 c/o Rita Garbitt, Town Administrator	Taunton, MA 02780 c/o Jed Cornock, Project Manager
rgarbitt@lakevillema.org	jcornock@srpedd.org







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rep. the property takes.
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July 31, 2019 to either of the following:
SRPEDD
88 Broadway
Taunton, MA 02780 c/o Jed Cornock, Project Manager
jcornock@srpedd.org



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

RECEIVED

JAN 14 2019

SELECTMEN'S OFFICE



 $\textbf{Facebook page:} \underline{www.facebook.com/LakevilleMasterPlan}$







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 guestions?

Comments:

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.

Upgrade or red	ace Five Dept.
- After a very rec	ace Five Dept. ent visit to the five department
	and delapidated carditions.
Exposed tangle of a	sives, lad af Kitchen or cooking
equipment for the	long shifts. The list goes on.
U	
, , , , , , , , , , , , , , , , , , , ,	
Wallette Committee Committ	
	,
Your Name: Bethany A Contact Info: 508-212-9294	Hlen
508-217-0794	
Contact Info: 300-212-9299	
Please submit all comments by 5 PM on Wednes	day, July 31, 2019 to either of the following:
Town of Lakeville	SRPEDD
346 Bedford Street	88 Broadway
Lakeville, MA 02347	Taunton, MA 02780
c/o Rita Garbitt, Town Administrator	c/o Jed Cornock, Project Manager
rgarbitt@lakevillema.org	jcornock@srpedd.org



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

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 $\textbf{Facebook page:} \underline{www.facebook.com/LakevilleMasterPlan}$







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Please submit all comments by 5 PM on Wednesda	y, July 31, 2019 to either of the following:
Town of Lakeville	SRPEDD
346 Bedford Street	88 Broadway
Lakeville, MA 02347	Taunton, MA 02780
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Comments:



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1. Suilders should n	of be allowed to clear cut
acres of land at a time.	. It oreatly affects sandlevel
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a small (15'-25') wood	Sland grove he left between the
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Your Name: J. Rocharz	
Contact Info: jrochorza gmail.	?om
Please submit all comments by 5 PM on Wednesday,	July 31, 2019 to either of the following:
Town of Lakeville	SRPEDD
346 Bedford Street	88 Broadway
Lakeville, MA 02347	Taunton, MA 02780
c/o Rita Garbitt, Town Administrator	c/o Jed Cornock, Project Manager
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Comments:	
I've been concurred.	that some of our busy residential
roads are too narrow fi	v people to safely Billy.
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to see walking space	incorposed into the
Dan. These streets	in particular lead to the
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Kils to safely Walk.	3
Your Name: Cathy Barriga	
Contact Info: 508-243-2613 (atry barriga @ yahoo, com
Please submit all comments by 5 PM on Wednesday,	July 31, 2019 to either of the following:
Town of Lakeville 346 Bedford Street	SRPEDD 88 Broadway
Lakeville, MA 02347	Taunton, MA 02780
c/o Rita Garbitt, Town Administrator rgarbitt@lakevillema.org	c/o Jed Cornock, Project Manager jcornock@srpedd.org
- gararreg rance marvig	Jeomoch@Sipedd.org



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JAN 28 2019

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Comments:	
I would like to see open and revitalizing the commercial	Space preserved, while rebuilding areas in the Main street area.
Your Name: Jesse L. Medford Contact Info: 704-918-6992 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	- <u>Plan</u>







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Comments:	1 d) A 11
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Please submit all comments by 5 PM on Wednesday	y, July 31, 2019 to either of the following:
Town of Lakeville	SRPEDD
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346 Bedford Street	88 Broadway
346 Bedford Street	88 Broadway



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









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Do you have suggestions for the public input process?

Any general questions?

You may also provide input via the project website. Eacebook or omail (see below)

All comments will be collected and added to the public record.	
Comments:	
1. It is PAST time to sell the old Lakeville Hospital property. Per haps	1
the town needs to contract with a professional Town PLAnner or	
commercial R.E. firm to get this \$ drawing land off the town books	\mathcal{A}
- confinercial R.C. Third to get fills & allawing Igha out the lovery books	1 3
2. What does the town plan to do with "The Silver Fox" (old police station) proper	14
We hope this property doesn't remain vacant + on town books for	1
years to come. Again-do we need the aid of professionals to sell-the	10
land QUICKLY to a firm that will pay town taxes?	۳,
undersized lots should be allowed to erect a farage (y no plumbing facilities) on	
Your Name: SUSAN STAGTS the property to reduce multiple "unsightly" sheds pla	æc
contact Info: enosgirla verizon, net	
Please submit all comments by 5 PM on Wednesday, July 31, 2019 to either of the following:	
Town of Lakeville SRPEDD	
346 Bedford Street 88 Broadway	
Lakeville, MA 02347 Taunton, MA 02780	
c/o Rita Garbitt, Town Administrator c/o Jed Cornock, Project Manager	
rgarbitt@lakevillema.org jcornock@srpedd.org	
H. Why hasn't Lakeville completed the "Baseball Field Complex" north of new police Station? Use of those fields might bring a little INCOME to Project website: www.srpedd.org/Lakeville-Master-Plan	
Station? Use of those fields might bring a little INCOME TO	
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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. Ithink Lakeville Residents can do better and Have the Moxie to Raise the Bar so to speak. Your Name: Noelle Rilleau Contact Info: 608 946 6945 torry am 88 @ gmail. Com	Comments:
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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: <u>www.srpedd.org/Lakeville-Master-Plan</u>









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Your Name:	
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Please submit all comments by 5 PM on Wed	nesday, July 31, 2019 to either of the following:
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Town of Lakeville	SRPEDD
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c/o Rita Garbitt, Town Administrator rgarbitt@lakevillema.org	c/o Jed Cornock, Project Manager jcornock@srpedd.org
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Contact Info: Kasborn Comcast	net 781-354-2277
Please submit all comments by 5 PM on Wednesday,	July 31, 2019 to either of the following:
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c/o Rita Garbitt, Town Administrator	c/o Jed Cornock, Project Manager
rgarbitt@lakevillema.org	jcornock@srpedd.org
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Project website: <u>www.srpedd.org/Lakeville-Master</u>	-Plan



Facebook page: <u>www.facebook.com/LakevilleMasterPlan</u>





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MAY 13 2019

LAKEVILLE MASTER PLAN COMMENT CARD

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Do you have suggestions for the public input process?
Any general questions?

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July 31, 2019 to either of the following:
SRPEDD 88 Broadway Taunton, MA 02780 c/o Jed Cornock, Project Manager jcornock@srpedd.org



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Please submit all comments to either of the fo	llowing:
Town of Lakeville	SRPEDD
346 Bedford Street	88 Broadway
Lakeville, MA 02347	Taunton, MA 02780
c/o Maureen Candito, Town Administrator	c/o Jed Cornock, Project Manager
mcandito@lakevillema.org	jcornock@srpedd.org



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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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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, Projec jcornock@srpedd.org	t Manager	



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





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



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Your Name: Hilary Wood
Contact Info: Mail & H. bury Wood PHOTOGrapher. com: 508-946-
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



Comments:

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









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Please submit all comments by 5 PM on Wed	Inesday, July 31, 2019 to either of the following:
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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: Plance Cook	der mod! Lina /gayunge
in zoning that	prevents ungle than
1 gas station u	Vin I mile-
	2
Your Name: Name:	Oreall
Contact Info: Norman Ong	le gualicon
Please submit all comments by 5 PM on Wedneso	day, 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
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Project website: www.srpedd.org/Lakeville-Master-Plan







Lakeville Master Plan

Public Comments

		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
Mike Renzi	mike@starhoo.com	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.
to rtorie.		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
Aaron Burke	email - aburke@aburkelaw.com	implementation.
Pamela Kristofferson	508-946-1490	please consider affordable housing for the elderly in master plan
		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
Tom Connelly	tomlindaconnelly@verizon.net	some of the best road construction I have seen in Lakeville, what needs to be completed for the roads to be accepted?
Term cermieny	terriming a verification	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
Adam Young	adamyoungphd@gmail.com	guide the future of Lakeville. Contact me any time.
, taam roung		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
Jeffrey Rodriquez	rojeff@verizon.net	something needs to be done.
John by Rodriquez		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
	hilaryawood@gmail.com, 508-946-	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
Hilary Wood	2212	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	0007401041	Twasteading your plantarior trinink the old bowning alley/restaurant would be a great place for a mader soe's grocery store. It is better rood and at a fair price:
Moniz	5085583163	We would love to see more sidewalks in Lakeville, on Clear Pond Road specifically
TVIOTTIZ	3003003103	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
George Damato	3 Court Circle Lakeville	businesses.
George Darriato	3 GOULT GILCLE LUNCVIIIC	We would like to see some industries come to Lakeville to keep the property taxes down or even lowered
		Upgrade or replace fire department. After a very recent visit to the fire department I noticed very old and dilapidated conditions. Exposed tangle or wires, lack of kitchen or cooking
Bethany Allen	5082129294	equipment for the long shifts. The list goes on.
Detriarry / tilerr	3002127274	equipment for the long shirts. The list goes on:
		We could benefit from a healthy- food small restaurant (not a National Chain) on the land next to the fire station. Or in the space in Savas Land Mall next to the Winbergs where the
Kathleen Banack		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 Dewings area
Ratificeri bariack		Verizori store was so it overlooks the lake. That land has sacri potential but it has not tapped that. Hospital land heeds to be developed, along with bewings area
	5082432613-	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
Cathy Barriga	cathy_barriga@yahoo.com	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
Jesse E. Mediord	7047100772	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 eaterys. Plus housing that is condusive to age, and one level, handicapped convertable as residents age. Open space for walking.
		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 foesnt remain vacant and 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. Undersized lots should be allowed to erect a garage (with no plumbing
		facilities) on the property to reduce multiple "unsightly" sheds placed here and there and everywhere. 4. Why hasnt Lakeville completed the "Baseball Field Complex" north of the new
Susan Stacts	onocgirl@vorion not	
SUSAIT STACTS	enosgirl@verion.net	police station? Use of those fields might bring a little Income to the town. 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.
		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
Maalla Dillaau	E0004//04E torn/om00@gmail.com	subsidized daycare center would help young families who struggle to meet their monthy bills. I was saddened to hear the new building going up on Main St. is going to house Family
Noelle Rilleau	5089466945 - torryam88@gmail.com	
		Limit vape and pot shops, look for businesses that pay more than mini wage and will help our citizens find work close to home, industry in industrial park, rezone if necessary, limit
		building of new homes
Varan Ocharn	701 254 2277 koshorn@somssst.not	t Mara historical mindflhoss to proson a the rural element of Lakeville. We have a responsibility for consequence and proceed a proson with lights
Karen Osborn	101-304-2211 - KOSDOITI@COMCASL.NEI	More historical mindfllness to preserve the rural element of Lakeville. We have a responsibility for conservation no neon signs, wooden signs with lights

SRPEDD Page 1

Lakeville Master Plan

Public Comments

		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
Arlene N Wood		whatever reason.
Sylvester Zienkiewicz	szinc@comcast.net	interesting discussion of traffic problems
		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
Martha Schroeder		and agricultural.

SRPEDD Page 2

Lakeville Master Plan

Public Comments

		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 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.
	Assawompsett Court- 5089460480	
	nail@hilarywoodphotography.com - 089462212	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
Paula Houle pa	aulahoule@gmail.com	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.
		More affordable housing for seniors. Like Leiseerewoods 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%.
	9	Please consider modifying language in zoning that prevents more than 1 gas station within 1 mile.

SRPEDD Page 3