

# Lakeville

## Open Space and Recreation Plan



2025

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The Lakeville Open Space and Recreation Plan 2025 is an update of the 2012 Plan and was revised by Lakeville's standing Open Space Committee:

Deveny Reis Boyadjian  
Amy Knox  
Lynn Morley  
Joan Gladu Morton  
Elizabeth Nash  
Brian Reynolds  
Robert Wilson  
David Zelonis

with:

Martha "Mike" Schroeder  
Adam Young  
Fred Frodyma

The 2012 Plan was a revision and update of the comprehensive 2001 Lakeville Open Space and Recreation Plan.

Maps prepared by:

SRPEDD  
Massachusetts Geographic Information System, Technology Division within the  
Executive Office for Administration and Finance

Cover photograph: Cranberry Harvest, Joan Gladu Morton

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## **Acknowledgements**

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The Open Space Committee wishes to thank Southeastern Regional Planning and Economic Development District (SRPEDD) for their advice, guidance, and words of encouragement.

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## **Preface**

Since the publishing of the Open Space and Recreation Plan of 2012, Lakeville has experienced many changes. According to Mass Audubon, over 400 acres of land were developed in town between *1999 and 2005*; many of those acres have been developed since 2001, including LeBaron Estates (200+ acres on the site of a gravel and cranberry operation) and Woodland Ridge (100+ acres between Highland Road and Pickens Street). Apartment complexes have opened adjacent to the railroad station. Riverside and Commercial Drives have been developed almost up to the Nemasket River. This development trend continues today.

Changes have occurred in facilities and recreational opportunities for Lakeville's citizens. A senior citizen center and a library were built on the Ted Williams Camp land. In a joint effort between the State and the municipalities involved, Betty's Neck and Tamarack Park became protected Town property and most of the land Taunton and New Bedford own around the ponds for water supply protection was opened to passive recreation.

The Open Space Committee hopes the information and recommendations contained within this 2025 plan will continue to be valid and pertinent for several years. But Lakeville is a dynamic entity within a dynamic world. Some significant changes will affect us.

The flooding in late March and early April of 2010 brought a sense of vulnerability to our shore front communities. It emphasized the environmental risks of such dense development with inadequate septic management, created concern about the water level control in the ponds, and has led to the promise of in-depth studies of the hydrology of the ponds and of the Nemasket River. Hopefully, all the devastation caused will lead to better septic management, to a strong advocacy for a scientifically sound safe-yield of water withdrawn from the ponds, to strong support for sound and well-maintained storm water management and an appreciation for natural buffers of vegetation that help retain storm water, as well as to dedication to the protection of what remains of open space adjacent to our water resources, including the Nemasket River. The 2025 plan presents many wonderful features of the Town and its many problems as well as the related concerns of its citizens. The plan has stated goals, objectives, and actions to deal with many problems and

concerns. Dealing with all of them will be a Herculean task and some will, no doubt, reappear in subsequent plans. We hope many of Lakeville's residents will find something here that resonates strongly and will volunteer their time and skills.

The Town's fiscal constraints are matched on all governmental levels. There is no pot of money; coalitions like the one that gave us Betty's Neck will be much harder to put together. If we want to preserve some of the open space that makes our town what it is, we may have to dig deeper into our own pockets. There is a brief window of opportunity that comes when a property owner decides to remove property from Chapter 61 status. It would be unfortunate to have to say no to saving a treasured view or a wildlife corridor just because we can't act fast enough to purchase open space. The Town would be wise to reserve dedicated funds of its own to purchase open space. In 2022 the town passed approval of the Community Preservation Act (CPA), under which the State is currently matching funds raised by participating towns around 11% - 52%.

As the Town deals with its current challenges and opportunities, its residents need more than ever to be actively involved in its government, by keeping informed, coming to meetings, participating on committees and boards, and considering always the short- and long-term consequences of decisions made and actions taken. Maintaining the character of Lakeville will require some sacrifice of time and resources on the part of all of us.

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## **1. Plan Summary**

The Lakeville Open Space and Recreation Plan presents a course of action to guide the town in achieving its vision for resource protection and recreational opportunity. Lakeville's natural resources, historic structures, and scenic landscapes are among the town's most important assets. Beyond providing a pleasant environment in which to live and work, these resources literally sustain the community by providing clean drinking water, flood control, and other critical "ecosystem services." The unique Assawompset Pond Complex, large blocks of intact woodland, a number of farms, fields, and cranberry bogs scattered throughout town, and a generally rural, scenic environment combine to make our town one of the most beautiful in southeastern Massachusetts. Unfortunately, the character of Lakeville, and that of southeastern Massachusetts in general, is seriously threatened by the unrelenting spread of suburban development. This continues to be a time of very rapid change in our town's physical landscape and the feeling is widely held that the decisions made, as we approach build-out, will shape the future of our hometown.

Public opinion, as expressed through the Open Space Survey and at community meetings, unequivocally supports careful growth management to guard and preserve Lakeville's appearance, character, and natural resources. Residents would also like to maintain the broad spectrum of recreational opportunities we now enjoy. While appropriately sited new commercial and industrial development is seen as contributing to a healthy tax base, additional residential housing is viewed by most as a stress on the town's natural, cultural, and fiscal resources.

The condition and availability of Lakeville's water resources is of particular concern to many Lakeville residents despite the dominance of the huge pond complex across our landscape. Controversial state regulation has resulted in the allocation of the ponds' safe yield to surrounding cities. Hence, we are almost exclusively dependent on individual groundwater wells and the lack of a centralized municipal source increases the challenge of groundwater protection. Strong water resource protection to guard the quality of both ground and surface water supplies is of critical importance in ensuring a safe and affordable water supply for Lakeville and the larger region.

Through the open space planning process, the Open Space Committee has reviewed those areas identified in the 2012 Open Space and Recreation Plan that make the most critical contributions to Lakeville's essential character. Our citizens have already shown support for fee simple land acquisition by the town and hopefully will continue to do so, particularly as state or federal matching funds become available. Agricultural Preservation Restrictions and Conservation Restrictions, purchase of development rights, and zoning revisions are additional tools for preservation, especially if pursued in cooperation with our neighboring communities. The town has voted to adopt the Community Preservation Act that will enable the town to apply for grants and funding for open space protection.

Effective implementation of the Lakeville Open Space and Recreation Plan depends on the support and cooperation of all our town departments, boards, commissions, and committees, as well as the general public. The 2012 Open Space and Recreation Plan set an ambitious and challenging agenda and much has been accomplished since that Plan's inception. Now, we must continue the work set forth in the 2012 Plan. In light of the current financial difficulties facing Lakeville, implementation of the 2025 Plan will be even more challenging and more crucial if we truly want to protect our natural, cultural and recreational resources, and maintain the rural character and natural beauty that makes Lakeville a desirable place to live.

## **2. Introduction**

### **A. Statement of Purpose**

This Plan has been prepared as part of a larger effort to update Lakeville's 2030 Master Plan and the 2012 Open Space and Recreation Plan. Our current Plan builds on those Plans to provide the framework needed to balance the pressures of growth and development with the critical need for resource protection. Approval and adoption of the 2025 Open Space and Recreation Plan will enable Lakeville to apply for state funding for land protection. Moreover, it is our hope that this Plan will be used as a reference document, a collection of information outlining the natural and cultural history that makes our town such an extraordinary place.

### **B. Planning Process and Public Participation**

The Lakeville Open Space Committee started the planning process in the fall of 2019 and has worked to involve the community in the planning process. The Committee posted the Open Space and Recreation Survey for Lakeville on the Town's web site in the summer of 2020. Announcements were distributed in various town facilities explaining how to access the Survey on the Town's website. The Survey was designed to help the Committee members understand how residents feel about open space and recreation and to determine if there had been a shift in opinions since the 2012 plan.

Effective implementation of the Lakeville Open Space and Recreation Plan depends on the support and cooperation of all our town departments, boards, and commissions, as well as the general public. The town has before it an ambitious and challenging agenda -- to carefully guide development for the town's long-term benefit.

### **3. Community Setting**

#### **A. Regional Context**

Lakeville is an inland rural/suburban town on the extreme western edge of Plymouth County. As shown in Map 1, Lakeville is bordered by Middleborough on the north and east, Freetown and Rochester on the south, and Berkley and Taunton on the west. Lakeville lies mostly within the Taunton River Basin, a flat to gently rolling lowland, where the coastal plain grades into the interior upland hills. An exceedingly small portion of Lakeville is in the Buzzards Bay Watershed. It is in the Southeastern Regional Planning and Economic Development District (SRPEDD).

Lakeville is located about 40 miles south of Boston, 20 miles west of Plymouth, 30 miles east of Providence, and 15 miles from Brockton, Fall River, and New Bedford. Taunton is our immediate neighbor to the west. The proximity of all these cities has played a role in the development of Lakeville, especially with the significant expansion of transportation infrastructure over the last 50 years. Interstate Route 495, together with a dense network of state highways including Routes 24, 140, 44, 18 and 105, and the MBTA commuter rail station make Lakeville easily accessible to all of southeastern Massachusetts, Boston, and Cape Cod. As part of the extension of MBTA rail service to New Bedford and Fall River, the station currently located in Lakeville has been relocated to Middleborough over a mile away, potentially with shuttle bus service provided from the Lakeville site.

Reintroduction of commuter rail service to Fall River and New Bedford and the planned upgrading of Route 24 to interstate standards, as well as the high demand for rural/suburban housing, will lead to considerable additional growth in Lakeville. Rapid growth is occurring in other towns in southeastern Massachusetts, but for decades Lakeville has consistently numbered among the fastest growing. While Lakeville grew substantially in the 1990's, the growth rate had slowed in the last two decades. Despite this, Lakeville grew at a rate of 8.7% between 2010-2020, above the rate for both Plymouth County and the Commonwealth. If Lakeville values its rural character, increasingly rare in the region, and its still abundant natural and cultural resources it will need to take steps to preserve them.

**Legend:**

- Town Boundary
- Taunton Watershed
- RI\_AdjacentTowns
- MA\_Towns
- OCEANMASK\_POLY

**Towns shown on map:** DEDHAM, BOSTON, MILTON, QUINCY, COHASSET, HINGHAM, SCITUATE, NORWOOD, CANTON, RANDOLPH, BRAintree, WEYMOUTH, NORWELL, MARSHFIELD, STOKES, ABINGTON, ROCKLAND, HANOVER, PEMBROKE, DUXBURY, WRENTHAM, FOXBOROUGH, BROCKTON, WHITMAN, EAST BRIDGEWATER, HALIFAX, KINGSTON, PLYMOUTH, NORTH ATTLEBOROUGH, ATTLEBORO, NORTON, BRIDGEWATER, PLYMPTON, REHOBOTH, SEEKONK, DIGHTON, BERKLEY, LAKEVILLE, FREETOWN, MIDDLEBOROUGH, CARVER, WAREHAM, ROCHESTER, SWANSEA, SOMERSET, ALL RIVER, DARTMOUTH, NEW BEDFORD, WESTPORT.

**Taunton Watershed**

**Lakeville**

**Scale:** 0 2 4 8 Miles

**Description:** June 2022: Maps produced by SRPEDD are for the sole purpose of aiding regional planning decisions and are not warranted for any other use. This map is not intended for engineering, legal, or survey purposes. Source: MassGIS, MassDOT, and Town of Lakeville

Most notably, Lakeville is rich in water resources. It is especially renowned for its beautiful and relatively undeveloped Great Ponds, also known as the Assawompset Pond Complex or APC.

Assawompset Pond is the largest natural freshwater lake in the Commonwealth. Pocksha, Great Quittacas, Little Quittacas, and Long Pond complete this unique inland water source. Long Pond offers full recreational opportunities. Assawompset and Pocksha offer limited water access, while Great Quittacas and Little Quittacas have no water access. The Assawompset Pond Complex is the public water supply for the cities of New Bedford and Taunton.

The cities of Taunton and New Bedford own over 800 acres of land surrounding Assawompset, Pocksha, Elders and the Quittacas Ponds in Lakeville, as well as considerable area bordering on the Ponds in neighboring towns. These holdings have protected a great deal of shoreline and buffer land, forestalled development, retained visual assets, and preserved valuable habitat.

Although located in part in the neighboring towns of Middleborough, Freetown, and Rochester, most of the Assawompset Pond Complex falls within the borders of Lakeville, having serious implications for our town regarding growth, groundwater extraction, wastewater treatment within the ground and surface water-shed boundaries of the water supply ponds.

Despite the pond's location within Lakeville, the Town had not been permitted by the Massachusetts Department of Environmental Protection to withdraw surface water. But, because of the 2002 purchase of Betty's Neck (see below), Lakeville is now entitled to one million gallons per day (gpd) from New Bedford's water allotment. Lakeville's water supply comes primarily from individual or small community groundwater wells, with a number of exceptions including for the Great Ponds Industrial Park at the intersection of Routes 79 & 18, private residences and businesses along Harding, Precinct, and Main Streets, and Lakeville's Senior Center, Public Library, and Assawompset School, which are tied into the Taunton or Middleborough distribution systems. Please refer to the Water Resources section for more detail.

In 2002, through a joint effort of state and local governments, nonprofit organizations, and private parties, 477 acres of land in Lakeville on Assawompset and Pocksha Ponds were permanently protected. This includes Betty's Neck and 328 acres now owned by the Town of Lakeville. Betty's Neck and 149 acres in private ownership are protected by Conservation Restrictions (CR). After the purchase of Betty's Neck, a major portion of the 4,000-acre Assawompset Pond Complex was opened to the public for passive recreation, and one million gallons of water per day (gallons per day) was allotted to Lakeville. Availability of sufficient water and water pressure is a critical issue for priority development areas in the northern sections of town. To resolve this issue the Town built a water tower, which it subsequently sold to the city of Taunton.

The undeveloped shorelines of the Great Ponds are our most significant scenic resource. Other scenic views and vistas abound in Lakeville, as outlined in Section 4. The Great Ponds are also a significant biological resource. They support a wide variety of plants and animals, many of which are indicators of high quality, largely undisturbed habitats. For example, in 1993 the first pair of American Bald Eagles to nest in southeastern Massachusetts since 1909 was found in Lakeville. Since that time, numerous offspring have been produced, making the Great Ponds one of the most productive Bald Eagle nesting sites in the state. Other biological resources are detailed in Section 4.

## **B. History of the Community**

The Lakeville area contains evidence of some of the oldest Native American settlements in Massachusetts. The Taunton River basin is one of the best-known areas for Native American archaeological sites in southeastern New England, with an average density of 3-4 sites every 10 square miles — one of the highest densities in Massachusetts. The Massachusetts Historical Commission (MHC) considers the Assawompset Pond Complex, likely due to its plentiful supply of fish and connections to various canoe routes, the most significant archaeological site in southeastern Massachusetts, providing evidence of up to 9,000 years of continuous habitation by native populations. It contains a uniquely complex Paleo-Indian site (12,000-9,000 years B.P.), as well as numerous Archaic sites (9,000-2,000 B.P.), that are remarkable for their size, diversity and quantities of materials, and internal complexity. Construction in the vicinity of the

Lakeville MBTA station near the Nemasket River yielded significant archaeological information.

The Pokanoket, later known as part of the Wampanoag Federation, population of southeastern Massachusetts is estimated to have been more than 10,000 in the late 1500's. After three devastating epidemics, one believed to have been smallpox, this population was reduced by over 90%. When the English arrived in 1620, Massasoit Ossamequin (Massasoit is an Indian word meaning grand sachem, Ossamequin translates to Yellow Feather) granted them land once held by his Patuxet band for their plantation. The Patuxet had been completely wiped out by disease, except for Squanto; he had been thought to be a captive in England during this time. Ossamequin died circa 1660. His two sons, first Wamsutta (Alexander), followed by Metacomet (King Philip), succeeded him. Metacomet was Grand Sachem, or Massasoit, of the Wampanoag Federation from 1662 until his death in August of 1676, which ended King Philip's War.

Ossamequin's daughter Amie married Tispaquin, known as the Black Sachem of the Assawompset band of the Wampanoag Federation. In 1673, two years prior to King Philip's War, Tispaquin deeded in English style several parcels of land to other natives, including a 500-acre parcel to Asseweto, daughter of John Sassamon. Sassamon, an educated "praying Indian," served as secretary and interpreter to Metacomet. It is recorded that Sassamon betrayed Metacomet's trust by informing the English of his preparation for war. Sassamon's death and the subsequent trial of the natives accused of murdering him are considered to be among the many incidents that led to King Philip's War. Tispaquin fought alongside Metacomet in the war and his men battled Captain Benjamin Church at various sites around the Great Ponds. Church was able to capture Tispaquin's wife and other band members. Church promised Tispaquin that if he surrendered, his life and those of his family would be spared. Much to Church's dismay, after Tispaquin turned himself in at Plymouth, he was put on trial, convicted, and publicly executed.

After the war, Wampanoag occupation in what is now Lakeville lingered for an unusually long period, particularly on the parcel deeded to Asseweto, which became known as Betty's Neck. Asseweto, whose English name was Betty, reportedly devised this parcel to her daughter Mercy

Felix. Mercy was the wife of Tispaquin's grandson Benjamin Tispaquin. The last of Massasoit Ossamequin and Tispaquin's recognized direct descendants to live at Betty's Neck were Teewaleema, who was born 1836 in North Abington and died in 1919 at Betty's Neck, and Wootonekanuske, who was born in 1848 and died at the home of a friend in Middleborough in 1930.

Present-day Lakeville, until 1853 a part of Middleborough, is comprised of six original Indian purchases and one land grant given by the colonial General Court at Plymouth in 1680. The first of these purchases was made in 1666. The last, and by far the largest at 41.2 sq. miles, known as the Sixteen Shilling Purchase, was completed in 1675, less than a month before the outbreak of King Philip's War. The price paid was £33 or 16 shillings per square mile. Nearly half of this purchase, what is now East Freetown, was resold by Plymouth Colony to Tiverton c. 1680. English settlement of the Sixteen Shilling Purchase could not take place until the land was surveyed by Middleborough. This was a slow and tedious process that would not be completed until 1716. The Sixteen Shilling Purchase did not include Tispaquin's Assawompset Neck, which remained in Wampanoag hands until it was granted to Middleborough in 1680 as partial reparation for war damages. The lands deeded by Tispaquin in 1673 were not part of the reparation for war damages, nor was the land that included the Royal Wampanoag Cemetery. The Royal Wampanoag Cemetery on Route 105 was accepted on November 11, 1975 for inclusion in the National Register of Historic Places.

Middleborough had been incorporated in 1669 and just seven years later was completely obliterated in King Philip's War. Recovery was slow. Even in 1680 Middleborough remained essentially bankrupt as a result of the War. At this same time, Taunton, due to its previous, long-standing, more symbiotic relationship with the Wampanoag, had fared far better and was already again rapidly growing. One of its wealthiest and most influential citizens, John Richmond, arranged with Middleborough for the survey (and subsequent purchase by several of his children) of four very large lots along today's Taunton Street, near Poquoy Brook. Richmond's second-eldest daughter, Susanna, married James Reed in 1683 and, c.1685, they built and moved into their new home, the first dwelling in what is now Lakeville. By 1695, a number of Richmond's other children had established at least five new homesteads on lots nearby.

Between 1695 and 1705 several others, again mostly Taunton people, built dwellings along present day Route 79 in the Precinct Village area, while during the same period, three or four others from Middleborough and Plymouth built out along the Dartmouth Path, now Main St., as far south as the current site of Lakeville's Historic Town House. These included Robert Sprout's original farmhouse, erected c.1697, probably on the site of the new Lakeville Library, and Nathaniel Southworth's dwelling, built c.1701, across Main St. from Staples Shore Road.

Between 1709 and 1714, at least six dwellings were built in far western Middleborough along present-day Pierce Avenue. These dissenting settlers were Quakers, the Booths and Peirces of Scituate/Marshfield, who joined already existing Quaker Meetings in nearby communities to the south. During this same period, a number of other Middleborough/Plymouth-based families established several additional homesteads along the Dartmouth Path, with Thomas Nelson settling at Assawompset Neck c.1714.

In 1716, Jacob Tomson finally completed his survey of the last undivided portion of the Sixteen Shilling Purchase which laid in Middleborough. This opened the remainder, about one-half of present-day Lakeville, to settlement. From this time on, most newcomers joined one of the communities mentioned above and, rather quickly, new homesteads spread out along the roads and paths that connected the original settlements.

As far back as the early 1700's residents of western Middleborough, unsuccessfully, tried to secede from Middleborough proper. A great number of the first settlers in this area came from Taunton and Scituate, which fostered development independent from Middleborough. Also, because of different religious beliefs, these early settlers distanced themselves from the Middleborough church and community. Finally, in 1853, the Town of Lakeville was incorporated. Its first census counted 1,188 people.

Early settlers availed themselves of the extensive forests for lumber and fuel. The fertile soils were excellent for raising crops. In the eighteenth century, abundant lake and bog ore were discovered. Assawompset Pond ore was considered prime and as much as 500 tons a year were

taken from this one pond alone. In the nineteenth century, the local economy continued to expand, with the establishment of a wide variety of industries. In the late 1830s, a rail link was established between Boston and New Bedford via Taunton and Middleborough (Lakeville), but rail access failed to spur additional industrial growth in this area as it had in other Southeastern Massachusetts towns. The Town's economic base remained firmly rooted in agriculture. In 1865, there were 170 farms in Lakeville.

In the mid-to late 19th century, Lakeville saw the development of a significant tourist and recreation industry. Renowned inns like the Sampson Tavern and the Lakeview House, also known as Linden Lodge, and the summer cottage communities that lined the shores of the Great Ponds drew many visitors to Lakeville, at times nearly doubling the Town's population. For fifty cents one could take a steamboat excursion from Wareham Street in Middleborough to Stony Point at Nelson Grove, Lake View and Sears Grove for picnicking, dancing, or libations at one of the Inns. These excursions stopped in 1895 when Taunton erected a gatehouse at the head of the Nemasket River. The New Bedford, Middleboro and Brockton Railway was built in 1898 and shortly afterwards trolleys on their way between Brockton and New Bedford ran through Lakeville by the shores of Assawompset and Long Ponds. As a way of promoting this service, the rail company-maintained Lakeside Park, a popular site for dancing and picnic outings. The Fall River Line set up Grove Park on the Myricks/Lakeville town line, with a large two-story hall, the upper floor for dancing and a cookhouse on the lower floor that was large enough to prepare clambakes for about a thousand people. But all of this was not enough to keep Lakeville's tourist industry alive. In 1875 a series of water-taking acts had been passed allowing the cities of Taunton, Fall River and New Bedford rights to take water. In 1892 the State approved the taking of water from the Great Ponds. The taking of this water greatly diminished the recreational and development potential of the Great Ponds and their shores, while allowing them to become our most cherished scenic feature.

With growth of the town's population during the 20th century, Lakeville saw a steady increase in the construction of both public and private buildings. Our large minimum lot size, 70,000 square feet, was enacted in 1972 to protect ground water quality, as most residents rely on private wells and on-site septic systems. Until about 1980, most of the private home construction in the town

occurred along previously existing roadways. Since then, Lakeville has seen the steady subdivision of its more rural areas. In 1997, the Massachusetts Bay Transit Authority reinstated commuter rail operations between Boston and Middleborough/Lakeville. The re-establishment of commuter rail lines between Taunton, New Bedford, Fall River, and Boston is currently underway. This expansion will extend the Middleboro/Lakeville Line to serve these cities. A new station has been built in Middleborough, replacing the current station in Lakeville. The trains to New Bedford and Fall River will run through the Assonet Cedar Swamp, a significant biological resource in Lakeville.

Presently, accessibility, rural character, and natural beauty make Lakeville a very desirable community in which to live. Our new Town Public Library opened in 2005 at the intersection of Precinct Street, Routes 105 and 18, reinforcing this intersection as Lakeville's Town Center. Building lots which pass percolation tests are extremely valuable and in great demand. Lakeville sharply feels the effects of its increasing population, which is changing the character of the town and its need for preserved open space.

## **C. Population Characteristics**

### ***1. General***

To plan properly for the town's future open space needs, the size, density, age, and composition of the population must be considered. Data from the 2020 U. S. Census database has been used to prepare this section.

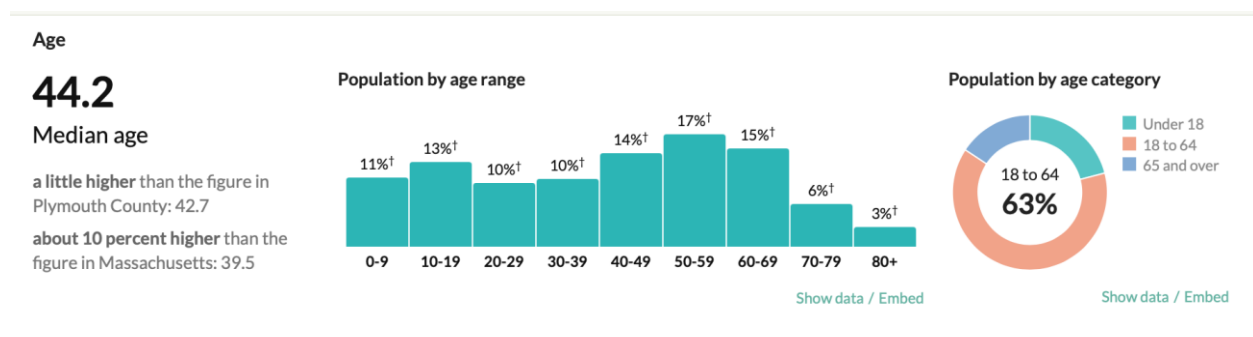
The table below shows the change in population of Lakeville over the past 10 years. On average the population of Lakeville increases by approximately 1.0% per year.

**Table 1. Lakeville's Population by Year**

| Lakeville Population by Year |            |        |                    | Show Sources |
|------------------------------|------------|--------|--------------------|--------------|
| Year ▼                       | Population | Growth | Annual Growth Rate |              |
| 2021                         | 11,829     | 134    | 1.15%              |              |
| 2020                         | 11,695     | 134    | 1.16%              |              |
| 2019                         | 11,561     | 134    | 1.17%              |              |
| 2018                         | 11,427     | -6     | -0.05%             |              |
| 2017                         | 11,433     | 154    | 1.37%              |              |
| 2016                         | 11,279     | 76     | 0.68%              |              |
| 2015                         | 11,203     | 48     | 0.43%              |              |
| 2014                         | 11,155     | 28     | 0.25%              |              |
| 2013                         | 11,127     | 267    | 2.46%              |              |
| 2012                         | 10,860     | 86     | 0.80%              |              |
| 2011                         | 10,774     | 50     | 0.47%              |              |
| 2010                         | 10,724     |        | 0.00%              |              |

As our population increases, there will be an increased demand for developable land, with concomitant threats to our sensitive conservation areas. Population data from the 1990's to the 2020's have shown the median age of Lakeville's population increased from 38 to 44 years. The 2020 census data shows the median age to be 44 years. This may be an indication that Lakeville's population is getting older.

**Table 2. Population by Age Range**



This correlates with the fact that the school enrollment has decreased from 1750 students in 2012 to 1506 students in 2021. Whether this is an indication that people in Lakeville are having fewer children or that fewer people of child-bearing age are moving into Lakeville remains to be seen.

The education level of the residents of Lakeville for both high school and Bachelors Degrees is above the average of Plymouth County and that of the state in general.

**Table 3. Lakeville Residents School Enrollment**

| Calendar Year | Total Number of Students |
|---------------|--------------------------|
| 2012          | 1750                     |
| 2013          | 1713                     |
| 2014          | 1604                     |
| 2015          | 1597                     |
| 2016          | 1525                     |
| 2017          | 1550                     |
| 2018          | 1544                     |
| 2019          | 1580                     |
| 2020          | 1481                     |
| 2021          | 1506                     |

**Table 4. Educational Attainment**

#### Educational attainment

**95.3%**

High school grad or higher

a little higher than the rate in  
Plymouth County: 92.9%

a little higher than the rate in  
Massachusetts: 90.8%

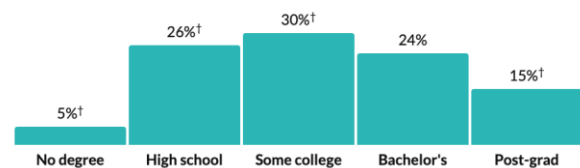
**39.2%**

Bachelor's degree or higher

a little higher than the rate in  
Plymouth County: 37.6%

about 90 percent of the rate in  
Massachusetts: 43.7%

#### Population by highest level of education



\* Universe: Population 25 years and over

[Show data / Embed](#)

New housing starts in Lakeville have averaged 27 building permits per year from 2012 through 2018. Additional permits were granted in 2016 for 32 duplex and townhouses and 2018 for 25 duplex and townhouses. These reflect the continued building of the LeBaron Estates complex. Occupancy permits led building permits each year at an average of 32 occupancy permits per year as housing is generally completed quicker than tenants occupy the residences. The LeBaron Estates complex represents the largest single development in Lakeville and represents a challenge to conservation efforts to provide recreational facilities for these new residents. The number of new housing units reached 105 in 2021.

As the Town continues to grow, whether more slowly or faster, development replaces the forests, fields, and farms that have provided us with rural amenities, such as clean air, pure water, scenic vistas, and abundant wildlife. Maintaining these amenities will require carefully planned growth and widespread commitment to open space protection using a variety of preservation tools. Conservation land needs are discussed in Section 7.

## ***2. Environmental Justice Populations (EJ)***

Lakeville currently does not have any EJ populations. EJ populations are determined by identifying all census block groups that meet any of the following criteria:

Households earning 65% or less of the statewide median household income

25% or more of the residents belong to a minority group or are foreign-born

25% or more of residents lack English proficiency

### 3. Housing Values

The assessed value of the average single-family home in Lakeville has changed from \$160,000 in 1990, \$347,841 in 2009, \$306,535 in 2010, to \$371,300 in 2020, and \$428,600 in 2021. The assessed value of a property represents an estimate of how much a property, including lot, would sell for if on the market. 2024 is currently seeing a rise in housing values. This graph also shows that more expensive homes represent the largest increase in house values in Lakeville.

**Table 5. New Construction**

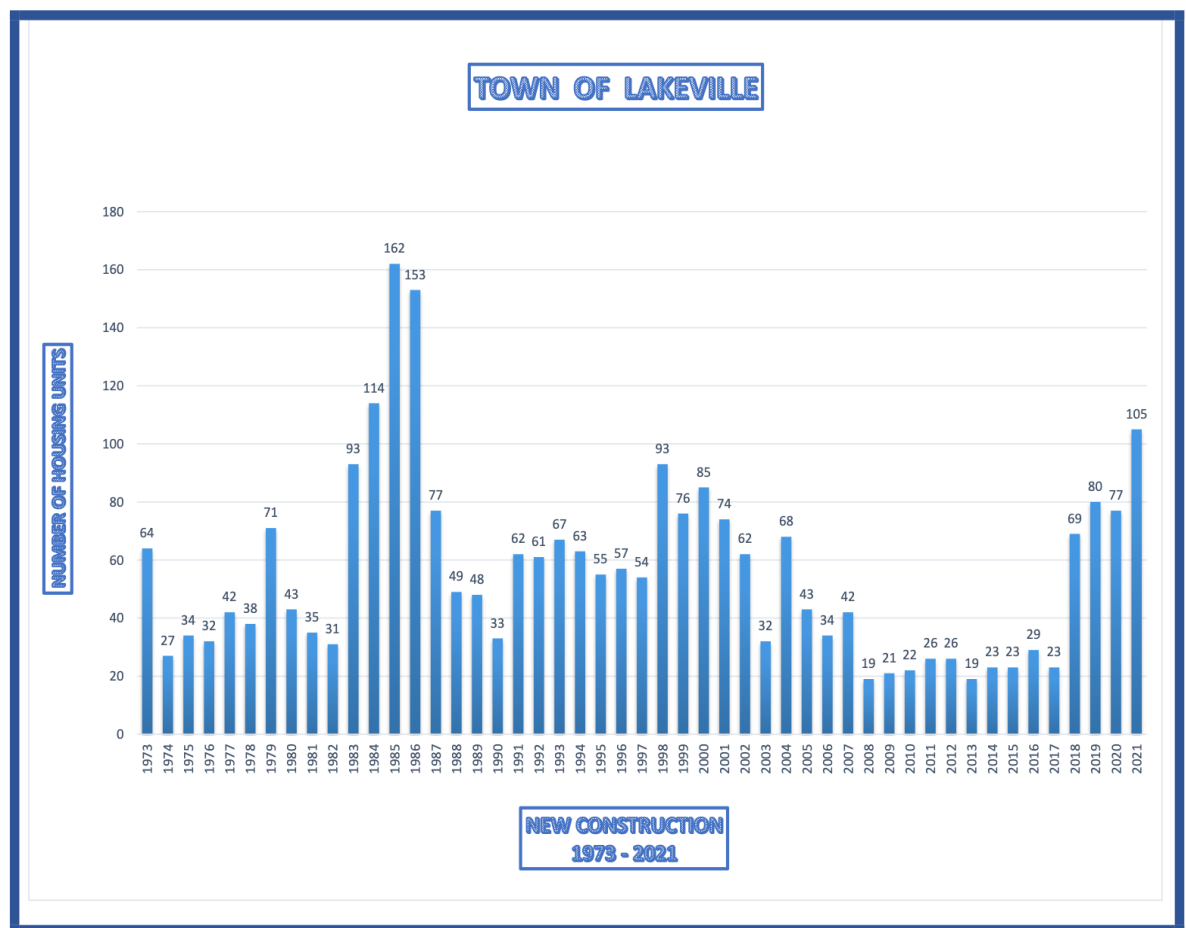
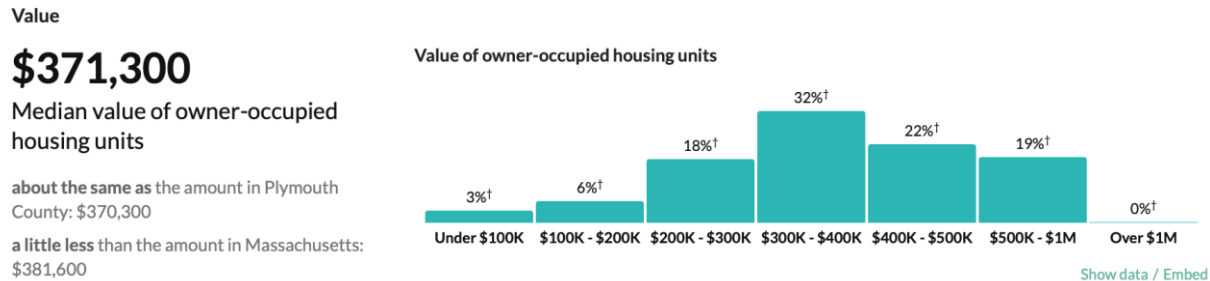
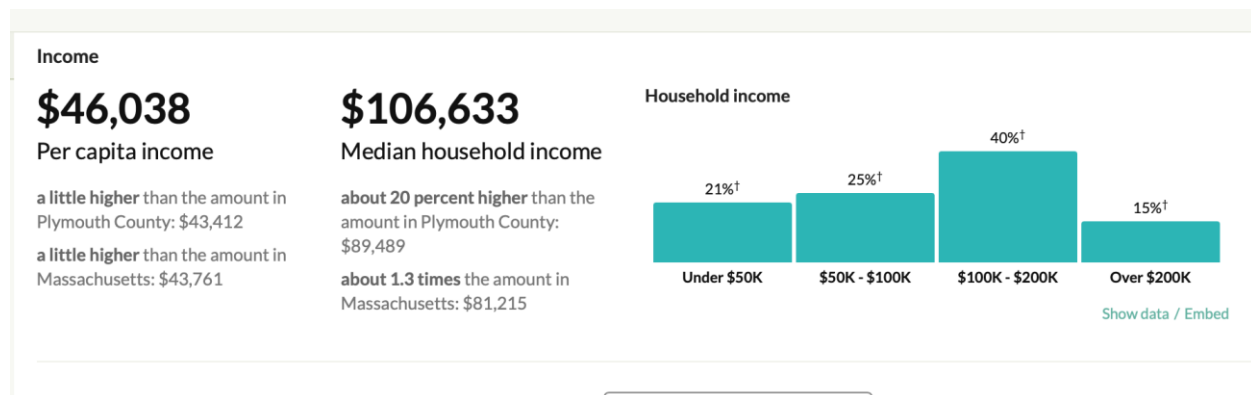


**Table 6. Value of Owner-Occupied Housing Units**



#### 4. Income Distribution

**Table 7. Household Income**



As the figures clearly show, most of the new homes built in the recent decades were geared to higher-income families and that trend appears to be continuing as 70,000 square-foot building lots add appreciable value to a new home. With transportation access afforded by the commuter rail, prospective homebuyers employed in Boston, where wages are higher than in Bristol or Plymouth Counties, will likely continue to be attracted to Lakeville. Average travel time to work for Lakeville residencies is 35.6 minutes, an indication that much of the labor force travels to the Boston area for employment. The Lakeville Master Plan 2030 envisions pockets of mixed

residential/commercial use development which would balance that trend with smaller more affordable dwellings.

## ***5. Local Employers/Work Force***

Massachusetts Executive Office of Labor and Workforce Development Division of Unemployment Assistance lists Lakeville's March 2021 labor force at 6,602. The Town's over 1,180 employers range from small offices with 2 to 3 employees to Ocean Spray with over 500 workers employed. The Town has an unemployment rate at 6.8%. Unemployment is down from a high of 10.9% in February 2010, but still above the 5.3% unemployment rate of 2008.

## ***D. Growth and Development Patterns***

### ***1. Patterns and Trends***

The area of Middleborough now known as Lakeville was originally settled in the 1680's by the Richmond/Reed family of Taunton. This settlement was on a Native American path that connected Middleborough and Taunton. In 1709, the Pierce and Booth families, Quakers from Scituate, settled the Beechwoods area in the most southwestern section of Middleborough. This area grew much more rapidly than Middleborough proper in both population and wealth. As the result of a failed attempt to partition Middleborough in 1718, this area became the Western Precinct of Middleborough. In 1853, after many attempts, Lakeville finally separated from Middleborough.

As a result of being a part of Middleborough for so long, Lakeville did not develop a town center. What was to have been the town center in Precinct Village just did not happen. Instead, development took place along the once Native American Paths/roadways and clustered at various intersections throughout the Town. Early on, Lakeville became a summer getaway destination for residents of Middleborough, Taunton and even Boston, many with summer homes around the ponds. Fertile soils allowed the Town to develop a large agricultural base through the first half of

the 20th century. The first and the second Agricultural Preservation Restrictions in the Commonwealth are in Lakeville.

Approximately 5% of Lakeville is watershed land of the cities of New Bedford and Taunton. This public land provides Lakeville with our most spectacular views, natural resources, and recreation opportunities. This land protects the drinking water supply for a quarter million people in southeast Massachusetts. This land has been removed from the tax rolls and protected from development. Most of the shoreline of the Lakeville ponds is controlled and recreational water use is restricted, thus eliminating the potential for resort or high-value residential development. It should be noted, however, that following the bankruptcy of Island Terrace Nursing Home, which had occupied the site for a long time, a condo development of 66 units has been constructed at Betty's Neck.

#### ***a. Development Trends***

Before 1950, residential development was slow and evenly distributed across the town. Many farms, some of which were sizable, remained. Several zoning and assessment changes then began to make it increasingly expensive to maintain farmland, particularly if not being used for commercial agricultural purposes. Over the recent years, our farms have been steadily broken up into subdivisions as farming has become less economically viable; areas of forest have also been subdivided for residential development.

In the 1940's and 1950's, Lakeville was host to many seasonal residents, most of whom maintained shorefront cottages on the Great Ponds, although some owned mid-sized farms scattered about the town. In recent years, a number of these farms have been developed. More importantly, seasonal shore-side cottages have been converted to year-round use on a scale which rivals annual new construction in Lakeville. Conversion has led to septic and water problems in some lakeside communities, as the lot sizes of these former summer homes are often inadequate to properly filter wastewater.

Recognizing that Lakeville had no immediate prospects for municipal water or sewer, in 1972 Lakeville voted to increase the residential lot size to 70,000 sq ft (1.7 acres) to protect groundwater quality. This action had the effect of slowing development, but has also increased the cost of buildable lots, affecting the town's demographics.

Lakeville's road patterns were inherited from the Native Americans. Our later and larger roads are a direct result of our geographic situation between Boston and Cape Cod, a popular destination of the city folk. From the beginning, development occurred where there was road access. Some building and development also occurred in the vicinity of the newly provided rail access in the 19th century but was increasingly dispersed as the rail system became less used. The renewed importance of railways and the commuter rail, with its easy access to Boston, brought a new surge in development.

The '80's and '90's saw unprecedented growth not only in Lakeville, but also in Southeastern Massachusetts as a whole. In the early 2000's growth slowed, but by the 2020's it has picked up considerably, putting development pressure on remaining open space. Against this backdrop of regional growth, an additional pressure continued on farming. Cranberry growers historically maintain sizable upland buffers around the working bogs. When over-supply of the berries brings the price down, many growers face the necessity to sell valuable upland for development.

#### ***b. Current State of Development***

Lakeville gives the appearance of being dominated by an open landscape, primarily because of the views over the Great Ponds driving through town on Route 105. This is still a popular destination for residents of surrounding areas on a Sunday afternoon. Open water occurs over nearly 18% of Lakeville's total area (Costello, 2001), largely accounting for this effect. The undeveloped appearance is further enhanced by protected land surrounding the Assawompset Pond Complex that is visible especially from Route 105; our two Agricultural Preservation Restrictions, one visible from Routes 105 and 18, the other on Highland Road; and numerous other farms, as well as privately owned forested pieces.

Current land use is as follows: 2% Industrial, 3.7% Mixed, 4.2% Agricultural/Horticultural, 5.6% Open Space and Recreational, 5.7% Apartment, 10.8% vacant land, 33% Residential, 35% Institutional. Although there is currently no reliable means to calculate the town-wide area of wetland on already developed lots, about 2,400 acres, or roughly 12.7% of Lakeville's land area, is unprotected wetland unsuitable for development. Excluding wetlands, as shown on the Wetlands Conservancy maps, and judging from acreage in Chapter 61, 6,959.16 acres in Lakeville remain vacant. Some of this acreage may have soil or geologic conditions that limit development; however, when the sale price of building lots gets high enough, expensive wastewater treatment systems can overcome these limitations.

During the 2000's, development in Lakeville appeared to be generally of three types: large dwellings in new, upscale developments, rebuilding on significantly undersized properties; and emergence of the 40B affordable housing developments. "Raze and raise" projects have occurred on tiny waterfront properties – owners have razed small seasonal cottages, replacing them with substantially larger year-round dwellings.

Of the 4,624 occupied housing units in Lakeville, 84.1% are owner-occupied, while 15.1% have renters living in them. Meanwhile, properties bought with mortgages account for 71.7% of the units, and the median value of a home with a mortgage is \$428,600. In general, median housing costs reach \$2,361 per month for a house with a mortgage and \$816 per month for a house with no mortgage. Medium gross rent in Lakeville is \$1,683 per month.

Lakeville received its first 40B petition in 2003 with new ones being constructed almost yearly due to the Town not having the required 10% affordable housing according to State standards. 53 occupancy permits for 40 B (or 40 R) units were granted in 2019, 67 in 2020, and 83 in 2021. These were in LeBaron Estates on Route 79, Old Field Way on Route 79, and the projects on Riverside and Commercial Drives. One 40B petition, the apartment complex Kensington Court, at the Lakeville/Middleboro commuter rail station, was converted to a 40R Smart Growth project. Another 40 R project has been built on a portion of Riverside Drive that had been laid out for commercial development in the late 1990's. 40R Smart Growth projects were created by the Smart Growth Zoning Overlay District in 2004, intended to encourage development near transit

stations and allow for mixed-use development that includes dense residential housing with a high percentage of affordable units and commercial/retail space.

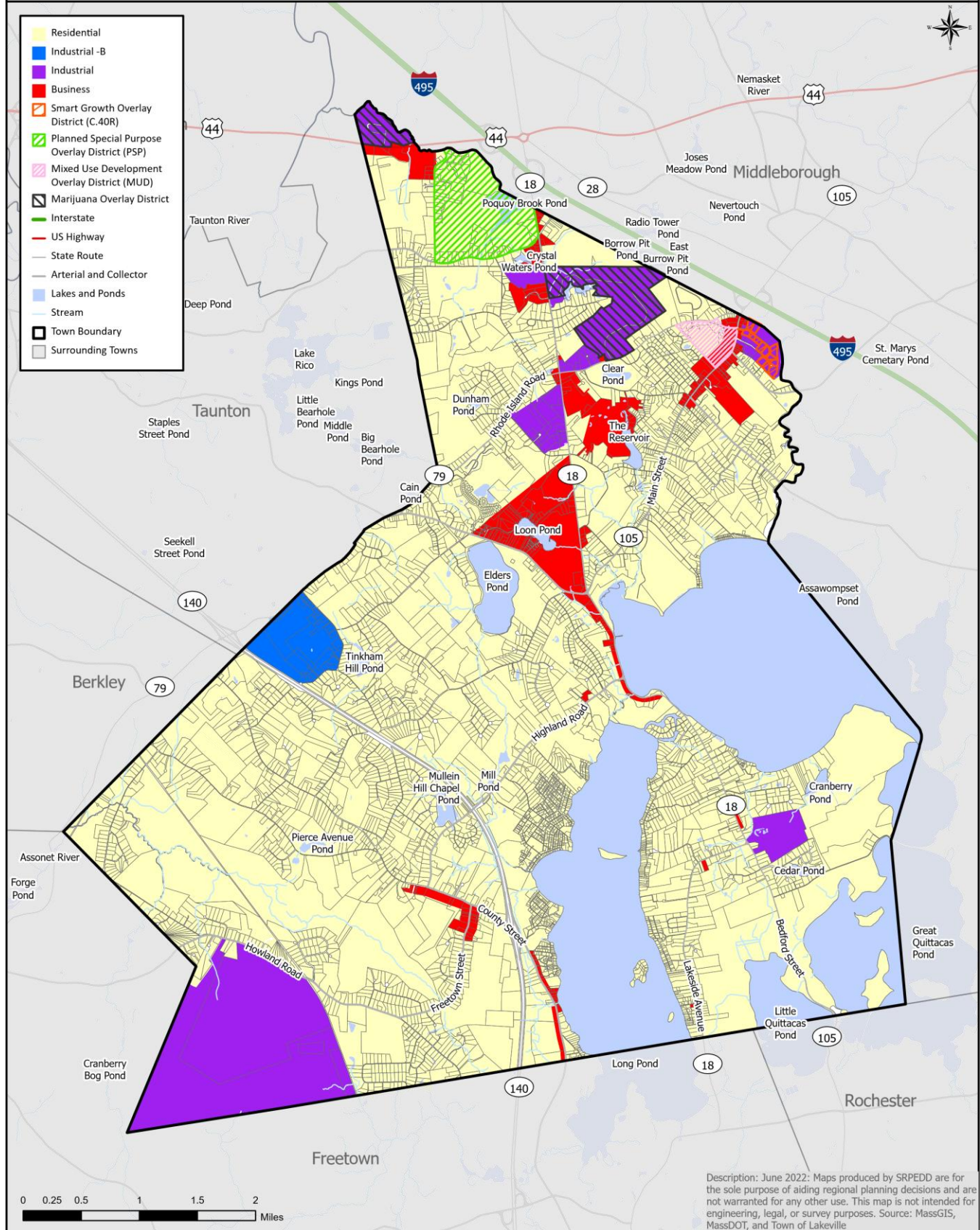
Along Route 105, various new businesses have recently sprung up. On the site of the former Lakeville Hospital, zoned for mixed use, a new funeral home and a storage facility have been built. Plans for the remainder of the hospital property have not yet been determined.

### ***c. Current Zoning***

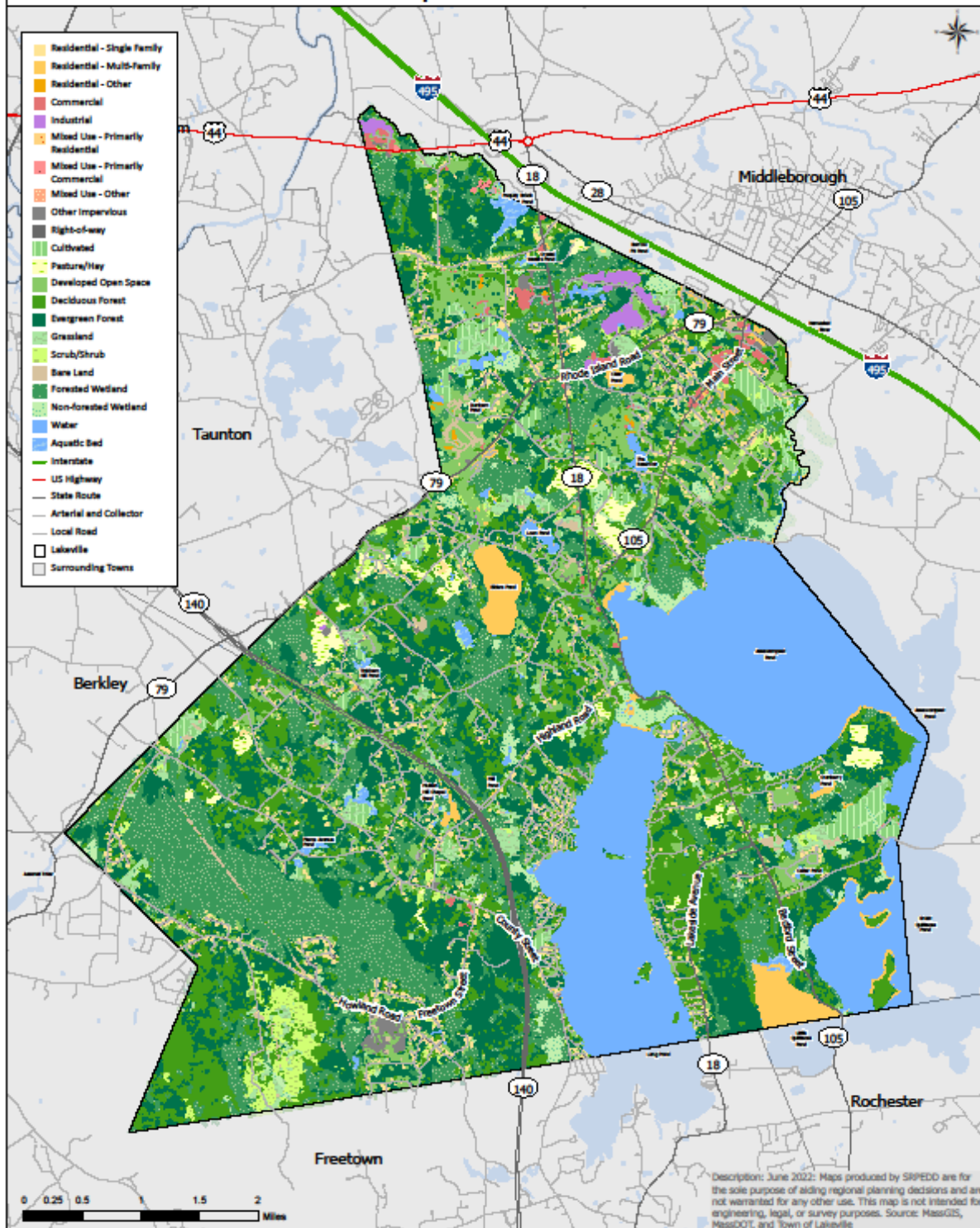
Prior to March of 1999, of the 18,944 acres of land area in Lakeville, about 3% were zoned business, 4% industrial, and 3% industrial B (Department of Housing and Community Development et al., 2000). According to the 2020 Master Plan, current zoning has 4% business, 8.9% industrial, and 1.1% industrial B. The 2020 Master Plan says actual current use is 39% residential, 35% institutional (which includes government and schools) 11% vacant, 6% open space and recreation, 2% industrial, and 2% agricultural, the remaining 15% being a combination of commercial, office and mixed use.

Business zones in Lakeville occur in linear strips predominantly along County Road, Bedford Street (Route 18), Main Street (Route 105), Staples Shore Road, and Route 44/Harding Street. Most of the existing commercial establishments in Lakeville are located along these linear areas. Larger business areas are located on the south side of Route 44 west of Cross Street, west of The Reservoir (Lakeville Country Club and environs), and in the large area around Loon Pond (encompassing Ted Williams Camp and other open space). During the 2000's, considerable emphasis was placed on business development along Route 105 near the Middleborough town line. Once a Planned Special Purpose District, the former Lakeville Hospital was rezoned to expand its business zone to a depth of 600 feet and a Mixed-Use Development District was created for the site. Several residential properties across Main Street from the hospital site were rezoned to business to accommodate this new focus.

# Lakeville Zoning Map



# Lakeville 2016 Land Use Map



Lakeville's industrial zones occur throughout Town. Most of these, the Lakeville Business Park, Lakeport Industrial Park, Great Ponds Industrial Park, Lakeville Corporate Park, and a development on Bedford Street are in the northern part of town, close to major roads and water and sewer lines. Some of these industrial areas have existing connections to the Taunton or Middleborough water systems.

The industrial area on Assawompset Neck had been a site for sand and gravel removal and for the cultivation of cranberries. The 565 industrially zoned acres on Howland Road are a small working farm. The Assawompset Neck and Howland Road sites are relatively remote, with little or no supporting infrastructure. The Industrial B zone of a few hundred acres on Kingman Street contains a working farm, wetlands, and forest.

The town has several overlay zoning district types: The Flood Plain Overlay District, the Water Resource Protection Overlay District, a Smart Growth Overlay District, and a Planned Special Purpose District. The Flood Plain District coincides with the 100-year floodplain, as shown on the Water Resources Map. The Water Resource Protection District covers the entire town. As noted above the 12-acre Residences at Lakeville Station and another 40R of town houses and apartments on Riverside near the Lakeville Commuter Rail Station are within the Smart Growth Overlay District. The Planned Special Purpose Overlay District is about 400 acres at Ocean Spray on Bedford Street and Taunton Street. That site contains forested highlands and vegetated wetlands along Poquoy Brook, some of which are now under cultivation for cranberries. It also contains some of the area identified by the State as a Potential Historic District. As of 2003, a Mixed Development Overlay covered the old State Hospital site, allowing both residential and commercial development. In 2013, the Opportunity Development Overlay was created to allow industrial development on any 25-acre lot, subject to review and approval by the Planning Board. This Overlay By-Law, recently interpreted by the Planning Board and Town Counsel to include the whole town, allowed a large portion of the hospital site to be developed industrially, although zoned for mixed use.

During the 2000's, Lakeville continued updating its zoning by-laws. General and Zoning By-laws are posted on the Town's website at [www.Lakevillema.org](http://www.Lakevillema.org). Zoning by-laws can be modified at Town Meeting with a two-thirds vote. (Quorum for Town meeting is set by the Selectmen. In the past a quorum was set at 100, but in 2021 at only 25, due to poor attendance during the pandemic.) This means a small group of people can make significant changes to the character of the town when citizens do not turn out for Town meetings. When the quorum is 100, 67 people can change the zoning by-laws; only 17, when the quorum is set for 25.

Zoning by-laws affecting density, water protection, upland requirements, and impervious coverage allowance affect all the benefits provided by undeveloped land. In 2003 and 2004, zoning bylaws were modified to clarify lot dimensions, add water protections, require an upland circle, and specify impervious coverage allowance on business or industrial lots (50% but up to 75% if other regulations are followed). In that decade, several properties were rezoned from residential to business or industrial, with a few switching to residential. As noted above, in 2006 a Smart Growth Overlay, encouraged by the State to have denser population near public transportation, was established for the Residences at Lakeville Station. In the past decade, bylaws significant to open space have updated flood plain restrictions, required that the upland circle be in the front of the lot, put restrictions on windmills and solar voltaic, clarified and modified Smart Growth zone restrictions. In 2012, the Opportunity Development Overlay Bylaw was created in the interest of tax revenue, and to relieve population pressure on undeveloped land. It allows that any 25-acre plot can be developed industrially if the Planning Board approves.

Lakeville's requirement for a 70,000 square foot residential lot was established long ago primarily to allow for onsite wells and septic systems. As more housing is needed this requirement fragments the town's undeveloped spaces. The 2020 Master Plan called for denser development in certain areas, especially those to be zoned for mixed use and urged the Town to pass an open space zoning by-law allowing for small, clustered lots if they are combined with large permanently protected open spaces. Analysis is needed to determine how much land is still developable and how much should be placed in priority protection.

## ***2. Infrastructure***

### ***a. Transportation***

As discussed above, Lakeville is in very close proximity to a dense network of interstate highways, state highways, and major local roads. The best access to the largest roads occurs in the northern part of town at the interchanges of both Route 18 and Route 105 onto Route 495. Plans are in place to widen Route 79, creating greater connectivity between 140 and 105/495.

The Middleborough/Lakeville MBTA commuter train station was formerly the last stop on that line. The new commuter lines from Boston to Fall River and New Bedford have stations in East Taunton, Assonet (in neighboring Freetown) and King's Highway area of New Bedford, as well as terminal stations in Fall River and New Bedford. They will bypass Lakeville with the station currently located here being moved to Middleborough, approximately one mile away near the intersections of Routes 495 and 105. The location of stations in East Taunton and in Assonet are likely to increase development in southern and western portions of Lakeville. The station in Lakeville will now only be used by the Cape Flyer, a weekend seasonal service from South Station to Hyannis.

### ***b. Water/Sewer***

For the most part, Lakeville's water supplies come from individual wells and small community wells; however, a handful of residences and businesses have tied into either the Middleborough or Taunton Municipal water delivery systems. Taunton supplies water to the businesses along Harding Street/Rte. 44. Middleborough supplies water to Canpro's Riverside Park near the intersection of Route 105 and Route 495, as well as several homes and businesses in the vicinity. Following contamination of wells in the Daniel Road area off Precinct Street, homes on Daniel Road receive water from the Taunton line as it exits the treatment plant at Elders Pond. An extension also runs from the Taunton line north on Route 79 to service Ocean Spray on Bedford Street at Route 495, the Great Ponds Industrial Park northeast of Bedford Street and Rhode Island

Road, and the former Lakeville Hospital on Main Street near Route 495. Lakeville was given a one million gallon per day allotment with the purchase of Betty's Neck, but currently the limit that Taunton can treat for Lakeville is 300,000 g/d which serves LeBaron Estates, the Lakeville Senior Center, residents along Precinct Street to the new Lakeville Library, Historic Town House, Assawompset School, residents and businesses on Main Street in the vicinity of the school, and new commercial development in the northeast part of town including Walgreen's and Wood's Edge. To solve the water availability and pressure problems in the priority development area in the northern section of town, the town built a water tower which was subsequently sold to the city of Taunton.

As early as the mid 1960's, poor well water quality in residences along Main Street prompted the town to use a federal grant to design a groundwater delivery system for this limited area. A 14-acre well site north of Precinct Street was identified and donated to the town in 1971; however, in 1986, the town formally abandoned the project, citing the prohibitive cost of building a delivery system. In 2003, Town Meeting voted to change the use of the well site from a potential municipal well site to general municipal purposes, including telecommunications facilities, so long as those uses are completely consistent with the use of the parcel for a water supply. The vote also authorized the Selectmen to petition the Massachusetts General Court to approve the change pursuant to the provisions of Article 97. A telecommunication tower was constructed on the well site. The Town collects the income from the tower. It is unclear how or if the presence of the tower will affect the use of this site as a water supply source.

Both residential and business properties in Lakeville have private septic systems, with the following exceptions: the former Lakeville Hospital property and several surrounding residences are tied into the Middleborough sewage system; and the Blueberry Estates apartment complex on Vaughan Street and the regional schools on Howland Road have package wastewater treatment systems. The report, *Lakeville Communities /Clark Shores Study* (Lakeville Water Study Board, May 2004) confirmed that the Clark Shores community had inadequate wastewater treatment and disposal systems. Existing systems could be contaminating private and public drinking water supplies. There had been plans to create a new package wastewater treatment plant but the Board of Health currently has no information as to the progress of these plans.

### **3. Long-term Development Patterns**

#### **a. Buildout Analysis**

The buildout analysis is a study that answers the question: *What could Lakeville look like if all the town's land is developed in accordance with the current zoning?*

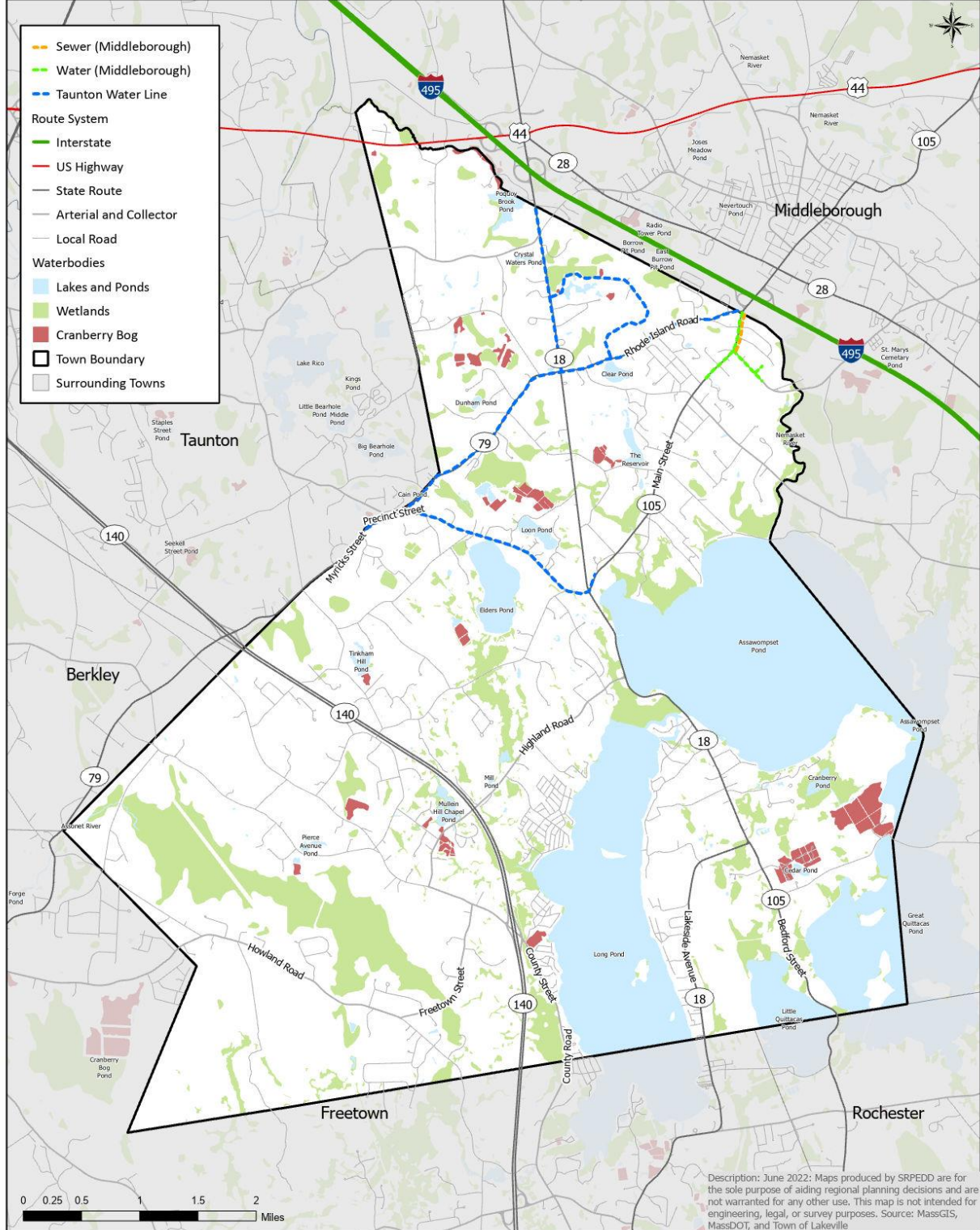
This question is important for several reasons. First, the buildout analysis determines how much of Lakeville's land area is developed, how much is legally or environmentally constrained, and how much is available for new development. Second, the buildout provides a picture of where Lakeville may be headed under its current regulations and can help the town evaluate whether this direction matches the community's vision for the future.

Master Plan/SRPEDD data show that we can expect about 7,700 additional residents (including 1,500 new students), 2,700 additional housing units, and an additional water demand of roughly 3.9 million gallons/day (580,000 gallons/day residential and commercial/industrial water demand of over 3,310,000 gallons/day) at buildout. These figures are based on development of currently vacant parcels. The buildout population would be considerably higher if existing single-family homes are demolished and replaced with higher density development, for example, under a Chapter 40B comprehensive permit.

#### **b. Directing Future Growth**

Zoning policy in Lakeville has immediate implications for open space preservation. 616 acres on Howland Road bought by the Town over 20 years ago were zoned industrial but fortunately for open space were bought by the State in 2015 for conservation. An equally large parcel on Howland encircles the State's 616 conservation acres and is zoned industrial, as is Lakeville Country Club, with its wetlands and ponds that link to the Great Ponds.

# Lakeville Open Space Water and Sewer Map



Land zoning and the prediction of the associated fiscal repercussions are complicated ventures for any community. Notwithstanding the conventional wisdom, which welcomes business and industry to build a tax base without increasing demands for services, Brighton (1999) maintains that communities with the highest levels of commercial and industrial development tend to have the highest tax rates. This is attributed to a combination of factors including demographics, housing characteristics, property appreciation, and state aid disbursement.

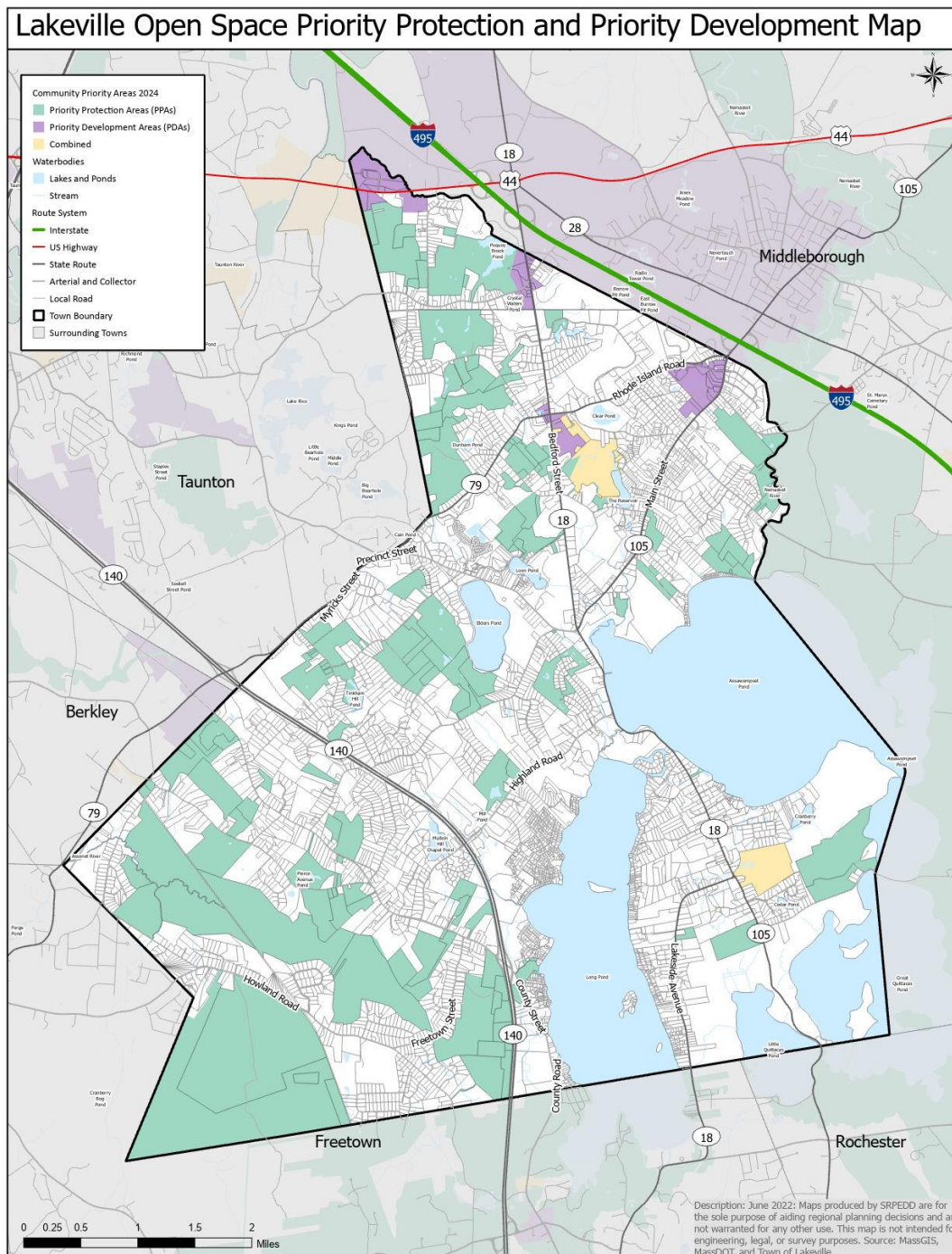
Unfortunately, case studies from other towns rarely fit our situation precisely, making planning even more difficult. A thorough review requires information not readily available - for example, how many of the jobs in Lakeville's newest industries went to existing Lakeville residents.

In the interim, Brighton (1999) and Thomas (1991) show that open space preservation helps enormously to limit increases in a community's tax rate by keeping an area rural, limiting the demands for costly services, enhancing property values, creating opportunities for tourism and recreation, and protecting critical resources such as a water supply, which would be costly to replace if lost or degraded. Any open space preservation recommendations presented in this Plan can be supported then, from both a fiscal and a scientific viewpoint.

In 2000, the Massachusetts Historical Commission published a description of various zoning by-laws and other tools already in use by communities throughout the state to preserve natural and historic features. Other preservation tools might be agricultural zoning, historic district designation and scenic road designation. Lakeville has designated seven Scenic Roads under the state statute; it has not adopted its own Scenic Road By-law.

The Southeastern Regional Planning and Economic Development District has worked with communities in their region to produce planning documents. Documents were developed because of the proposed reintroduction of commuter rail service to Fall River and New Bedford. In June 2008, SRPEDD, in conjunction with the South Coast Rail Project and the Southeastern Massachusetts Commuter Rail Task Force, held several public meetings in Lakeville with town officials and citizens to identify those areas of town that are best for development and areas that are best protected. As a result of those meetings, the Town of Lakeville Priority Development &

Protection Areas document was created. “The goal of this document is to steer development towards appropriate (priority development) areas and away from the critical (priority protection) areas to achieve the vision that we have for our community. A copy of this document is found in the Appendices.



In 2009, Lakeville began working with the Horsley Witten Group to develop and implement regulatory tools that promote the goals of the Taunton River Management Plan Project. The goals included:

- Development or amendment of local regulations in a manner that helps to balance the hydrologic budget within the various sub watersheds
- Development or amendment of local regulations in a manner that mitigates impacts to water quality from various point and non-point sources

A result of Lakeville being chosen as a demonstration site for this project, the Horsley Witten Group was to design a new wastewater treatment system for Ted Williams Camp, but there has not been any follow up on this plan.

The goal of the larger Taunton River Watershed Study, funded by the Commonwealth of Massachusetts, was to assess the existing conditions and develop tools for protecting and restoring the Taunton River Watershed to accommodate future growth and our future needs for drinking water, wastewater management and storm-water management.

Continuing the efforts to solve the problems of the Taunton River Watershed, especially like the flooding of 2010, a new project was initiated by SRPEDD in 2019 to bring together all stakeholders and incorporate all the past studies and move to action. The project can be expected to include the goals expressed for the Taunton River Watershed Study.

## **4. Environmental Inventory and Analysis**

### ***A. Geology, Soils and Topography***

Lakeville is located within the Narragansett/Bristol Lowland sub-region of the Northeastern Coastal Zone Ecoregion, as defined by the Massachusetts Ecological Regions Project (US EPA, 1994). Our sub-region, roughly encompassing all of Bristol County and most of Plymouth County, is defined along the western and northern boundaries by topography and geology and along the eastern and southeastern boundaries by vegetation and soils. The lowland sub-region is flat to gently rolling, underlain by both sedimentary and igneous bedrock, with soils derived from an extensive cover of glacial deposits.

#### ***1. Geology***

##### ***a. Geology of Bedrock and Subsurface Unconsolidated Deposits***

The following account of the bedrock geology is taken from Koteff (1964), Williams and Willey (1973), and Foster (personal communication).

Two major bedrock units lie beneath Lakeville's soils and glacial deposits. The sedimentary Rhode Island Formation of Pennsylvanian Age (ca. 300 million years), composed of sandstone, siltstone, and conglomerate, occurs in the northern section of town as well as the area underlying Assawompset, Pocksha, and parts of Great Quittacas and Long Ponds. These rocks are part of a regional bedrock system, which extends from Narragansett Bay northeastward to Hanover, Massachusetts. The remainder of the town is underlain by igneous Dedham Granodiorite of probable early Paleozoic Age (600 million years), composed of quartz monzonite and granodiorite. This formation extends southward to Buzzards Bay.

The sole outcrop of sedimentary rock in the portion of Lakeville shown on the USGS Assawompset Pond quadrangle is located on the southern end of Lewis Island in Long Pond. Exposed igneous bedrock occurs throughout the town as small outcrops, and in one large and

prominent outcrop of roughly 500 acres in Lakeville and Freetown in the area bounded by County Street, Freetown Street, and East Howland Road. This latter area of exposed bedrock is one of the largest three or four in the entire Taunton River basin.

Two geologic faults are inferred to exist at the boundaries of these two bedrock units just west and east of the Assawompset Pond Complex. The lakes occur atop a graben, or downthrown crustal block bordered by the two faults. This down-faulting may have preserved the sedimentary rock in the area of the Ponds while the surrounding Rhode Island Formation was eroded away to expose the older, igneous bedrock.

The advance of the ice sheet scoured pre-glacial bedrock stream valleys during the Wisconsin Glaciation, roughly 15,000 years ago. The topography of the resulting bedrock surface grossly resembles the current surface contours in many areas, with depressions under the Assawompset Pond Complex, and deep valleys under Assonet/Cedar Swamp Brook, southern Betty's Neck, just south of Rt. 495, and around Loon Pond. The latter site exhibits the lowest bedrock elevation in Lakeville, at 81 feet below sea level.

During the last glaciation, the southward advancing ice sheets deposited a thick layer of poorly sorted materials, ranging in particle size from clay to boulders. The average thickness of this till mantle in the Taunton River basin is 15 feet. Above this basal till layer, the retreating glaciers left unconsolidated deposits. The thickest layers of stratified, or sorted materials were deposited in the deep bedrock valleys. There are some areas in the northern and central sections of the Taunton River basin where the deposits of outwash sand and gravel are consistently coarse with depth; however, in general, the texture of the unconsolidated deposits varies considerably with depth in most areas, with sand and gravel near the surface and silts, clays, and fine sands at depth. The following discussion of surficial geology pertains only to those deposits immediately below the soil layer, and does not necessarily reflect the character of the entire depth of loose material down to the bedrock surface.

### ***b. Surficial Geology***

Soil and subsoil conditions dictate to a large degree potential uses and limitations of the land, as well as the availability of groundwater. Surficial deposits which are poorly sorted, such as till, have little pore space between particles, hindering absorption, slowing water flow, and limiting groundwater storage. In contrast, well-sorted glaciofluvial deposits, particularly those of large particle size such as coarse sands and gravels, have relatively more pore space, increasing drainage capability (percolation) and groundwater storage capacity and flow.

The following account of the surficial geology is taken from Koteff (1964) and the MassGIS Surficial Deposits data layer, except where noted.

The surficial deposits of about 25% of the town's total area are composed of glacial till, occurring mainly in areas of higher elevation: Tinkham Hill, Shockley Hill and Pickens Hill around Pickens Street; Myricks Hill between County Street and Pierce Avenue; Canedy's Corner; just east of Long Pond; and the unnamed hill south of Howland Road, west of the railroad. The till in these areas is either exposed till mantle (ablation till or ground moraine), or hills of very compact lodgment till (drumlins), formed where the force and weight of advancing ice sheets compressed and streamlined earlier deposits.

Nearly half of Lakeville's total area is immediately underlain by coarse sand and gravel, and less than 0.1% by silts and fine and medium sands. These water-borne, or glaciofluvial, stratified deposits are collections of poorly to well sorted material left by glacial meltwater streams. Sorting occurred as smaller particles were carried farther by the flowing water, forming outwash plains. Landforms in Lakeville such as kames, kame plains, kame terraces, and eskers, collectively termed ice-contact deposits, were built against and over stagnant ice.

**Legend:**

- 3 Meter Contours
- Sand & Gravel Deposits
- Till or Bedrock
- Large sand deposits where distinguished from sand and gravel deposits
- Fine-grained deposits
- Floodplain Alluvium
- Lakes and Ponds
- Interstate
- US Highway
- State Route
- Arterial and Collector
- Town Boundary
- Waterbodies

**Map Labels:** Middleborough, Taunton, Berkley, Freetown, Rochester, Lakeville.

**Roads:** I-495, US-44, US-18, MA-79, MA-105, MA-140, County Road, Main Street, Rte Island Road, Bedford Street, Myrick Street, Precinct Street, Highland Road, FreeTown Street, Howland Road, Lakeside Avenue.

**Water Bodies:** Assonet Pond, Cranberry Pond, Cedar Pond, Little Quittas Pond, Great Quittas Pond, Long Pond, Antares Pond, Clear Pond, The Kasevitch, Lion Pond, Elders Pond, Mullen Pond, Hill Pond, Tisham Hill Pond, Wren's Nest Pond, Crystal Water Pond, Borden Pit Pond, Dunham Pond, Possum Brook Pond, Lakeville Pond.

**Description:** June 2022: Maps produced by SRPEDD are for the sole purpose of aiding regional planning decisions and are not warranted for any other use. This map is not intended for engineering, legal, or survey purposes. Source: MassGIS, MassDOT, and Town of Lakeville

The remaining locales in Lakeville, about 27% of the town's total area, are capped with floodplain alluvium, very fine-grained deposits occurring mainly under the Ponds.

Sand and gravel deposits, such as Lakeville's, are often regarded as a resource to mine. Historically, earth removal permits in Lakeville (Board of Selectmen) have been granted for incidental removal during roadway construction, for cranberry bog sanding, and for commercial sale. The last remaining commercial earth removal operation, located north of Precinct Street, ceased activity in late 2000. Two other former sand and gravel removal operations have in recent years become the Nachaomet Estates subdivision, east of Bedford Street at Betty's Neck Road, and the LeBaron Hills Country Club on Rhode Island Road. Lakeville residents continue to mine sand and gravel, but at a reduced extent from the past. Within the past several years, numerous permits have been issued for up to as much as 230,000 cubic yards, most much smaller, most related to housing construction.

## **2. Soils**

### ***a. Soil Survey Data***

Based on soil field surveys, the USDA's Natural Resources Conservation Service published the following General Soil Map and accompanying descriptions of soil map units (USDA, 2001).

The six major soil groups occurring in Lakeville are described below. Although there may be inclusions of other minor soil types in each general unit, the map can be used for overall planning purposes.

The relative suitability of these soils for development is based on current septic system design and wastewater regulation.

Birchwood-Poquonock-Mattapoisett soils are well drained to poorly drained soils formed in sandy mantle, underlain by dense glacial till in areas of ground moraines, drumlins, and uplands. These soils are generally poorly suited for residential units with on-site septic tank absorption fields

because of the slow permeability of the underlying till and the perched, seasonally high-water table. Birchwood-Poquonock-Mattapoisett soils comprise about 9.6% of Lakeville's land area, primarily in the southwestern portion of the town, and in the area surrounding Cross St. in the far northern section.

Freetown-Swansea-Scarboro soils are very poorly drained soils formed in freshwater organic deposits, underlain by glaciofluvial deposits in swamps and depressions. They are very poorly suited for development due to a seasonal high-water table and low soil strength. Freetown-Swansea-Scarboro soils comprise about 11.0% of Lakeville's land area, largely in the vicinity of Assonet/Cedar Swamp Brook, but also in the wetlands between Clear Pond and Thompson's Brook, and in a narrow strip adjacent to Rt. 140 south of Highland Road.

Hinckley-Windsor-Deerfield soils are excessively to moderately well drained soils formed in glaciofluvial deposits on outwash plains, deltas, kames, and other ice contact features. Although they are generally well suited for site development from the standpoint of percolation rate, these soils occur in areas of aquifer recharge, and careful planning is needed to minimize damage to the groundwater quality from land conversion. Hinckley-Windsor-Deerfield soils comprise about 45.3% of Lakeville's land area. The association occurs throughout the portion of Lakeville north of Precinct Street and Assawompset Pond, between Assawompset and the Quittacas Ponds, just north of Canedy's Corner, and in the vicinity of Apponequet High School.

Scituate-Montauk-Norwell soils are well drained to poorly drained soils formed in sandy loam overlying dense glacial till on upland drumlins and ground moraines. They are poorly suited for residential development with on-site septic systems because of the inability of the dense substratum to absorb the effluent. The firm sub-stratum usually causes a perched seasonally high-water table, impeding subsurface drainage. Scituate-Montauk-Norwell soils comprise about 29.8% of Lakeville's land area, primarily in the west-central portion of town and along the eastern shore of Long Pond.

Plymouth-Carver soils are excessively drained soils formed in thick sand deposits and/or deposits on moraines and other ice-contact features. There are no major limitations on the use of these

soils for residential development, although, like the Hinckley-Windsor-Deerfield association, these soils occur in areas of groundwater recharge. Plymouth-Carver soils comprise only 0.8% of the land area of Lakeville, almost entirely along the west shore of Long Pond south of Churchill Shores.

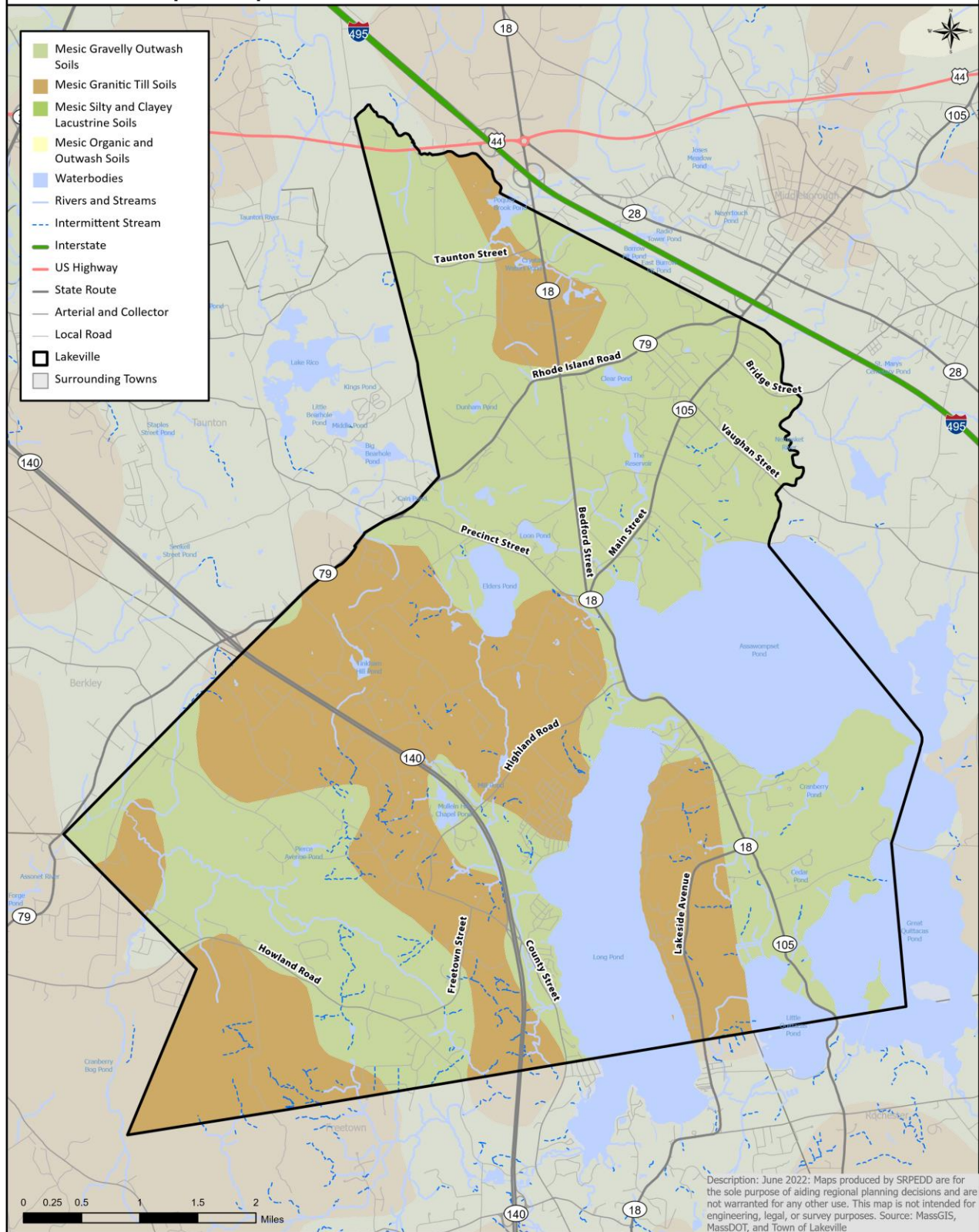
Canton-Chatfield soils are well-drained soils formed in glacial till, occurring along with rock outcrops in areas of bedrock-controlled uplands. Although areas of Canton soils are well suited for development, with greater than six feet to bedrock, Chatfield soils are not nearly as deep (20 to 40 inches to bedrock), and are thus poorly suited for development. These soils and associated ledge, comprising about 3.5% of the town's land area, occur in an area roughly bounded by Route 140, County Street, Freetown Street, and Assonet/Cedar Swamp River.

### ***b. Agricultural Soils***

Prime agricultural soils are defined by the USDA (1979) as having the “soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed, including water management, according to acceptable farming methods.” Prime farmland soils are located throughout Lakeville (USDA, 1979). The largest contiguous block of prime agricultural soils includes the present-day Ted Williams Camp, the area southeast of Main Street north to Nelson's Grove Road, and the area between Main Street and Bedford Street to Crooked Lane/Stetson Street (the latter being the site of the Wilkie/Schobel Agricultural Preservation Restriction).

There is little chance that any part of Ted Williams Camp will ever again be used for agriculture, but large portions of the other two areas are farmed. Other areas of prime farmland soils which are currently used for agricultural purposes include bogs on both sides of Reed Farm Road just south of Kingman Street and the pig farm in the area just west of Elders Pond.

# Lakeville Open Space General Soils



The USDA map shows areas of unique farmland, which, in Lakeville, represent cultivated cranberry bogs. Cultivated bogs created from upland can be reconverted to upland and new ones can be created from upland so the acreage in cranberries has gone up and down over the years. The next category, additional farmland soils of statewide importance, are defined by USDA as “those (soils) that fail to meet one or more of the requirements of prime farmland, but are important for the production of food, feed, fiber or forage crops.” Further, “some may produce as high a yield as prime farmlands if conditions are favorable.” Farmland soils of statewide importance occur over large areas throughout the town. It is strikingly apparent that the soils of Lakeville are very well suited for agriculture, especially in contrast to the eastern half of Plymouth County, where extremely droughty soils have precluded the development of farmland.

### ***c. Soil Types of Undeveloped Land***

Undeveloped parcels occur in a thoroughly dispersed pattern throughout Lakeville, and thus are based on all the soil unit types listed above. Freetown-Swansea-Scarboro soils, occurring across roughly 2,000 acres of wetland area, are likely to remain undeveloped. The 1,800 acres of Birchwood-Poquonock-Mattapoisett and Canton-Chatfield-Rock outcrop areas can only handle development in which waste disposal can be limited to a small portion of a large site. Areas of Montauk-Scituate-Norwell and especially Hinckley-Windsor-Deerfield soils are experiencing ongoing residential development. More recent soil maps are being created and should be consulted before the Town makes any decisions as to rezoning areas of undeveloped land or acting relative to lands being removed from Chapter 61.

### **3. Topography**

Elevations in Lakeville range from about 20 feet above sea level at the extreme northern corner of town, on Poquoy Brook close to the confluence with the Taunton River, to about 240 feet on the unnamed hill at the southwestern corner of town south of Howland Road. The terrain through the northern section is flat to gently rolling, while there are several hills in the south - Tinkham Hill, Williams Hill, Shockley Hill, Pickens Hill, and others - that approach 150 feet and greater in elevation. The surface elevation of the Assawompset Pond Complex is about 50 feet. The major drainages in Lakeville, almost entirely within the Taunton River watershed, are the Nemasket River, along the northeastern boundary, draining the Assawompset Ponds; Poquoy Brook, along the northern tip; and the Assonet/Cedar Swamp River in the southwestern sector. A small finger of land along the southerly end of Lakeside Avenue is on the other side of a divider and falls within the Buzzards Bay Watershed.

#### **B. Landscape/Skyscape Character**

Lakeville's scenic landscapes and skylines remain among its most important assets. Just as the Great Ponds served as a center of Native American culture in pre-colonial times, they now provide a focus for Lakeville's attention and sense of place. It is particularly important that the shorelines of Assawompset, Pocksha, and Quittacas have remained largely undeveloped in contrast to the intensely developed shoreline of Long Pond. Elsewhere, the gentle terrain and modest hills have been farmed and settled since colonial times with almost uniform density, a density which first increased slowly, but has in the latest half-century rapidly accelerated.

Already certain areas have lost completely the rural character they possessed as recently as 1950; others are rapidly losing it today, while some others do retain at least some flavor of the older town. The Town's night sky has also suffered by uncontrolled outdoor lighting. It is apparent that very shortly, unless Lakeville takes strong steps to protect the vestigial remains of the traditional landscape and skyline, all the rural character as we now know it will be lost.

### ***a. The Process***

#### **Landscape Character**

The town divides neatly into four major watersheds, the Great Ponds and Nemasket River, the Assonet River, and the Poquoy Brook drainage basins and the Big Bearhole Watershed. While their detailed characteristics are presented in the following sections, the unique overall effect of each area on the complete character of the town is significant. The Great Ponds provide our signature views, while downstream the Nemasket River valley retains considerable expanses of open colonial farmland. The appearance of the Assonet River basin provides much of Lakeville's old-time rural character. At its core lies the 1000-acre wildlife preserve owned by the Massachusetts Audubon Society. Abutting this protected refuge lie several extant colonial and 19th-century farmsteads, complete with open fields, stone walls, and specimen trees. Although the Poquoy Brook area has been as intensely developed as any of our rural areas along its thoroughfares, its rural heritage remains manifest in two unusually deep vistas containing a working farm, cranberry bogs, and a colonial cemetery, all backed by multiple treelines that are visible from nearly one mile away. The wide expanse of water and protected land surrounding the Great Ponds, the impenetrable expanse of the Assonet Cedar Swamp and undeveloped forest land along the Leonard Washburn Brook have helped preserve the Town's night sky.

Lakeville has voted at Town Meeting to designate certain ways as Scenic Roads, including roads passing through a mix of woodlands and open fields, esthetically pleasing combinations of the two environments which are becoming increasingly rare in the community. This designation carries with it a certain level of protection for stonewalls and trees in the right-of-way.

### ***b. The Inventories***

The Great Ponds-Nemasket River Watershed contains the town's most extensive reasonably flat regions, which lie principally in the Nemasket valley and around Long Pond. Overlooks are therefore rare, but the large, impressive expanses of open water more than compensate, presenting several truly spectacular views. It must be noted, however, that every single one of these water

views, as well as those of the largely pristine Nemasket River, contains some part of a neighboring town. It will be, therefore, extremely important for Lakeville to develop cooperative regional programs with these neighbors to gain complete shoreline protection. Further, the overwater views are so extensive that for truly complete protection vigilance must extend well beyond the Pond's immediate shorelines. The SEMASS smokestack in southeastern Rochester already intrudes upon Assawompset's eastern horizon, so any proposed erection of other distant tower-like structures must be carefully monitored. Lands owned by New Bedford and Taunton for water protection and Lakeville's purchase of Betty's Neck provide protection of the views across Assawompset, especially those from Routes 105 and 18.

The Assonet River watershed contains by far the roughest terrain in Lakeville, including the numerous and extensive granite outcroppings, previously discussed in Section 4A, which are peculiar to this part of town.

Therefore, these vistas tend to be less extensive on the average than elsewhere but, in most instances, contain at least one stone wall. In fact, a large majority of the scenes here strongly evoke Currier and Ives prints, since they contain relatively small fields, occasional farm animals, and a variety of colonial and 19th-century structures. It is also significant that many of the inventoried farmsteads also provide critical grassland-by-forest habitat, in the form of hayfields, around the periphery of Audubon's 1000-acre Assonet Cedar Swamp Wildlife Sanctuary. Upstream along Holloway Brook, which enters the swamp at about its mid-point, there are several excellent vistas which contain well-kept cranberry bogs. Preservation of the features in this basin from which Lakeville derives much of its old-fashioned character will require strong encouragement for continued small scale farming activity and cranberry growing. Without continuing the current ongoing agricultural practices in the area, the open fields will quickly revert to trees, and the cranberry bogs to mostly forested wetland. As new housing is built on the old farmsteads, their identities blur and we lose the views that give us a sense of connection with the past and with the land.

The Poquoy Brook watershed is smaller than Great Ponds and Assonet watersheds, but provides the town's two longest over-land roadside vistas. This is primarily because its terrain is gently

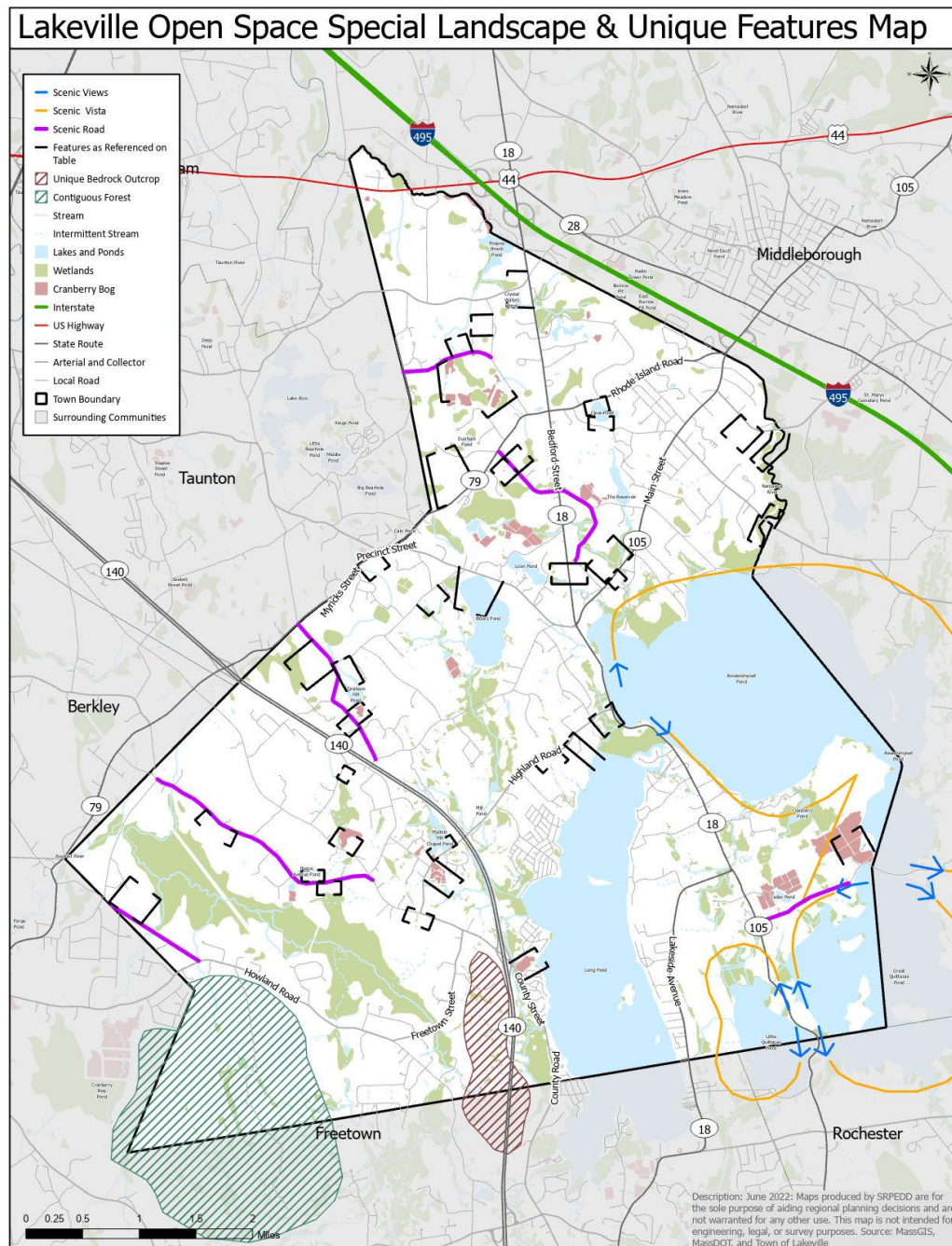
rolling, thereby offering the potential for overlooks. It is particularly significant that the hills here are composed largely of sand and gravel, large quantities of which have been removed over the years in a strip mining like process, thus altering the land's original contours considerably. Although the other viewscape, equally extensive and more centrally located in the watershed, is perhaps more impressive and varied, it too gives the impression of being manufactured, containing numerous cranberry bogs interspersed with pastures and modern farm buildings. It would appear, however, that the greatest traditional development concern in this area lies with the large, forested area in its North, which presently has only two scenic vistas. One of these, however, lies within the "Tack Factory Area," which has been identified by the Massachusetts Historical Commission as a possible site for one of Lakeville's potential historic districts. Historic restorations would likely involve re-clearing other nearby areas in consonance with colonial records.

While the Big Bearhole Watershed lies mostly in Taunton, providing the centerpiece of Massasoit State Park, parts of it do lie within Lakeville. Thompson Brook and another unnamed perennial stream rise in Lakeville and flow across Rhode Island Road (Rte 79) into Taunton's Big Bearhole Pond. Each has a scenic vista along it. The first involves Thompson Hill and Precinct Cemeteries with the LeBaron Hills golf course stretching behind them. Prior to the construction of the golf course, this had been the scene of extensive gravel mining activity. The other much smaller viewscape, just south of Precinct Village, although previously attractive, has been recently allowed to revert to shrubby growth of increasing height.

Many of Lakeville's scenic landscape vistas are visible from public ways. One of Lakeville's scenic assets is only visible by canoe. The upper Nemasket River is celebrated for its beauty and wildlife. Current commercial construction near the rail station intrudes to within 25 feet of the river marsh and may impact both scenic and wildlife values. The Wildlands Trust owns a strip of land between the development and the river which hopefully will minimize this impact. As of this writing farmlands and state-owned fields still protect portions of the river.

Unfortunately, many of our scenic and potentially scenic vistas are currently spoiled by exotic invasive plant species, especially bittersweet, by overgrowth along Town roads, and by the dumping of household trash and casual littering. In addition, many of Lakeville's scenic vistas and

landscapes have been turned into subdivisions and house lots. As house lots become more valuable, there is incentive for owners of these parcels, which have given Lakeville much of its scenic beauty, to sell them for development. Really appreciating the Town's scenic assets requires leaving one's car and exploring the Town's open spaces on foot.



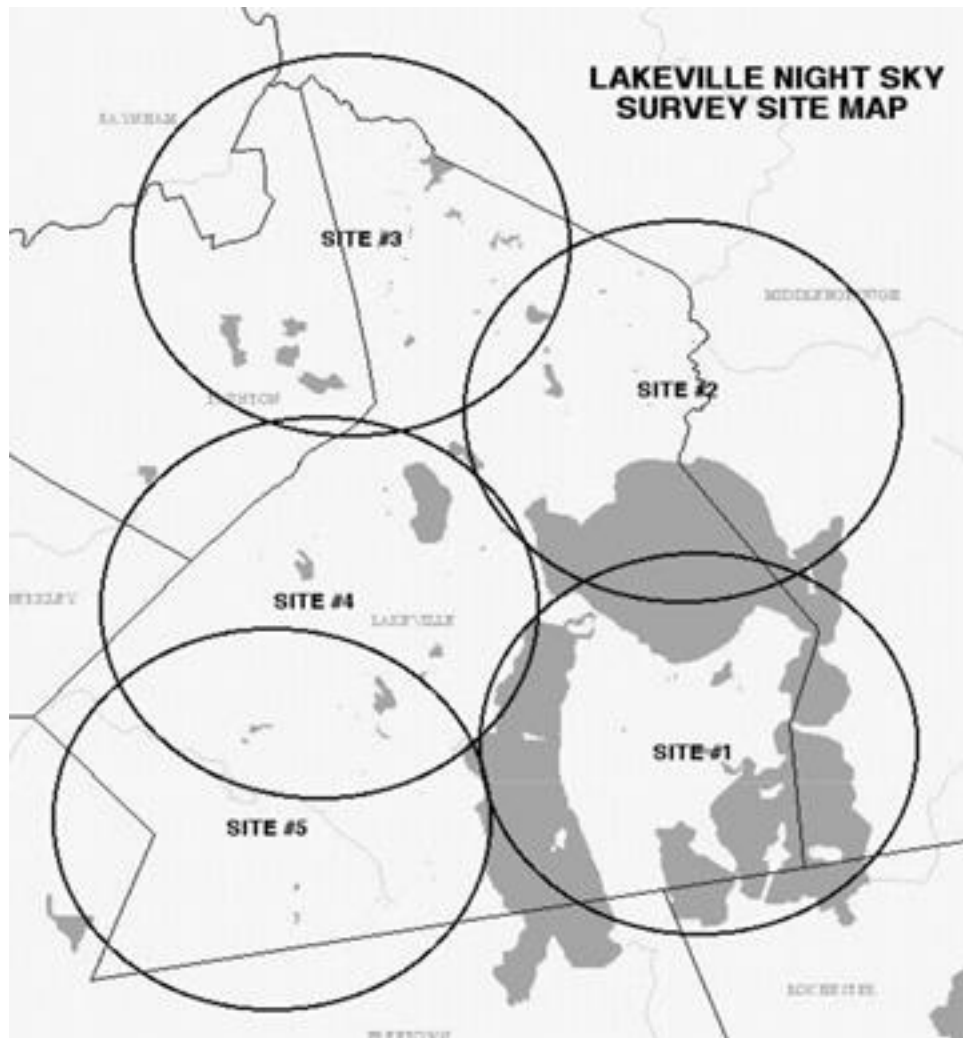
## **b. Scenic Night Sky/Skyscapes**

The apparent sky condition in Lakeville is fair to good. In the previous survey conducted in March, 2010, we rated the overall sky conditions to be good to excellent. Since then, the quality of the night sky in terms of seeing conditions has declined appreciably as a result of increased light pollution.

The Limiting Magnitude at the Zenith (LMZ) is an overall measure of the light pollution at a site. The theoretical limit for sea level in New England is about 6.5. This is a measure of the faintest stars visible to the naked eye that are above 60 degrees in elevation. The summer Milky Way is distinctly visible in some of the site locations in the study while difficult to distinguish at other sites due to increased light pollution intruding from street and residential lights.

Five sites were monitored. These sites, known to be relatively local-light free, were selected at locations evenly spaced around town. It is assumed that each will be most strongly influenced by local lighting within one and one-half miles of it. As shown on the map below, this affords little overlap and covers the entire town rather well. These sites were:

1. Assawompset Neck / Great Ponds  $\geq 5.0$  LMZ
2. Nemasket River / NE Lakeville  $\leq 5.0$  LMZ
3. Poquoy Brook / N Lakeville  $\geq 4.0$  LMZ
4. Central Lakeville / Pickens St. at Hill St.  $\sim 4.5$  LMZ
5. Assonet Swamp / Beechwoods  $\sim 5.5$  LMZ



#### **Detailed observation notes:**

Site 1, Assawompset Neck: LMZ was at most 4.4, notably worse since the 2010 survey. Nearby residential light pollution has increased toward the west (Cedar Pond Preserve subdivision) creating an LP gradient from horizon to about 15 degrees west of the meridian. Southward there seemed to be increased light pollution from the greater New Bedford skyline. Most visible stars ranged in the 3.5 – 4.0 range, well below the 2010 range of about 5.0. Northward, Polaris was easily visible but not all stars in Ursa Minor (Little Dipper) were visible, a sign of relatively poor conditions for a rural area.

Primary Threat: Placement of any additional poorly directed development lighting on Assawompset Neck. As noted, unshielded residential outdoor lighting, including lighting directed upward to illuminate trees on some properties, has increased impact on sky quality and probably nocturnal birds such as owls.

Site 2. Nemasket River: LMZ approached 5.0 at the true zenith; however, there was a significant intrusion in the NW quadrant extending up to 30 degrees elevation, but the Milky Way was still slightly visible high to the SW. This site is significantly advantaged by the Great Ponds to its south and the lack of development in S. Middleboro across the river to the E. It is impacted almost exclusively by commercial development lighting near the commuter rail station and in Middleboro to its N.

Primary Threat: Potential placement of poorly directed commercial lighting at the Lakeville Hospital site and in any nearby development.

Site 3. Poquoy Brook: LMZ was noticeably poor, approaching 4.0 only very high in the sky. A significant all-over red sky glow was noticed, particularly to the N. There was a severe intrusion extending between NW and NE, which reached well over 30 degrees in elevation. There were significant intrusions to the SW and E as well. This site is severely impacted by the Route 44 commercial zone to its N, and further impacted by badly directed development and/or commercial lighting to the E and SW.

Primary Threat: Public and/or official apathy to the existing problem.

Site 4. Central Lakeville: LMZ was fair, about 4.5, with significant intrusions to the N and especially to the SW, with modest additional intrusion to the E. This site is significantly affected by the poorly directed development lighting to its immediate SW, and to a lesser extent by the overall lighting in central Lakeville.

Primary Threat: Installation of additional badly directed development lighting, to the W & SW.

Site 5. Assonet Cedar Swamp: LMZ was very good, about 5.0, with the Milky Way clearly visible overhead ex-trending downward to the SSW. There was a modest intrusion visible to the NNW, reaching upwards about 15 degrees. This site is significantly advantaged by the Assonet Cedar Swamp to the S and W, and additionally by the Howlands wilderness area and Freetown State Forest further to the S. It is favored to a lesser extent by the Great Ponds to the east, being impacted primarily by the commercial development south of Taunton and occasionally by outdoor lighting from the Howland Road schools.

Primary Threat: Additional commercial development spreading southward from its core in East Taunton/ Berkley. It should be noted that this site had an estimated LMZ= 6.0 in 2001, per the 2001 Lakeville Open Space Plan. In the 2010 survey, the LMZ was 5.5, clearly the trend is worsening.

#### Threat Mitigation

In June 2008, Town Meeting adopted the Outdoor Lighting General By-Law. The Statement of Need and Purpose of this By-law is: “Good outdoor lighting at night benefits everyone. It increases safety, enhances the Town’s nighttime character, and helps provide security. New lighting technologies have produced lights that are extremely powerful, and these types of lights may be improperly installed so that they create problems of excessive glare, light trespass, and higher energy use. Excessive glare can be annoying and may cause safety problems. Light trespass reduces everyone’s privacy, and higher energy use results in increased costs for everyone. There is a need for a lighting By-Law that recognizes the benefits of outdoor lighting and provides clear guidelines for its installation so as to help maintain and complement the Town’s character. Appropriately regulated and properly installed outdoor lighting will contribute to the safety and welfare of the residents of Lakeville.

This By-Law is intended to reduce the problems created by improperly designed and installed outdoor lighting. It is intended to eliminate problems of glare, minimize light trespass, and help reduce the energy cost of outdoor lighting by establishing regulations which limit the area that certain kinds of outdoor-lighting fixtures can illuminate and by limiting the total allowable illumination of lots located in the Town of Lakeville. All business, residential, and community driveway, sidewalk and property luminaries should be installed with the idea of being a “good neighbor,” with attempts to keep unnecessary direct light from shining on abutting properties or streets. This By-Law was “intended to reduce the problems created by improperly designed and installed outdoor lighting.”

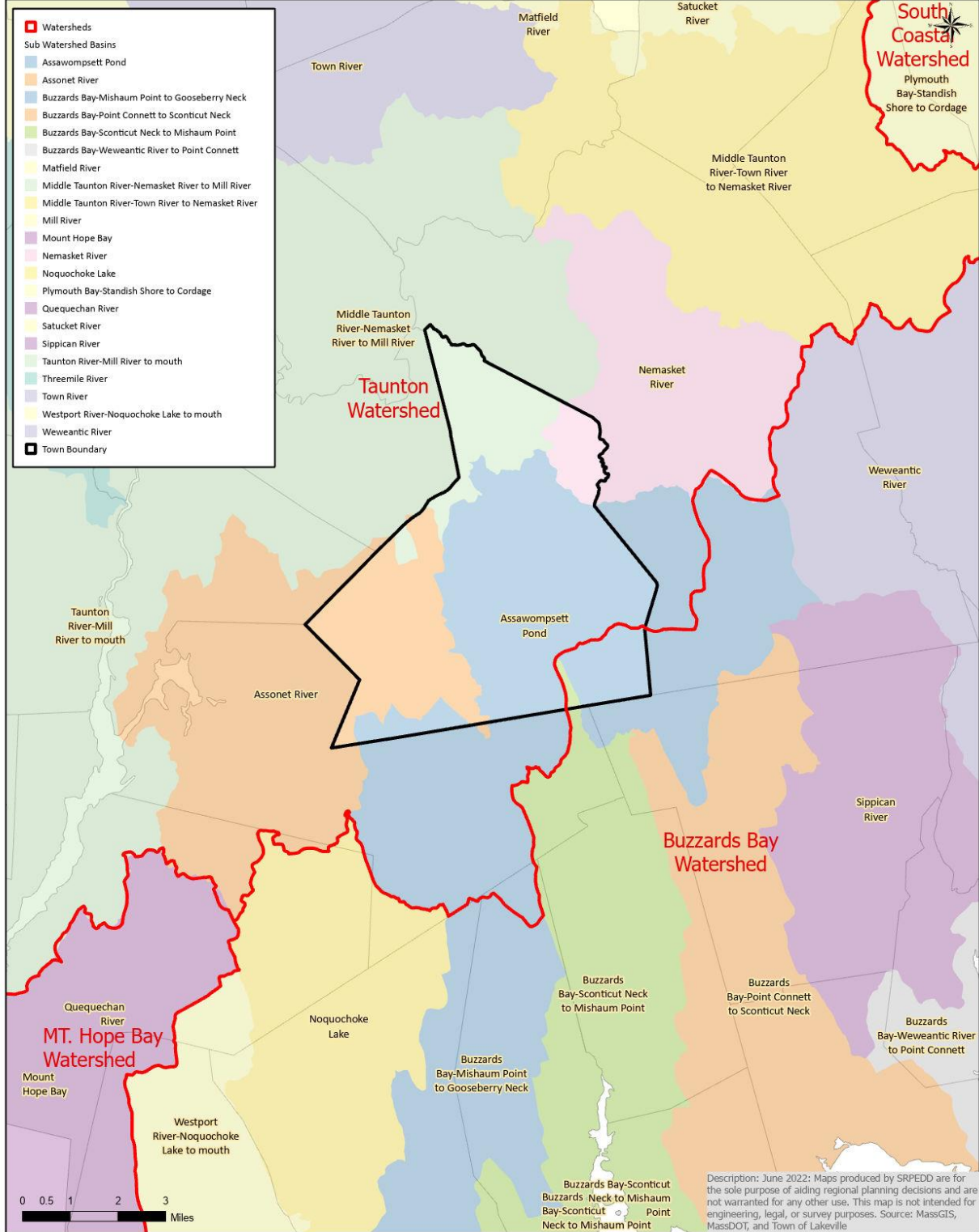
### ***C. Water Resources***

#### ***1. Surface Water***

##### ***a. Watersheds***

All surface water in Lakeville is within the Taunton River watershed, except for a small portion of the town along of Lakeside Avenue, which is in the Buzzards Bay watershed. Drainage in the Lakeville portion of the Taunton River basin is either into the Assawompset Pond Complex and the Nemasket River, towards the upper reaches of the watershed, or into other, lower tributaries to the Taunton River, including Poquoy Brook and Cedar Swamp River to the Assonet River. See next page for Open Space Watershed Map.

# Lakeville Open Space Watershed Map



### ***b. Area and Extent***

Surface water within the Lakeville town boundaries covers about 18% of the town's total area, or about 4,141 acres (MA GIS, Land Use data layer). The largest water bodies extend beyond the town boundaries: Assawompset, Pocksha, and Great Quittacas Ponds are shared with Middleborough, Long Pond is partly located in Freetown, and Great and Little Quittacas Ponds are partly located in Rochester. The Nemasket River, which is the outlet for Assawompset Pond, and Poquoy Brook both form part of the border with Middleborough.

Lakeville is crisscrossed by many streams, both perennial and intermittent. The Rivers Protection Act gives perennial streams a measure of protection, through a 200-foot Riverfront buffer, that intermittent streams do not have. Only streams determined to be perennial can be officially named. The Town would do well to go through the process of determining which streams are indeed perennial and naming them.

### ***c. Nemasket River***

Meandering and semi-natural, the Nemasket River is one of the area's premier scenic, ecological, and recreational resources. It was first nominated for designation as a Massachusetts Scenic River in 1977 (Anderson). The Nemasket is a part of the Wampanoag Commemorative Canoe Passage; as Snipatuit Pond in Rochester drains both northward into the Taunton River system via Assawompset Pond and the Nemasket, as well as southward into Buzzards Bay via the Mattapoissett River, there was a through waterway between the upper Taunton watershed and the South Coast. Native Americans used this route for canoe travel from their inland hunting grounds around Bridgewater to coastal fishing areas (AMC Canoeing Guide, 1971 ed.).

### ***d. Great Ponds***

Lakeville's ten Great Ponds are its most salient physical feature. (MGL Chapter 91, Section 35 defines a Great Pond as a pond, which, in its natural state, exceeds 10 acres. MGL Chapter 131, Section 1 states that for the purposes of fishing regulations, a Great Pond is one which exceeds

20 acres.) Assawompset Pond, at 2,444 acres, is the largest natural lake in the Commonwealth, and Long Pond, at 1,721 acres, is the second largest. Great Quittacas (1,185 acres), Little Quittacas (295 acres), and Pocksha (252 acres) Ponds complete the Assawompset Pond Complex. These headwater lakes, largely groundwater-fed, drain into the Nemasket and flow into the Taunton River at Bridgewater. The outlet structure on Assawompset Pond can be raised or lowered slightly to manipulate the water level of the Ponds, for the purpose of water delivery to Taunton and New Bedford.

Elders Pond (145 acres) and Loon Pond (23 acres) have minor surface water connections downstream to Long Pond and Assawompset Pond, respectively, while Clear (28 acres) and Dunham (10 acres) Ponds occur as isolated high-elevation kettles.

Cranberry Pond (17 acres) is only slightly higher than Assawompset; a quarter-mile stream at Indian Shore connects the two. This pond was listed as a Great Pond in the Lakeville's 1969 Master Plan and 1981 Open Space and Recreation Plan. It qualifies as a "great pond", but apparently was inadvertently dropped from the state's list. It is a recommendation of this plan that the necessary regulatory process be put in motion to correct this error.

The land under the water of a Great Pond is owned by the Commonwealth, and regulated by State law. For example, MGL Chapter 91, Section 19 restricts the building or extension of structures into great ponds below the natural high-water mark.

## ***2. Water Quality Classification***

Pursuant to the federal Clean Water Act (33 USC Section 1251) and 314 CMR 4.00, MA DEP has adopted surface water quality standards to classify and protect designated uses. The Assawompset Pond Complex and Elders Pond, and all tributaries thereto, are designated as Class A waters, sources of public water supply. 314 CMR 4.00 states "To the extent compatible with this use they shall be an excellent habitat for fish, other aquatic life and wildlife, and suitable for primary and secondary contact recreation. These waters shall have excellent aesthetic value. These waters are designated for protection as Outstanding Resource Waters..." 314 CMR 4.04(3)

further defines Outstanding Resource Waters as “an outstanding resource as determined by their outstanding socio-economic, recreational, ecological, and/or aesthetic values. The quality of these waters shall be protected and maintained.” Certified vernal pools and wetlands contiguous with water supply ponds and other tributaries are also classified as Outstanding Water Resources.

The remainder of surface water in Lakeville is designated as Class B, “...habitat for fish, other aquatic life, and wildlife, and for primary and secondary contact recreation. Where designated they shall be suitable and a source of public water supply with appropriate treatment.”

### ***3. History of Use as Water Supply***

In 1901, the Assawompset Pond Complex and Elders Pond were established as a water supply source for the City of Taunton. Rules and Regulations of the State Board of Health pertaining to the surrounding land use and use of the Ponds were proposed to protect the drinking water supply. At that time, a committee of the Town of Lakeville voiced objections to the proposed restrictions, stating that private recreational, agricultural, and residential rights to use would be taken without adequate compensation. Nonetheless, the Rules and Regulations were promulgated in 1902. Later, Chapter 400 of the Acts of 1924 established allocations of water from the Assawompset Pond Complex and Elders Pond to the Cities of New Bedford, Taunton, and Fall River.

New Bedford is authorized under WMA Registration #425201.01 and WMA Permit #9P425201.01 to withdraw from Little and Great Quittacas, Long, Assawompset and Pocksha Ponds. All New Bedford’s withdrawal is through the treatment plant at Little Quittacas. Taunton is authorized under WMA Registration #425293.02 and WMA Permit #9P425293.04 to withdraw from Elders, Long, Assawompset and Pocksha Ponds. Taunton’s water is pumped from Assawompset to Elders Pond, where it is treated. Although Fall River was allocated water rights under Chapter 400 of the Acts of 1924, the City never exercised these rights and Fall River does not have a WMA authorization for water withdrawals from the Assawompset Pond Complex. Fall River withdraws its water from sources in the Buzzards Bay and Narragansett Bay Basins.

Pursuant to the Water Management Act (WMA) of 1986 (MGL Chapter 21G), the Massachusetts Department of Environmental Protection (MassDEP) regulates water withdrawals from surface and groundwater supplies of more than an annual average of 100,000 gallons per day or, for seasonal users, 9 million gallons in any consecutive three-month period (310 CMR 36.00). From 1986 until 1988, large water users had the ability to register existing water withdrawals based on historic water use between 1981 and 1985. “New” withdrawals, meaning withdrawals started following the registration period, require a Permit.

WMA Registrations are renewed every ten years. WMA Permits are issued for a maximum 20-year term, on a basin schedule established by 310 CMR 36.00. Permits authorize an annual average daily withdrawal rate in five-year increments, and reviews of permit conditions and compliance occur every five years. The firm yield for the 5 ponds that make up the Assawompset Pond Complex was determined in 1988 by Camp Dresser and McKee to be 27.5 million gallons per day. Jen Urso of DEP stated that there are currently no plans to restudy the safe yields or change the allocation as development in the surrounding area has septic systems that return the water they draw back into the watershed. Currently WMA has authorized the City of Taunton to withdraw 7.29 million gallons per day and the city of New Bedford to withdraw 20.79 million gallons of water per day. There has not been an upward trend in New Bedford’s nor Taunton’s withdrawals, and they appear to be well below the safe yield. The permits for New Bedford and Taunton were renewed on April 6, 2022, and will expire on February 28, 2030.

Lakeville had no guaranteed right to draw water from the Ponds until it was established as part of the Betty’s Neck purchase agreement that Lakeville is entitled to one million gallons per day out of New Bedford’s allotment. Currently the limit that Taunton can treat for Lakeville is 300,000 gallons per day which serves LeBaron Estates, Council on Aging, Library, Assawompset Elementary School, the Great Ponds Industrial Park, and new development in the northeast part of town including Walgreen’s and Wood’s Edge. As previously mentioned in 2011 the Town built, and subsequently sold to Taunton, a water tower to assure the availability and pressure of this water especially for the priority development areas in the northwestern section of town.

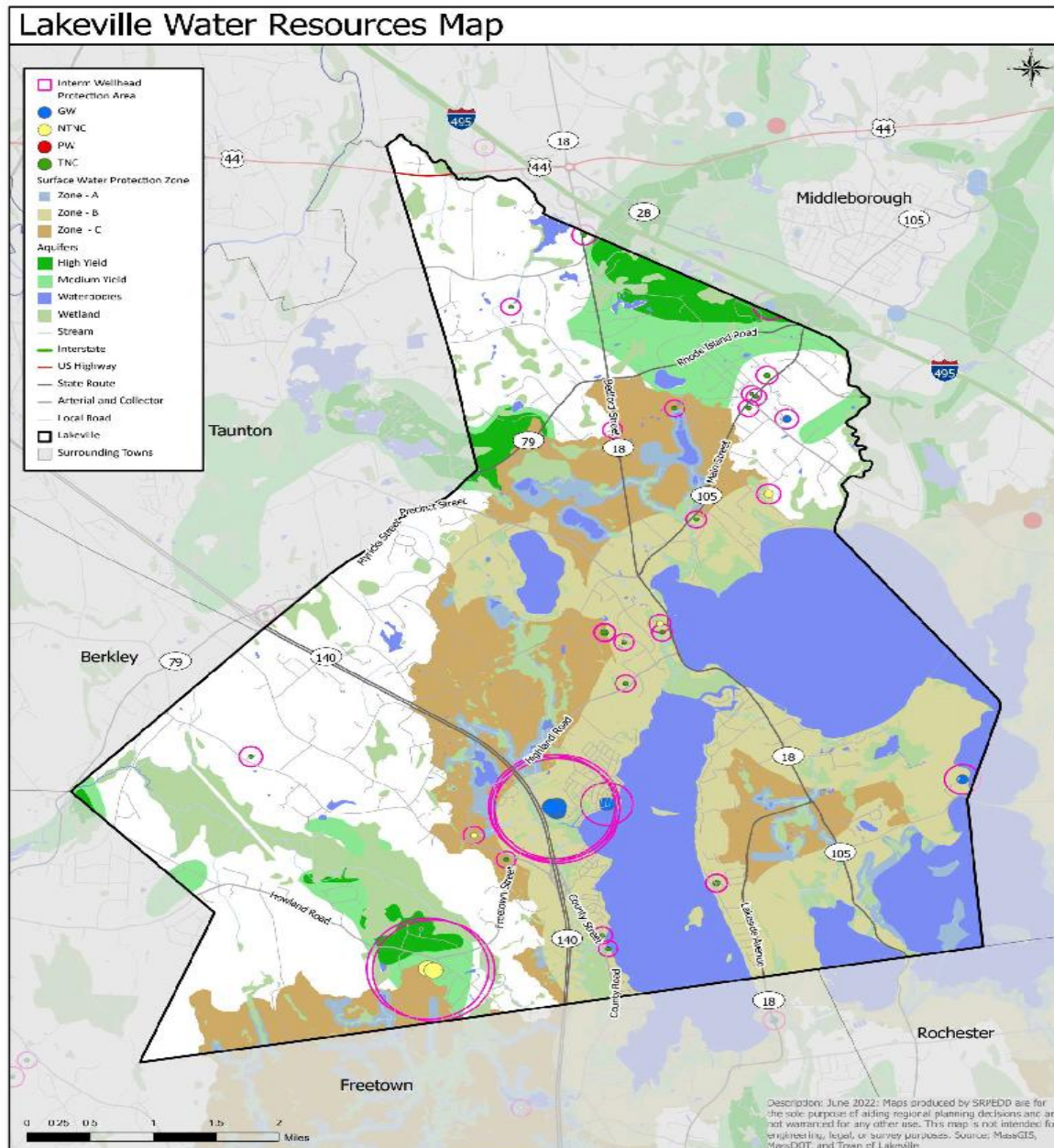
Water taken from the Ponds by New Bedford and Taunton is an inter-basin transfer and is not available to recharge Lakeville's water resources. The water Lakeville withdraws from private wells or from its allotment from the Ponds through Taunton's facility, or its potential town well at the well site, is not an inter-basin transfer; however, some of that water is lost to evaporation and runoff. Septic systems do not necessarily recharge the aquifers or groundwater in the same consistent manner as rainfall on a natural landscape; for example, there can be more rapid movement through disturbed ground to lakes and streams, and thence more water can be lost downstream in post-storm surges. When that aspect of development is added to the creation of surfaces that are more impervious allowing even faster runoff in flooding surges, more water may be removed from the system than is recharged. Surface water, shallow wells, and deep wells are all part of an interconnected aquifer system. If water is removed from this system faster than it is recharged, the system is being mined and the levels of our rivers and ponds will be drawn down endangering our groundwater wells, the plant communities of the Great Ponds, and everything that depends on them.

#### ***4. Surface Water Supply Protection Zones***

Pursuant to the federal Safe Drinking Water Act (42 USC Section 300f et seq.), MA DEP regulations (310 CMR 22.00) establish surface water supply protection zones around drinking water supplies and restrict new and expanded uses in these zones. 310 CMR 22.00 applies to public water systems serving 25 or more people.

Surface water supply protection zones for Lakeville are shown on the Water Resources Map. Zone A consists of all land within 400 feet from the bank of a Class A surface water source, as well as all land 200 feet from the banks of tributaries. New or expanded uses prohibited in these areas include underground storage tanks, and treatment and disposal facilities, with exceptions. Zone B consists of all land within 1/2 mile from the surface water supply. Zone C includes the entire contributing area, or surface watershed, of a public water supply. In Lakeville, the Zone C for the Assawompset Pond Complex and Elders Pond encompasses roughly 1/2 of the town's land area, excepting only that land in the Buzzards Bay, Assonet River, and Poquoy Brook drainages. In general, 310 CMR 22.00 restricts activities within water supply buffer zones to a greater degree

when the drinking water withdrawal is new or expanded. This greater restriction on activities may be triggered if renewed Pond permits withdrawals increase permitted gallons per day.



## **5. Public Access**

Public boating access to the Great Ponds is available at Long Pond, at a state boat ramp in adjacent Freetown, and at Loon Pond, at a small-boat (non-motorized) launch and fishing area within the town's Ted Williams Camp. A small-boat (non-motorized) launch area at Tamarack Park provides further access to the northern end of Long Pond. Motor boating, with a ten-horsepower limit, in Assawompset and Pocksha Ponds is allowed only for shoreline landowners by special permit. Canoeing and kayaking in Assawompset and Pocksha are prohibited. No boating is allowed in Elders, Little Quittacas or Great Quittacas Ponds. Public canoe launches for the Nemasket River are provided at Old Bridge Street and Vaughan Street on town-owned conservation land.

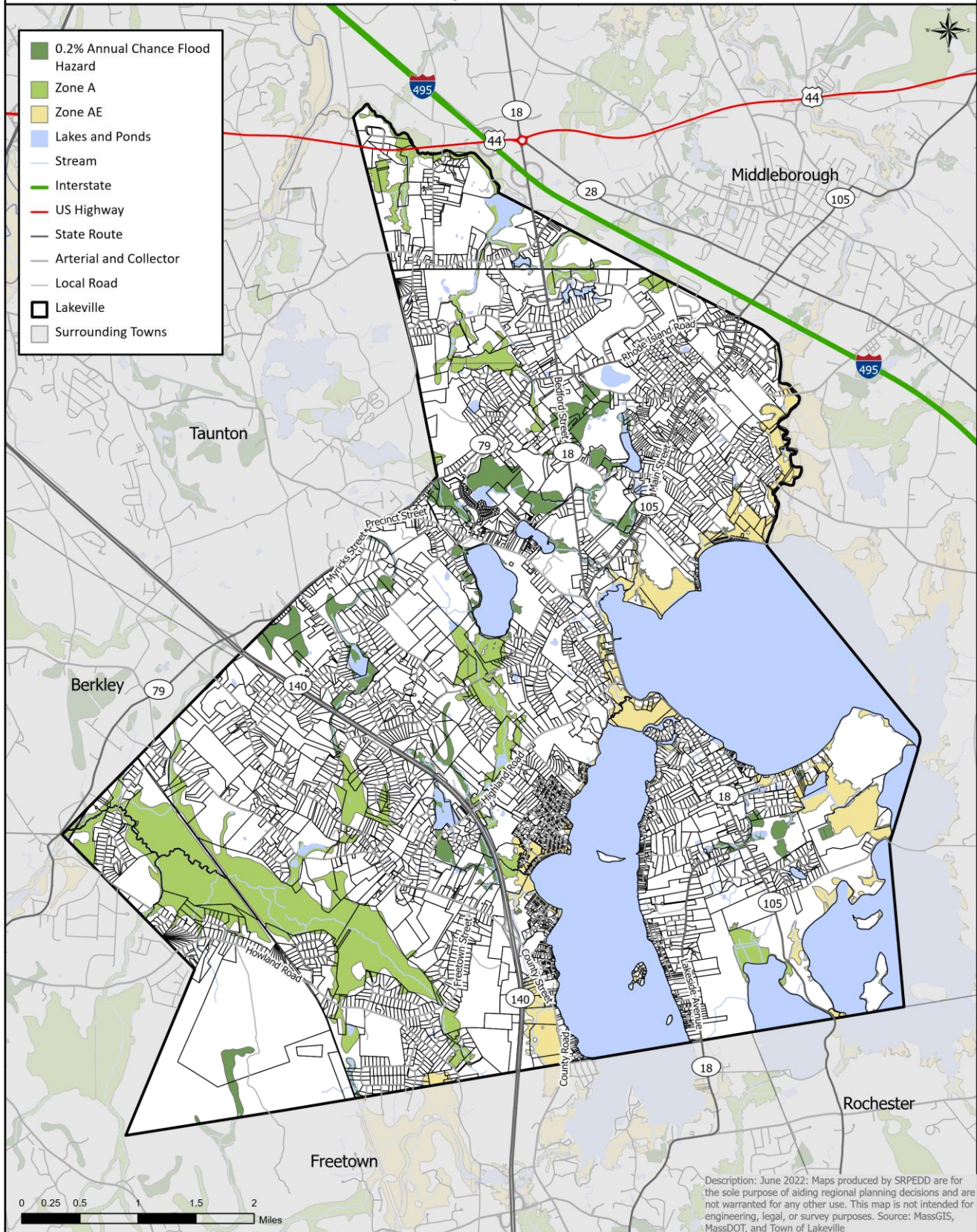
The swimming area at Clear Pond is owned and operated by the Town of Lakeville Park and Recreation Department. Its availability depends on the ability of the Park Department to provide staffing and a lifeguard. Swimming in the water supply ponds (Assawompset, Pocksha, Little and Great Quittacas, and Elders) is prohibited.

## **6. Flood Hazard Areas**

Areas within the 100-year floodplain, shown as Zone A on the FEMA (Federal Emergency Management Agency) Flood Insurance Rate Maps are shown on the Water Resources Map. These floodplains generally surround the Assawompset Pond Complex and the Nemasket River and are also mapped in areas surrounding Poquoy Brook and its tributaries, the unnamed stream valley between Elders Pond and Long Pond, and the Cedar Swamp River and its tributaries.

One-hundred-year floodplains in Lakeville are protected by a State determined Flood Plain Zoning District, which encourages non-intensive uses such as agriculture, forestry, and recreation; by 310 CMR 10.00, regulations for the Massachusetts Wetlands Protection Act; and by 310 CMR 15, Title 5. As required the Town passed a by-law in 2021 that establishes its Flood Plain Zoning District according to the State's 2021 flood plain map.

# Lakeville FEMA Flood Zone Map



## 7. Wetlands

DEP's Wetlands Conservancy Program developed the most recent delineation of wetlands in Lakeville. Digital orthophotographs taken in 1996 and 1997 were printed with overlying wetlands boundaries delineated from 1993 photography. From these delineations, the following summary figures in Table 8 were generated.

Except for cultivated cranberry bogs, some of which may have been taken out of production or added to, these figures should remain the same.

**Table 8 Summary of Wetland Types and Acreage**

|                                               | Acres    | % of Town |
|-----------------------------------------------|----------|-----------|
| <b>Open Water</b>                             | 4303.73  | 18.63     |
| <b>Vegetated wetland:</b>                     |          |           |
| Non-cultivated bog                            | 38.21    |           |
| Cultivated cranberry bog                      | 288.11   |           |
| Deep Marsh                                    | 220.72   |           |
| Marsh                                         | 73.66    |           |
| Shrub swamp                                   | 406.44   |           |
| Wooded swamp                                  | 2423.66  |           |
| Total vegetated wetland*                      | 3451.00  | 14.94     |
|                                               |          |           |
| Total open water/wetland                      | 7754.74  | 33.57     |
| Total upland                                  | 15347.48 | 66.43     |
| Total area                                    | 23102.21 |           |
|                                               |          |           |
| Total land area (total area minus open water) | 18798.48 | 81.36     |

*Source: C. Costello, Wetlands Conservancy Program, MA DEP, 2000, Christine Odiaga, 2010*

*\* Here, “vegetated wetland” means wetland other than open water bodies.*

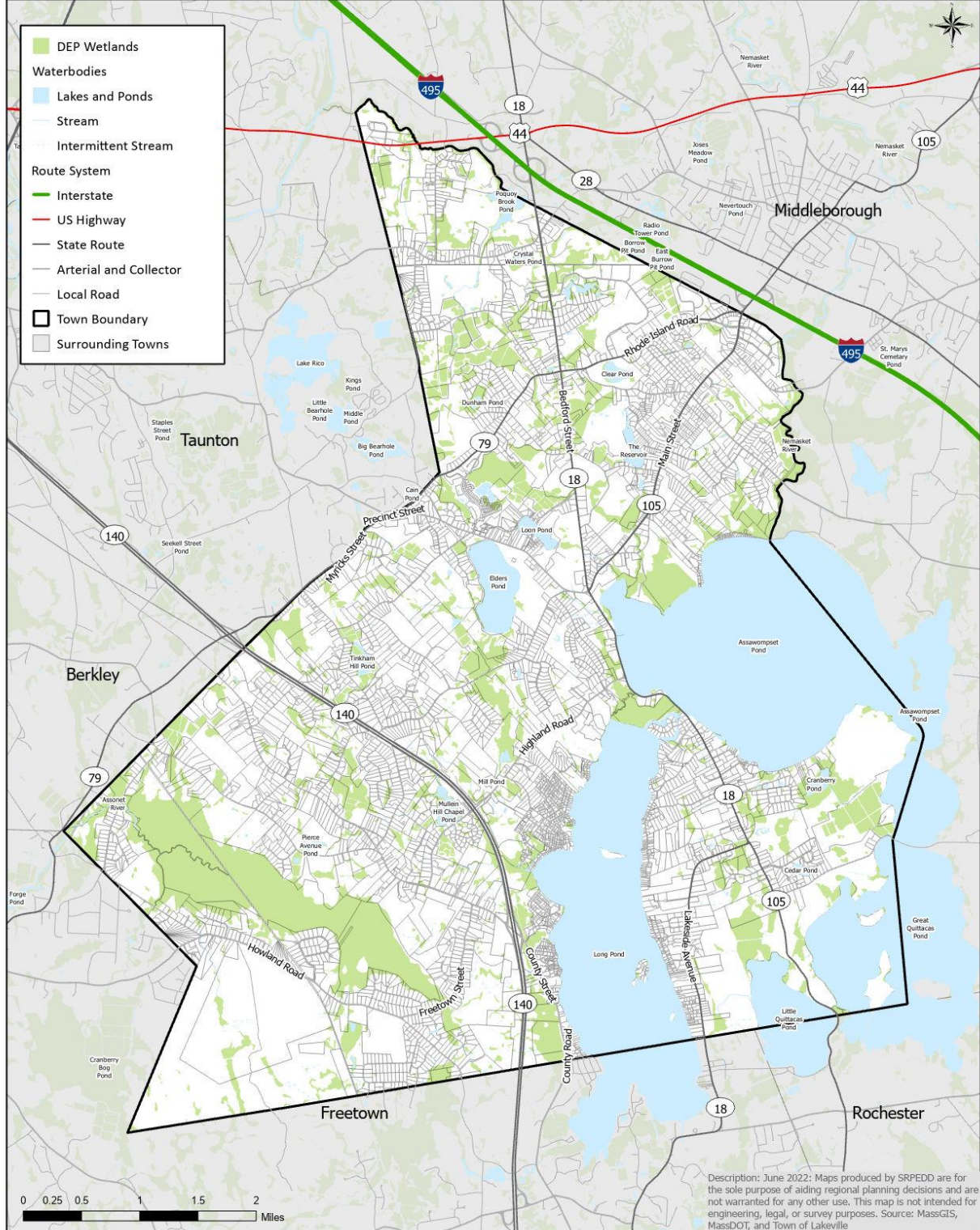
In short, 33.57% of Lakeville’s total area is wetland, 18.63% being open water, and 14.94% being vegetated wetland. 66.43% of Lakeville’s is upland.

Wetlands in Lakeville are shown on the Water Resources Map. (These boundaries are for general planning purposes only, and do not take the place of on-site delineations.) The largest wetland, aside from the Ponds, is the Assonet Cedar Swamp, discussed in detail in the Vegetation section of this Plan. Other wetland areas occur throughout the town, both in areas surrounding stream courses and in isolated settings.

Cultivated cranberry bogs are an integral part of the landscape, economy, and ecological processes of south-eastern Massachusetts. Cultivated cranberry bogs in Lakeville are shown on the Zoning and Land Use Map. The open, scenic value of bogs is referenced earlier, and the open water of the bog reservoirs provides habitat for a variety of fauna and flora; however, these are heavily managed systems, and the historical and ongoing alterations have undoubtedly affected natural habitat in the vicinity of the bogs. Impoundments, for example, may have eliminated longer-distance fish movement in a particular drainage area, although species with limited home ranges may still inhabit the reaches between impoundments (Hartel).

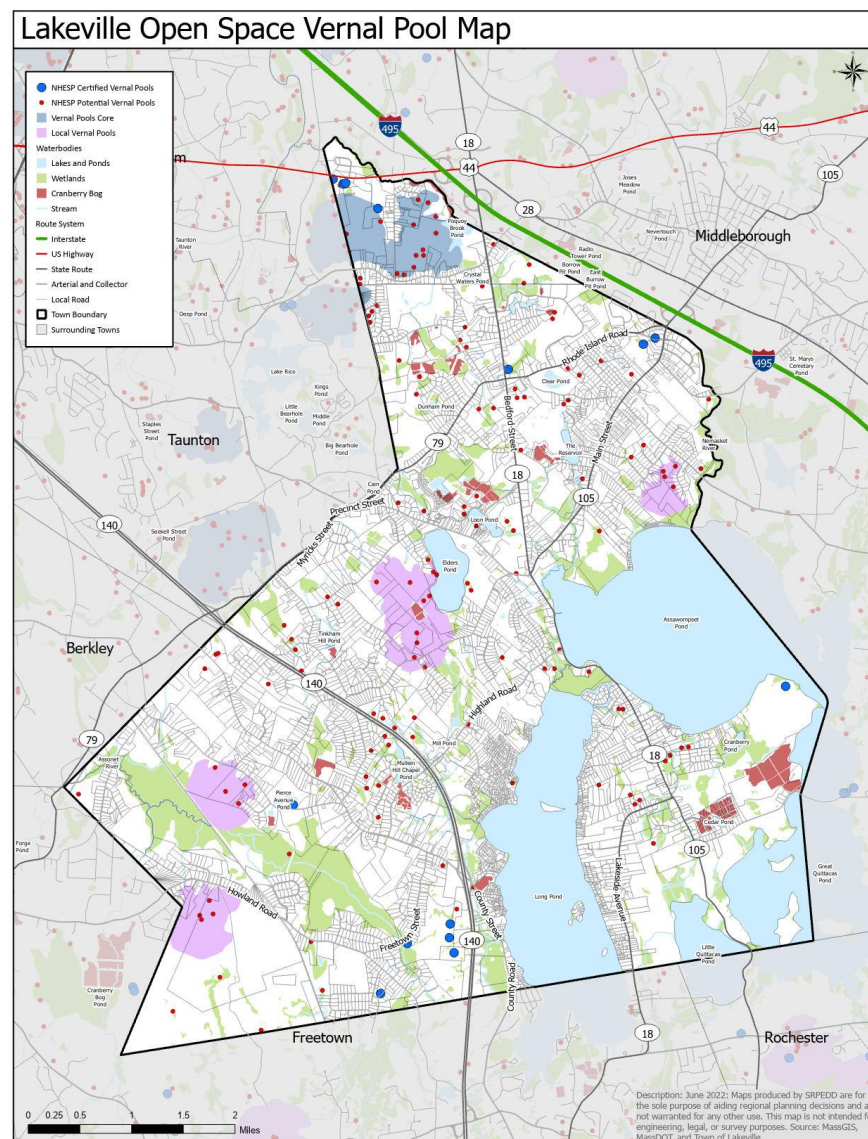
Historically, cultivated bogs were established on wetlands, where the peaty-mucky soils serve to trap agricultural chemicals. Newer bogs, however, built on mineral soils, must incorporate a confining layer of fine-grained particles such as silt or clay and an organic confining layer to inhibit

# Lakeville Open Space DEP Wetlands Map



leaching of materials beyond the bog environment (University of Massachusetts, 2000). These newer bogs can be and often are reverted to dry land when house lots hold more economic promise than cranberry bogs.

The Lakeville Conservation Commission and the MA Department of Environmental Protection (DEP) have joint responsibility for reviewing development proposals in or near wetlands, including vernal pools officially certified by the NHESP. All of Lakeville's wetlands and certified vernal pools are under the protection of the MA Wetlands Protection Act (Massachusetts General Laws, Section 40), Section 401 of the Federal Clean Water Act, the Massachusetts Surface Water Quality Standards related to Section 401, and the Massachusetts Forest Cutting Practices Act.



## **8. Groundwater**

Lakeville's groundwater resources provide a reliable water supply for the Town's residences, businesses, and industries through individual and small community wells. Using the average per capita daily consumption figure from 1992 for the Taunton River Basin (US Army Corps of Engineers, 1995), an estimated 1.2 million gallons is withdrawn each day for domestic purposes (141.8 gallons per day per capita times approximately 12,000 residents). In addition, as the Assawompset Pond Complex is largely groundwater fed (Dayian), Lakeville's groundwater also, indirectly, supports Taunton's and New Bedford's needs, as well as those additional communities serviced by the cities' water delivery systems.

### ***Groundwater Availability***

Groundwater availability data are taken from Williams et al., 1973, Water Resources of the Taunton River Basin. Aquifer designations are based on a combination of transmissivity and yield. Transmissivity, measured in gallons per minute per foot of drawdown, is equal to hydraulic conductivity (assumed uniform) times saturated thickness (Studley).

Lakeville's high- and medium-yield aquifers are shown on the Water Resources Map. These aquifers occur in thick, uniform stratified drift (sand and gravel) deposits over deep bedrock valleys. Potentially productive high-yield aquifers, those that may yield greater than 300 gpm (0.43 mgd), occur in about 90 areas throughout the Taunton River basin, occupying a total area of only about 25 square miles, or 4.7% of the basin. In Lakeville, potentially productive high-yield aquifers occur generally at five locations: the upper Assonet/Cedar Swamp River watershed; the far lower reaches of the Assonet/Cedar Swamp River; part of Betty's Neck; a swath from Massasoit State Park to Assawompset Pond; and the area north of the Great Ponds Industrial Park between routes 495, 18, and 79. Location of aquifers should play a decisive role in designation of high priority protection parcels.

Additional areas of potentially productive medium-yield aquifers (capable of yielding between 100 and 300 gpm, or between 0.14 and 0.43 mgd) occur in bands surrounding the high-yield areas. The remainder of Lakeville's groundwater supply is considered of moderate-low (25-100 gpm) or low (below 25 gpm) potential yield. These last sources are in areas of poorly stratified drift, till, or bedrock.

### ***Groundwater Supply Protection Zones***

In addition to private wells, there are over 30 public groundwater wells (those serving 25 or more people) in Lakeville (MA GIS). Pursuant to the Federal Safe Drinking Water Act (42 USC Section 300f et seq.), MA DEP regulations (310 CMR 22.00) establish groundwater supply protection zones around drinking water supplies and restrict new and expanded uses in these zones. Groundwater supply protection zones for Lakeville are shown on the Water Resources Map.

Public groundwater suppliers must own or control the area immediately surrounding the supply well. This area, termed Zone I, is calculated based on the approved yield:

required radius (in feet) =  $[\log (\text{approved yield gallons/day}) \times 150] - 350$ , with minimum Zone I radius of 250'.

For example, for a well drawing 100,000 gpd, the Zone I is a circle of 400 ' radius.

Regardless of size, the regulations state that nothing but water supply related activities shall occur within a Zone I.

Zone II is defined as the zone of contribution, or the capture zone, for a well. Delineation of a Zone II is determined through hydrologic modeling and is required for supplies exceeding 100,000 gpd. There are no delineated Zone IIs in Lakeville.

In the absence of a delineated Zone II, an Interim Wellhead Protection Area (IWPA) is established and used for regulatory protection of community wells. An IWPA is calculated as follows:

required radius (in feet) = (32 x approved yield gallons/minute) + 400, with a maximum IWPA radius of 1/2 mile.

Non-transient non-community (NTNC) wells have a standard IWPA radius of 750', and transient non-community (TNC) wells have a standard IWPA radius of 500'. (A TNC is any publicly or privately owned system that provides piped water for human consumption, if such system has at least 15 service connections or regularly serves an average of at least 25 individuals daily for at least 60 days per year, including such establishments as golf courses, gas stations, or restaurants. A TNC system is defined as a public water system that is not a public community water system and that regularly serves at least 25 of the same persons daily for more than six months per year. This applies to all non-residential systems that serve at least 25 of the same people for six months or more and can include schools, day care, office buildings and factories.)

Zone III is defined as the surface and ground watershed upgradient or cross gradient of a well. This designation is generally used for wells drawing over 100,000 gpd. Every 10 years the DEP tests and adjusts the size of the zones.

The Source Water Assessment Program established in 1996 by the USEPA requires states to delineate all public drinking water sources that serve more than 25 people, to inventory the land uses within the protection zone, to assess its susceptibility to contamination and to publicize the results. A review of these results shows that almost all of Lakeville's public water sources are at risk due mostly to pavement or use of fertilizers and lawn chemicals within the protection zones. The 400-foot zone around the wellhead at the Apponequet High School is fenced off for protection, but the Freetown-Lakeville Middle School wellhead is considered highly susceptible to contamination. Protection of its groundwater, both its quality and its quantity, needs to be a high priority in the Town, especially in areas of high yield aquifers.

### ***Overlay District***

In 1982, a Water Resource Protection Overlay District to encompass the entire town was approved by voters at a Town Meeting. This overlay district, created to protect ground and surface water supplies, prohibits outdoor storage of hazardous materials.

### ***D. Wildlife: Vegetation***

Because of accelerating loss of open land and the concomitant loss of wildlife in recent years, state government, environmental and land protection organizations have been working to inventory and map wildlife and its required habitat in order to guide communities in efforts such as this Open Space Plan. The Division of Fisheries and Wildlife's Natural Heritage and Endangered Species Program created the BioMap, which illustrated verified habitat for terrestrial rare and endangered species and exemplary natural communities as well as the landscape needed to support these resources. The Living Waters project created a similar map for the state's waters and supporting watersheds. Both of these map projects put our wildlife resources in an essential regional context, as plants and animals, like water resources, have no respect for political boundaries. The outlined areas, the core exemplary habitats, are the richest and most valuable; however, they can be degraded by alterations, such as clearing, grading, draining, or paving, to the supporting landscapes. The supporting landscapes are the contiguous relatively undisturbed areas, indicated with striping. In addition, NHESP has created and regularly revises a map of Priority and Estimated Habitat that delineates those areas that it regulates under the provisions of the Wetlands Protection Act and the Massachusetts Endangered Species Act. Manomet Center for Conservation Sciences and Wildlands Trust have been involved in the creation of these maps and have focused on defining, mapping, and inventorying the plant communities of southeastern Massachusetts. Their online tool, CommunityMapper ([Communitymapper.org](http://Communitymapper.org)), locates some of the exemplary natural communities in Lakeville.

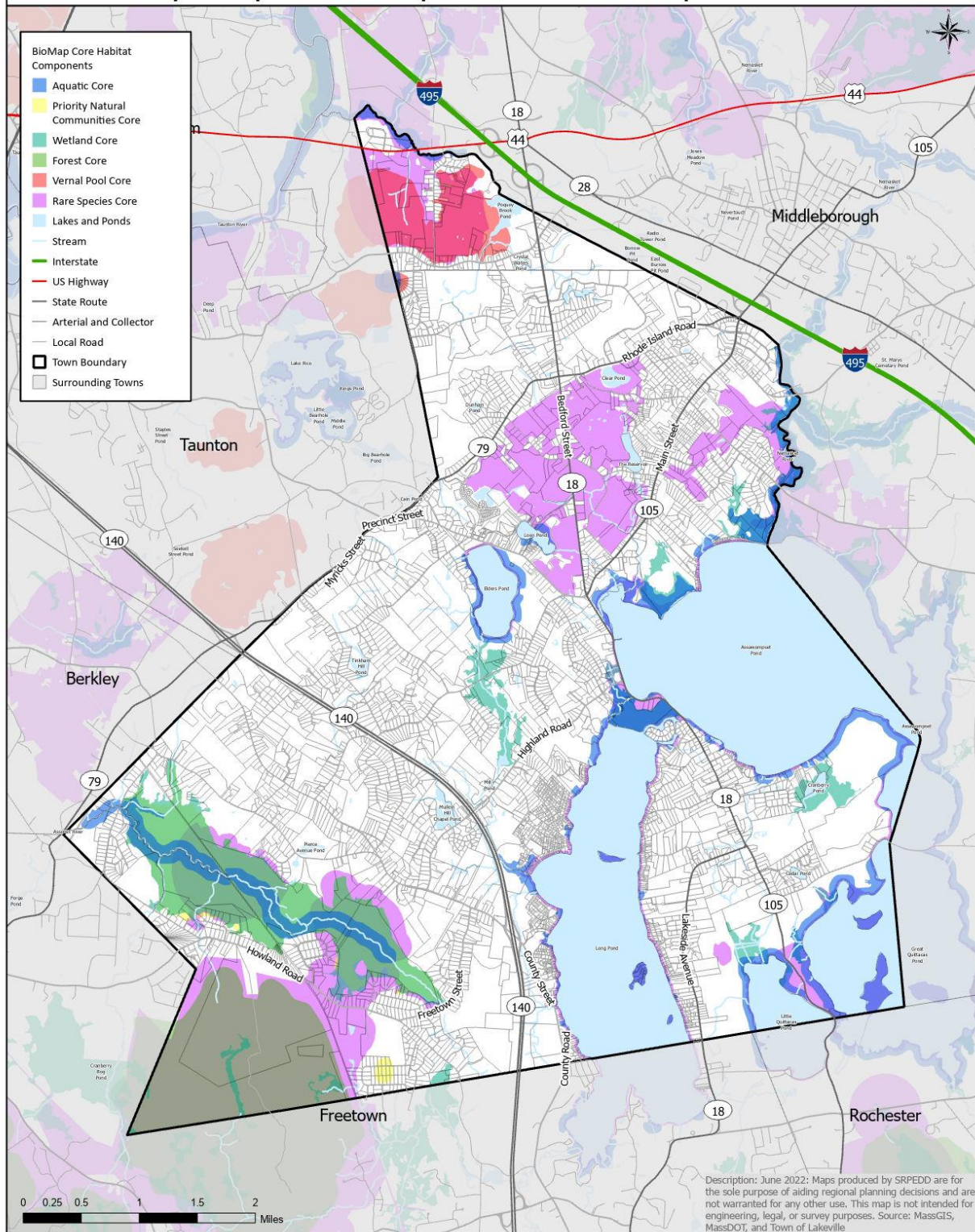
While these agencies and organizations work to preserve the diversity of our wildlife, residents give indispensable assistance in this process when they learn to identify rare species and report

sightings of them to NHESP. The forms used to report such sightings are available online at NHESP.org. (See Appendix D for a list of current state-listed rare plant species occurring in Lakeville. See also Fisheries and Wildlife Fauna.)

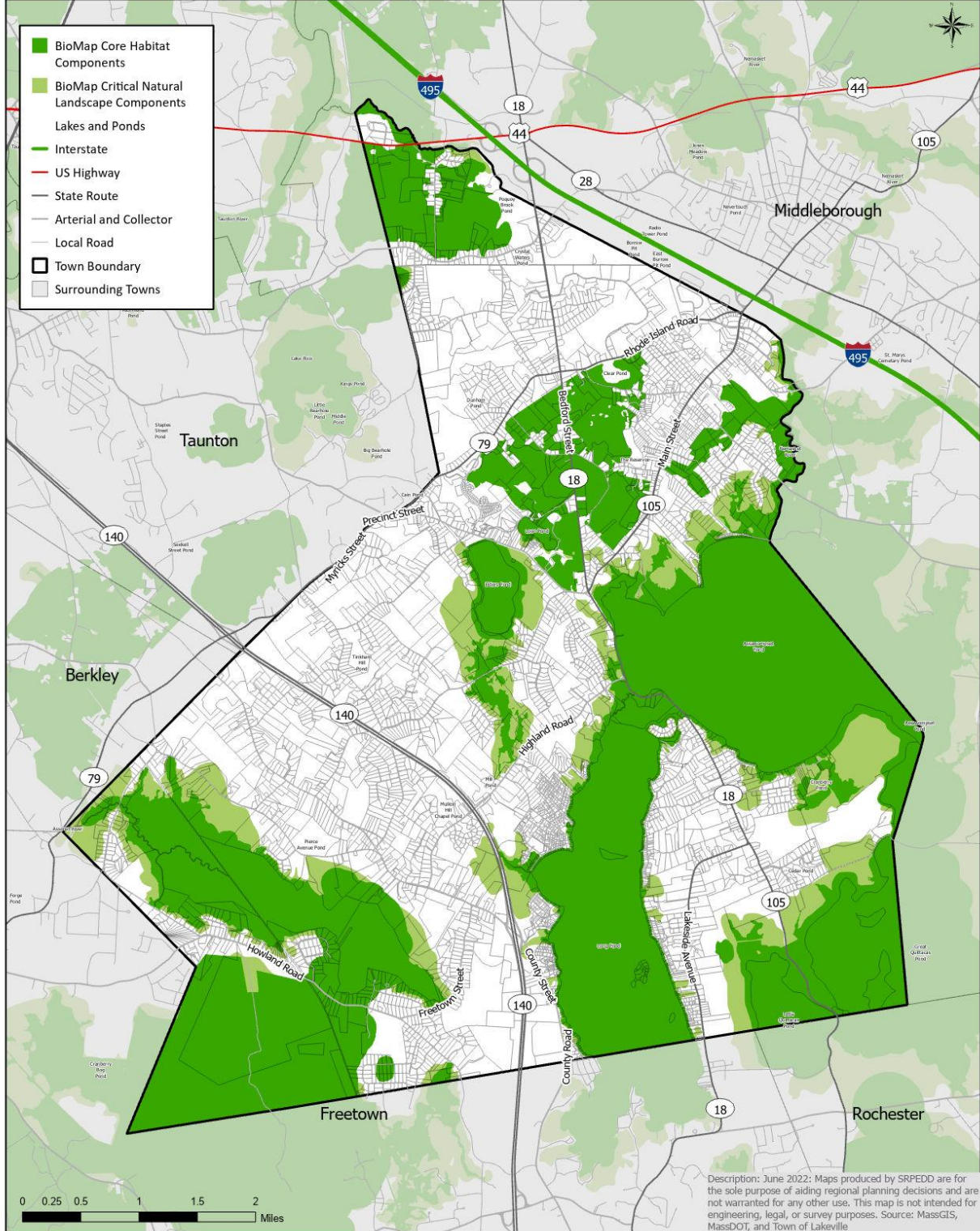
### ***Vegetation History***

The National Park Service has reconstructed the vegetation history of the Pocksha marsh and environs through pollen analysis of a sediment core (Kelso, no date). Vegetational changes were the result of gradual post-glacial warming. From about 15,000 to 13,000 years before present (ybp), this area was open tundra. Gradually spruce and later jack pine were established, until about 11,000 ybp, when temperate zone conifers such as white pine and hemlock arrived, along with birch, elm, ash, and red maple. 10,000 ybp marks the start of the oak period. Oak associations proceeded from oak-hemlock (ca. 10,000 - 4,700 ybp), through oak-hickory (to 2,000 ybp), and finally to oak-chestnut. In the twentieth century, native chestnuts were widely eradicated by disease; in recent years hemlocks are disappearing due to the wooly adelgid and a large number of trees including many of Lakeville's majestic oaks have been lost to the combined destruction of the Winter Moth, Gypsy Moth, Eastern Forest and Tent caterpillars and bark borer.

# Lakeville Open Space BioMap Core Habitat Map



# Lakeville Open Space BioMap Core Habitat Map



## ***Plant Communities***

Although, like most of New England, Lakeville is largely forested, a variety of intact upland and wetland plant communities occur throughout the town. These plant communities maintain our ecosystem by filtering air, purifying and storing water, recycling nutrients, stabilizing soil, and regulating our climate. They offer the human population recreational opportunities, aesthetic relief, visual screens, and noise abatement. Just as essential, they provide critical habitat for a wide array of animal wildlife.

Diversity of plant communities (such as oak-hickory forest, grassland, or shrub marsh) is a measure of an area's biological diversity. An effective approach to the preservation of biological resources is the protection of an array of plant communities, both rare and common, "the last of the least and the best of the rest" (Jenkins). Land protection using the community, or "coarse filter" approach, will target unique as well as representative plant associations, and often serves to maintain biological diversity at the same time by capturing overall species diversity.

The following accounts by Reid (2001), with additional comments as noted, summarize Lakeville's plant communities. These accounts are part of a work in progress to catalog the full range of plant community diversity and composition in the Commonwealth, based on fieldwork by the Wildlands Trust, the Manomet Center for Conservation Sciences, and the MA Natural Heritage and Endangered Species Program. Descriptions attributed to Sorrie (2000) are a result of fieldwork to prepare the Vascular Plants of Massachusetts checklist (Sorrie and Somers, 1999).

### ***Acidic Rock Outcrop***

Small examples of this plant community type occur on the extensive granite outcrops west of Long Pond. The outcrops are sparsely forested with Oaks and White Pine, with very infrequent openings of grasses and lichens. Unusual plants inhabiting this area include columbine and rockcap fern (Sorrie).

### ***Cultural Grassland***

Cultural grasslands frequently occur in hayfields and recently abandoned fields throughout town. Vegetation is typically naturalized grasses and goldenrods. This community may support butterflies and other insects, and larger fields in Lakeville (>5 acres) are known to support uncommon grassland birds such as bobolinks. For fields to function as habitat for butterflies, nesting birds or turtles, the disturbance must follow a seasonal regime. This is a successional community that requires regular disturbance, such as mowing or burning, to prevent filling in with shrubs and trees. Many of the fields observed for the 2012 Open Space Plan have indeed filled in, often with the invasive exotic, Autumn Olive. Others have been developed as housing lots.

### ***Scrub Oak Shrubland/Pitch Pine Scrub Oak Community***

Small patches (<5 acres) occasionally occur in the southwest corner of town, in areas with a history of fire (such as along the railroad tracks). This community is typically open, with sparse Pitch Pines (and Oaks in the Lakeville example), and a dense understory of Scrub Oak. This is a globally rare community type that is known to support a number of rare insects, plants and birds. The examples in Lakeville may be too small and isolated from the large Plymouth barrens to support many of the rare species; however, the community appears distinctly different from the typical examples, and the Lakeville sites have never been surveyed for rare species. The largest example, south of the Howland Road public school campuses, has experienced substantial development, and it is unknown how much of this community remains at this site.

### ***Pitch Pine/Oak Forest***

This community occurs west of the Howland Road public school campuses and near North Precinct Street, in the vicinity of the railroad line, where a history of fire may have favored the establishment of fire adapted species. Pitch Pine and Oak occur in the canopy, with a sparse to dense understory of Scrub Oak, Huckleberry, Lowbush Blueberry, and Viburnum. This community sometimes occurs with and grades into the Scrub Oak Shrubland community.

### ***White Pine/Oak Forest***

This is probably the most widespread community type in Lakeville and throughout the region. White Pine and Oaks are dominant in the canopy, with a sparse to dense understory of Huckleberry and Lowbush Blueberry.

### ***Oak/Hemlock/White Pine Forest***

This community is similar to the preceding community type, but with American Hemlock occurring in significant numbers. The understory is also similar, although usually less dense due to the shading by hemlock, with some species typical of northern areas such as Goldthread and Starflower. This type is more common on cooler north facing slopes, and until recently was frequent in the New Bedford Watershed Lands and along parts of Long Pond; however, Hemlock has declined greatly with the spread of the Woolly Adelgid parasite, meaning that this type of community will likely soon resemble the preceding type.

### ***Succession White Pine Forest***

White Pine occurs in exclusive stands, frequently in areas of abandoned old fields (hence the term succession). The understory is usually very sparse due to the dense shading, and wildlife values are often limited.

### ***Mixed Oak Forest***

Another widespread natural community, a mix of Black, Red, White and Scarlet Oak may occur in various combinations. This type occurs with the Oak/White Pine Forest, usually in drier areas. The understory is similar, although pine often occurs as a sapling.

### ***Black Oak/Scarlet Oak Woodland***

A large high-quality example of this uncommon community type occurs on a drumlin in the southwest corner of the town. The canopy of Black and Scarlet Oak is usually stunted and more open approaching the drier crests of drumlin, and a history of fire is also likely here. Patches of Scrub Oak Shrubland also occur with this type. This may be among the best examples in Massachusetts.

### ***Oak/Hickory Forest***

Although this is one of the dominant community types in Massachusetts, Hickory is rather infrequent in southeastern Massachusetts, possibly due to a history of more intense cutting, burning, or impacts to soils coupled with poor ability to disperse (due to the very large seeds). A few small stands of Hickory occur in Lakeville, with Oaks and an understory typical of other woodlands and forests in this area. In recent years a number of residents have commented on an increase in hickory saplings.

### ***Forest Seep Community***

These are usually small areas where groundwater occurs at or near the surface, usually on slopes or stream headwaters. White Ash, Red Oak, and sometimes Swamp White Oak may occur, along with a rich understory of sedges and forbs, including several uncommon and rare species. A seep in Lakeville supports the rare Canadian Sanicle and Southern Lady-fern. Although many wetland species occur in these small seeps, aeration of the water often prevents formation of hydric soils, and this community is not well protected under the existing wetland regulations.

### ***Hemlock/Hardwood Swamp***

Widespread in Massachusetts, only small examples occur in southeastern Massachusetts at the edges of swamps. Hemlock, Red Maple and Yellow Birch occur, with a sparse to dense understory of shrubs, typically Sweet Pepperbush. Herbs are often sparse due to shading, and

Sphagnum moss is occasional to continuous. This community occurred in wetlands near the Assawompset Ponds. With the previously mentioned decline of the Hemlocks, it is not known if any of this community still exists.

### ***Coastal Atlantic White Cedar Swamp***

Massachusetts has some of the best examples of this globally rare community type. Massachusetts Audubon Society's Assonet Cedar Swamp preserve in Lakeville, roughly 1,000 acres in size, contains four Atlantic white cedar-dominated stands totaling about 50 acres; most of the remainder of the wetlands preserve is dominated by Red Maple with co-occurring Cedar (Benjamin, 1986), Hemlock and Yellow Birch. There is a sparse to dense understory of shrubs, typically Sweet Pepperbush, and occasional Mountain Holly. Herbs are often sparse due to shading, and Sphagnum moss is occasional to continuous. Sorrie reports pitcher plants, cowslips, and *Smilacina trifolium*, the latter very rare in southeastern Massachusetts.

Atlantic White Cedar is restricted to a very narrow distribution along the Atlantic and Gulf coasts, with only about a dozen known stands of significant size in southeastern Massachusetts (MA NHESP fact sheet). In Southern New England, Atlantic White Cedar occurs in mixed or pure stands in varied situations including wooded basins, seepage swamps, riversides, and bog mats. Other stands in Lakeville can be found along the Freetown line between County Street and Rt. 140 (Wolanin), bordering Cranberry Pond on Betty's Neck, near Bedford Street (Turner), between Crooked Lane and the Residences at Le Baron Hills, and along Clear Pond Road. Lakeville place names and anecdotal evidence suggest additional cedar swamps that have been eliminated or reduced to remnants. Alteration of hydrologic regime (damming, culverting, berming, draining, excavating, mining for gravel, etc.) and inappropriate timber removal practices have changed the species composition of cedar swamps rangewide, and at many sites white cedar is becoming increasingly underrepresented and recruitment is low. The mature stand between T. L. Edwards and the Cedar Pond Preserve subdivision died rather suddenly somewhere around 2010. The stand adjacent to Le Baron Hills development is in decline due to hydrology and nutrient changes. A 2004 report by Atlantic White Cedar specialist Aimlee Laderman (Laderman) indicated the decline might possibly be reversed by correcting the improper drainage from a neighboring development

and restoring the swamp's connection to Thompson's Brook. Without comprehensive protection and eventual management, Atlantic White Cedar swamps may gradually and irrevocably disappear from the landscape.

### ***Red Maple Swamp***

Widespread in Massachusetts, this is the most common wetland community type in Lakeville and the surrounding area. Red Maple is usually dominant, with occasional Yellow Birch occurring, and a sparse to dense understory of shrubs, typically Sweet Pepperbush. Herbs are often sparse due to shading, and Sphagnum moss is occasional to continuous.

### ***Alluvial Red Maple Swamp***

Small marginal examples (they are not truly alluvial) of this type may occur along streams such as the Cedar Swamp River. These wetlands are richer, often with a dense understory of herbs and shrubs such as Spicebush and Elderberry. High quality examples of alluvial wetlands are considered uncommon in Massachusetts.

### ***Emergent Marsh***

Both shallow and deep emergent marsh habitats occur along the Nemasket River. Grasses dominate the former, and the latter supports plants adapted to more prolonged flooding, such as Waterlily, Pickerel Weed and Cattail. The marshes along the Nemasket are good habitat for waterfowl and several uncommon birds such as Rails, Sora, and Bittern. Unfortunately, these marshes have been invaded by exotic species, including Reed Canary Grass which reduce their value as habitat.

### ***Wet Meadow***

Not as flooded as marshes, wet meadows have water near the surface during part of the year, and support a very rich assortment of grasses, sedges and herbs. In Lakeville they are known to occur

in wetter areas along old woods roads and utility rights of way, and are probably frequent in agricultural areas. Wet meadows in the southwest of Lakeville are known to support uncommon or rare plants such as Mattamuskeet Panic Grass, Philadelphia Panic-grass, and Nuttall's Milkwort.

### ***Kettlehole Wet Meadow***

Wet meadow habitat may occur in the sandy bottoms of shallow kettle ponds; the occurrence of this habitat is not well known for Massachusetts. Examples in Lakeville include the Howland Ponds west of the Howland Road public school campuses. This area is of historical significance, referenced in deeds back to the 18th century, when it was considered choice land because of its naturally open character. Sorrie visited this site in the 1980s and found it somewhat disturbed but still of significant botanical interest with several rare or uncommon coastal plain species present. The site is currently bordered by a 78-unit subdivision, a 72,000-gallon/day school well, and the proposed MBTA rail line from Boston to New Bedford. Despite partial ownership by the school district and designation as both a rare species habitat and a tributary to a drinking water supply, the natural community and its associated open water and wet woods face a potentially serious suite of threats.

The Freetown/Lakeville Middle School science teachers once had a project to develop trails to a kettlehole on school property to include its study in their curriculum. We need to promote programs like this encouraging schools and youth organizations to enjoy and learn the value of open spaces.

### ***Coastal Plain Pondshore***

Massachusetts has some of the best examples in the world of this globally rare natural community. Dozens of rare plants and animals occur in these unique shallow sandy ponds, thriving on the clean waters and fluctuating water levels. Loon Pond and Elders Pond are coastal plain ponds, and very high-quality patches of this habitat occur on Assawompset, Quittacas, Great Quittacas and Pocksha Ponds.

In high water periods, the shorelines of coastal plain ponds are completely inundated, preventing encroachment by woody shrubs. When ground- and surface-water recharge is low, as in drought years or during the late summer months, the shoreline is exposed, enabling perennial and annual growth resulting in a signature array of herbaceous flowering plants.

State-listed plants found in this natural community in Lakeville include *Eupatorium leucolepis* var. *novae-an-gliae* (New England boneset) and *Sabatia kennedyana* (Plymouth gentian). These plants have very limited global distributions, with the New England boneset known only from southeastern Massachusetts and southern Rhode Island, and the Plymouth gentian known only from southern Nova Scotia, southeastern Massachusetts, southern Rhode Island, and the Carolinas.

*Panicum longifolium* and *Ludwigia sphaerocarpa*, other state-listed Atlantic coastal plain species, occur here at the northern edges of their ranges; the latter is known from only two current sites in Massachusetts.

Rangewide, coastal plain pondshores are increasingly threatened by hydrologic manipulation, including excessive groundwater drawdown; development of shorelines and subsequent vegetation removal or alteration; and physical disturbance (MA NHESP fact sheets). In Lakeville, the pondshore habitat of the water supply ponds is threatened by excessive surface water drawdown, particularly at Elders Pond (Sorrie), which, if sustained, may encourage shrub growth. Thatcher's Pond, largely occurring in neighboring Taunton, has a unique intermittent pond hydrology very rare in New England (Sorrie), making it vulnerable to considerable disturbance by off-road vehicles. Loon Pond's town-owned shoreline has an excellent example of this plant community, unfortunately in an area of very heavy use.

### ***Shrub Swamp***

Shrub swamp wetlands occur where water levels or disturbance such as logging prevents the establishment of trees. These habitats are very variable and are often mixed with emergent

marshes. A large example dominated by Buttonbush occurs between Long Pond and Assawompset Pond.

### ***Kettlehole Level Bog***

Bog communities are very acidic and low in nutrients and support a unique component of shrubs and herbs. Bogs in Lakeville occur in small kettlehole depressions and are dominated by Leatherleaf and Water Willow, with occasional taller shrubs, Atlantic White Cedar, and floating sphagnum mats.

### ***Forest Cover***

Nearly 12,000 acres, or about 63% of the town's land area, was forested by 1991 (MassGIS land use/land cover data layer). Based on interpretation of 1993 aerial photography, about 2,423 acres, or 13% of the town's land area, was in wetland forest cover (MassGIS wetlands data layer).

Forested land occurs throughout the town, largely in a patchy mosaic interspersed with open water, built areas, farmland, and land in other uses; however, nearly 2,000 acres of forest broken only by a few roads and sparse development occurs in the southwestern corner of Lakeville, anchored by the Audubon's Assonet Cedar Swamp Wildlife Sanctuary, and 636 acres on Howland Road now owned by the State for conservation. Much of the forested land is under Chapter 61. The Town recently lost the opportunity to preserve one of the several Chapter 61 parcels that comprise this forest area, one that abutted the Swamp, signaling how important it is to be proactive in saving significant open space. Several hundred acres of adjacent land in Freetown currently remain undeveloped but are in private ownership. These areas in Freetown and Lakeville are nearly adjacent to the 6,000-acre Freetown-Fall River State Forest, which in turn is part of and contiguous to the Southeastern Massachusetts Bioreserve. The Bioreserve, 13,600 acres of publicly owned forest, was created to help preserve both biodiversity and opportunities for people to enjoy hiking and wildlife observation. Adjacent or nearly adjacent lands like these create a corridor that is hugely important for the survival of wildlife.

The dense forest cover of the Assonet Cedar Swamp and the Poquoy/Leonard Washburn Brook protects the Town's cold water native brook trout habitats. The wild brook trout population in Massachusetts has been decimated due, in part, to a decrease of forest cover that allows for an increase in water temperature. Even the slightest increase in water temperature will destroy these sensitive cold water habitats. In 2020 the Town lost the opportunity to protect a parcel adjacent to the Assonet Cedar Swamp and there is increasing development near Poquoy with only a small portion protected by the Wildlands Trust.

Several of Lakeville's Town-owned parcels are richly forested, most notably Betty's Neck and the Vigers Conservation Area. Many other Town properties are park-like with pleasant shade trees. There is, however, no inventory of significant trees or tree species on any of the Town properties. Lakeville has a Town Tree Warden and a Forest Committee, but beyond the designation of some scenic roads, it currently has no programs for tree preservation or tree planting. If the Town inventoried the trees on its public lands, both conservation land and land used for active recreation and municipal purposes, it would be better able to protect and promote enjoyment of these resources.

### ***Lakeville's Shade Trees***

Perhaps because of its history as having split from another town, Lakeville has few significant trees, meaning trees with spreading canopies or extraordinary height and a dbh (diameter at breast height) of more than two-and-a-half feet in its public spaces.

At Tamarack Park, near the road, there are two spreading black oaks with dbh of approximately three feet, which may be its only significant public shade trees. One has been damaged by a motorcycle, the other is improperly pruned. At Tamarack there are also two red oaks with dbh of two feet. At the eastern edge of the park there is a large cluster of red oaks, one to two feet dbh, that a group of local volunteers have been keeping clear of bittersweet vines. The same group has been trying to rescue other trees on the property including a very tall white ash. They are also trying to plant shade trees for the future.

The small park, Dickran Diran Square, has three Norway maples, unfortunately of an exotic invasive nature, which are situated so as eventually to become sizeable. More significant are four sycamores at the edge of the woods, two that are two-and-a-half feet dbh and two that are two feet dbh. These majestic trees appear to be in decline. Fred Shaw Park has no shade trees in the park itself, but at its southern edge a bank of black cherry, tupelo, ash, and red maple between 12 and 18 inches dbh arch out over the park. Unfortunately, the trunks are all entangled with bittersweet vines.

In the large open park area surrounding the Town Library and the Historic Town House, there are only three shade trees with the potential to become significant trees: a Liberty Elm well situated, and two street trees (species unknown at this time).

Ted Williams Camp has a children's playground shaded by a number of pruned red cedars and black cherry trees, the latter under assault by poison ivy vines. There is an oak (species uncertain but in the white oak group) that appears to have been planted for shade, but it has been damaged and improperly pruned. Most of Ted Williams Camp is open playing fields and forest, but opposite the Loon Pond commissary building there are groups of red and black oaks, black cherries, Norway spruces, white pine, and red cedars that shade the surrounding lawn. There is also a free-standing tupelo. Behind and beside the Loon Pond commissary building, where the underbrush has been cleared under the forest trees, a mix of red, black, and white oak and white pine shade the grills and gazebo. In front of the commissary building there are red maples in the lawn and several Norway maples along the road, two of which are approximately two feet dbh.

The Town's oldest cemetery, Thompson Hill, is rimmed with forest trees, oaks, and pines. The only potential shade tree within the cemetery is a healthy young hickory.

There is a need in all the parks for planting native species of trees that will be shade trees for future generations.

Lakeville has little in the way of significant street trees, but it does have many old roads that have not been widened. Long stretches of these are lined with forest trees, which, where there

are no utility wires, arch out over the road. Along these roads many homeowners have maintained what were likely originally forest trees as specimen trees at the edge of their lawns, close enough to the road to be in the public right of way. On Vaughan Street, there is one spreading tree along the street, a black oak, three feet dbh, sole survivor of four in a row, after the last caterpillar onslaught. It is hoped that the Town will value all these trees and strive to maintain them, which in many places would mean the removal of bittersweet vines.

There is a need for more planting of long-lived native trees in the Town's park areas and even greater need to address the vines that are destroying trees along roadsides and in the Town's parks.

### ***Agriculture***

In 1991, 1,813 acres, or 9.6% of the town's land area, was in agriculture. Of this, 561 acres were pasture, 752 acres were cropland, and 500 acres were cranberry bogs, orchards, and nurseries (MassGIS land use/land cover data layer). Although current land use acreage figures are not available, it is widely acknowledged that we are continuing to lose farmland to residential development. Between 1991 and 2001, seven agricultural areas were converted, including Lakeville's last orchard, on Vaughan Street. Fields along 105 in north Lakeville, Highland Road and Vaughan Street and several bogs have been converted to housing or commercial development.

In addition to many remaining hay fields and cranberry operations, some newly created or reestablished, scattered vegetable production continues in town. The most noticeable is the Elliot Farm on Route 105 which also utilizes some acreage on the Wilkie APR. It has expanded its operation with greenhouses and a reconstruction of its barn to facilitate its commerce. The Standish farm and State-owned fields on Bridge Street and possibly parts of the Freitas property on Vaughan Street are still in production. Hilltop Farm continues to produce hay, but its current owner The Massachusetts Land Conservation Trust has kept much of the land fallow or forested.

When we lose farmland, we lose an integral part of our cultural and historical heritage, areas of scenic beauty and diversity, and valuable wildlife habitat. In particular, hayfields mimic natural grass-land systems, providing critical habitat for rare and declining birds and insects.

Once a historical center of grain production, Lakeville is now heavily wooded, with only remnant fields and frequent cranberry bogs. Although our soils are exceptionally well suited for agriculture, housing pressures will easily take precedence. We need to make a concerted effort to protect our remaining farmland as we may be left in the future with only the farms under Agricultural Preservation Restrictions. Current data, more accurate than Mass GIS, is needed to assist in this effort.

The Lakeville Agricultural Commission is a resource for the town to aid in the promotion of agriculturally based economic opportunities and education and to preserve the town's rural character. In 2021 the Right to Farm Bylaw was passed at town meeting.

### ***Invasive Plants***

In Lakeville, as in most towns, our open spaces are under assault from invasive exotic plants that could alter the existing natural communities. Purple loosestrife, with its prodigious seed production and tenacious root system established within a year of seed germination, can transform the diverse flora of a marsh into a monoculture. This plant, valuable to honey bees, but useless to any of our native fauna, has begun to colonize various wetlands in Lakeville, including those along Pickens Street, Bedford Street, Highland Road, Pocksha Pond, and Assawompset. Oriental Bittersweet, ubiquitous along our wooded roads and field sides, strangles and smothers trees in open environments, leaving wildlife with a limited diet of its own berries. Multiflora Rose and Autumn Olive, which grow rapidly in abandoned fields and can spread even into shady woods, are also very common species in town, leafing out early in spring and crowding out native shrubs and wildflowers. Large stands of Autumn Olive exist along Route 79 at the Industrial Park and in the fields north of the old Lakeville Hospital. Autumn Olive and Oriental Bittersweet in particular combine to ruin the aesthetics of our roadsides. Burning bush, an invasive exotic, much favored in town, has not yet taken over our wild areas, but seedlings are appearing far from where it has been planted.

Garlic Mustard, noted along County Road and at Tamarack, and Japanese Knotweed, noted on Highland Road, County Road, the Industrial Park on Route 44, and at Vaughn Street canoe launch, among other places, are two relative newcomers, but they have shown in other parts of Massachusetts that they have the potential to take over large areas.

Aquatic weeds, spread primarily by motorboats, have invaded Long Pond and Assawompset Pond. Cabomba and Variable Milfoil, native to other regions of the United States but invasive here in New England grow rapidly and can completely clog waterways, seriously threatening the aquatic habitat and impeding recreational use. Mechanical removal is difficult as these weeds resprout from fragments, and there is concern that the continued use of herbicides, employed periodically in discrete sections of Long Pond since 1998, may threaten non-target plants as well as the aquatic fauna. The problem is compounded by increased leaching nutrients from inadequate septic systems and lawn fertilizing by shoreside residents. In an effort to control the spread of aquatic invasives, signs have been posted at the Long Pond public boat launch instructing boaters to clean the weeds from their motors and trailers before putting them in the water. Maps are also available indicating the areas of heaviest infestation; boaters are urged to avoid these areas. The Long Pond Association has used benthic mats to suppress invasive aquatic plants in some limited areas and has hopes to get state money to apply, on a larger scale, the techniques they have learned. A boat wash at the launch area would be helpful in minimizing the problem.

### ***Rare Species***

See Appendix C for a list of current state-listed rare plant species occurring in Lakeville, and an explanation of state rarity ranks.

### ***E. Fisheries and Wildlife: Fauna***

Lakeville provides habitat for abundant and varied wildlife fauna, a reflection of the diversity and high quality of the town's natural communities. Even as the town is in transition from rural to suburban, factors such as relative isolation from dense metropolitan areas, large wetlands that are

non-developable, proactive zoning restrictions, and protected open space have resulted in a refuge for a wide array of native animals. Although many taxonomic groups, especially invertebrates, remain to be inventoried, the following accounts and species lists collectively describe the current state of knowledge of the diversity of animal life in Lakeville.

With this richness comes responsibility and much of Lakeville finds itself under the watchful eye of the Natural Heritage and Endangered Species Program (NHESP). In order to administer the Massachusetts Endangered Species Act (MESA), NHESP, under the Department of Fisheries and Wildlife, issues maps with polygons indicated for areas that are Priority Habitat (habitat for endangered species), and Estimated Habitat (which is also habitat for endangered species, but land that is under jurisdiction of the Wetland Protection Act). Anyone proposing a construction project within one of these polygons is required to notify the NHESP and to follow their guidelines. The Conservation Commission is responsible for enforcement of MESA, meaning that it needs to be aware of all projects within any of the regulated Habitat polygons. (See Appendix C for a list of current state-listed rare animal species occurring in Lakeville. See also Wildlife: Vegetation.)

### ***1. Freshwater Mussels***

This group of bivalve mollusks is experiencing a drastic range-wide decline as their aquatic habitats are de-graded. Almost half of the nearly 300 species and subspecies of freshwater mussels found in North America are threatened, endangered, or extinct; seven of the 12 species occurring in Massachusetts are considered rare.

Freshwater mussels are sensitive to many forms of habitat alteration, including siltation, chemical pollution, nutrient loading, and acid rain. Their endangerment is compounded by a parasitic stage of the mussels' life cycle, where the mussel larvae, or *glochidia*, attach themselves to the gills of passing fish, often of a particular species. This aids in the mussel's dispersal and colonization of new habitats. Factors that cause a decline in fish numbers or a change in fish species composition can then, indirectly, lead to the mussels' demise (Gabriel and Huckery, 1998).

In Lakeville, the Assawompset Pond Complex is considered the one of best sites in southeastern Massachusetts for freshwater mussels (Gabriel). Assawompset and adjacent ponds support six mussel species, two of them state-listed species. The ponds provide critical habitat for some of the largest known populations of the state-listed Eastern Pond Mussel in New England (Reid).

## **2. Insects**

A list of butterflies seen in Lakeville is included in this document in Appendix D. No comprehensive data exist for other insect groups, although some survey work was conducted for Odonates (dragonflies and damselflies) in 2000 (Mello).

The two rare insects documented for Lakeville, the Hessel's Hairstreak butterfly (*Mitoura hesseli*) and the Water-willow Stem-borer Moth (*Papaipema sulphurata*), are both wetlands-dependent Lepidoptera. *Mitoura hesseli* is a diminutive green butterfly whose occurrence is closely tied to that of its larval food plant, Atlantic White Cedar. The larvae feed on the scale-like leaves, while the pupae overwinter among the leaf litter or underneath the tree's bark shards. Adults seldom stray far from the host tree, perhaps only to nectar at a neighboring flowering blueberry bush. As Atlantic White Cedar is globally restricted and declining, so is this elusive butterfly whose existence is completely dependent on a single host. In addition to threats related to the loss of cedar swamps, this insect is vulnerable to broad spectrum pesticide applications; once extirpated from a habitat patch, it is unlikely, with Hessel's extremely limited dispersal capabilities, that colonists from other cedar swamps could reestablish a population (MA NHESP fact sheet).

*Papaipema* species in general are often globally restricted. In this case, *P. sulphurata* is known only from the five counties in southeastern Massachusetts. Its habitat, ponds in the coastal plain with Water-willow (*Decodon verticillatus*), the larval food plant, growing along the margins, appears widespread throughout the Commonwealth; it is unknown why this moth does not occur elsewhere. The clue may lie in the unique hydrologic regime of the kettles in this region, where fluctuations of water levels are synchronized with the life stages of *sulphurata* (Mello).

### **3. Fish**

A list of fish known to occur in Lakeville's ponds, rivers, and streams (23 species) is included in this document in Appendix D.

The Nemasket River is considered one of most productive warm water fisheries in eastern Massachusetts, known for its largemouth bass, yellow perch, and sunfish (Hurley). The river and its headwater ponds also support the longest and one of the most productive river herring runs in the northeastern United States. The Nemasket River herring (alewife and blueback herring) are anadromous, hatching in the headwater ponds and reaches, migrating downstream to the ocean from summer through the winter, depending upon weather and water conditions , and only returning to their native freshwater system to spawn in the spring (MA Division of Marine Fisheries fact sheet). The Nemasket River herring run was commercially exploited until the 1950's- It was thought this early activity depleted the resource but it appears that pollution in the Taunton River (1940's more than 1950's) was responsible for the depletion rather than the Middleboro harvest. (Orphon). Careful management has led to an admirable local recovery. In the year 2000, 7,500 Nemasket River herring were transplanted to the Concord River to reestablish an upstream population (Reback).

In recent years there has been a decline in the herring run all along the Atlantic coast, likely due to ocean conditions. Starting in 2006 take was suspended due to reduced absolute numbers, but the Nemasket run has remained strong relative to others in New England. Even though the Federal Government ceased its program to restock the Concord River, the Massachusetts Marine Fisheries continued to transport herring to the Concord River, the Town River, and the Ipswich River, and also, working with the Rhode Island Department of Environmental Management, to several sites in Rhode Island, keeping the fish in the Narragansett Bay Watershed.

The Middleborough-Lakeville Herring Fishery Commission, appointed by the towns of Lakeville and Middleboro to manage the fishery, remains concerned that the Nemasket stay clean, open, and silt free. They took advantage of low water in 2008 to clear silt from the ladder below Assawompset Pond. (Source: Ronald Burgess). There has been additional concern that invasive

weeds in the river have become so thick that herring fry are often unable to get through on their journey to the sea. In the summer of 2021, the Commission was finally able to get through the long and complicated permitting process to use a mechanical harvester to clear invasive weeds from a section of the river just downstream from the Vaughan Street Bridge.

There will always be the risk of the dam silting up again and restricting the movement of the herring. Hopefully the Herring Commission will remain vigilant. Even if it does, because Assawompset Pond is managed as a water supply, in periods of drought there is the potential that the dam will be kept too high. This will hinder the down-stream trip, especially of young herring, and will cause the river to be too shallow for its health.

The Assawompset Pond Complex has been historically stocked with largemouth bass (Hartel), smallmouth bass, bluegill, white perch, pike perch, shad, rainbow trout, brown bullhead, and smelt eggs (MA DFW Fact Sheet, 1957). It supports a wide assortment of warm water fish species including yellow perch, white perch, largemouth bass, tessellated darter, lake chubsucker, and chain pickerel (Hurley). Elders Pond and Assawompset Pond also support one of the state's few small vestigial populations of walleyes (Hurley).

Of note are the bridle shiner and the banded sunfish, which inhabit the slow moving, warm waters of the Assawompset Pond Complex. Both species are experiencing a statewide decline as their habitats succumb to eutrophication and overgrowth of aquatic vegetation, particularly non-native invasive plants; further damage to populations is caused by the depredations of largemouth bass (Hartel). By 2012, according to the New England Aquarium (Chandler) the bridle shiner was absent from about 75% of its historical sites in Massachusetts. It is listed by the State as a species of special concern. Thus, any site that has a sizeable population is a valuable stronghold for the species.

Loon Pond supports large- and smallmouth bass, chain pickerel, yellow perch, bluegill, pumpkinseed, brown bullhead, tessellated darters, and banded sunfish.

Assawompset, Pocksha, and Great Quittacas Ponds were open to anglers until 1900. In 1901, the lakes became a public water supply and since 1904 access for fishing has been restricted to permitted lakeshore property owners (MA DFG fact sheet, 1957). In 1955, all areas of the Pond Complex under New Bedford's control, except the eastern half of Assawompset Pond, were opened for shore fishing, but were re-closed shortly thereafter. In the 1970s, Great Quittacas Pond was opened for fishing, but it was re-closed in less than a year because of debris clogging the intake structures (Calheta). With the Betty's Neck purchase agreement in 2002, shoreline access to the ponds was opened again. People using the area need to show respect and care. Already one area has been abused by fishermen cutting brush and had to be closed again.

Loon Pond is open for fishing, although motorboats are prohibited. Clear Pond has been used for ice fishing, as has Long Pond.

One of Lakeville's treasures is cold water stream habitat that supports brook trout. The still pristine headwaters of Poquoy Brook and Leonard Washburn Brook in the northern part of town provide clear, clean water for their shaded pools. These streams are also reputedly rich in diverse insect life. (Source: Eva Butler, entomologist) Unfortunately for its wildlife, however, Poquoy must run the gauntlet of development on Route 44 before reaching the Taunton River. In February 2022 the Wildlands Trust acquired the conservation rights to the old Nursery property along route 44 and bordering the Poquoy Brook. 24 acres of land have been protected along this valuable trout stream. Other documented cold-water fisheries habitats are in Spring Brook, Assonet/Cedar Swamp River and Box Brook. (Steve Hurley of Mass Fisheries and Wildlife) New developments in these areas must follow special state regulations designed specially to protect cold water streams.

#### ***4. Amphibians and Reptiles***

A list of the herpetofauna (amphibians and reptiles) seen in Lakeville is included in Appendix D.

Lakeville's herpetofauna is highlighted by the presence of an introduced population of the rare Plymouth red-belly cooter. The Massachusetts populations of this large basking turtle are a disjunct remnant of a formerly continuous population extending from southern New England south to North Carolina. The Massachusetts populations, naturally occurring only in the ponds of Plymouth, Carver, and Kingston, are state- and federally listed as Endangered, with only about 300 individuals of breeding age known to exist in 1995. In response to the multiplicity of threats and the declining numbers, the MA Division of Fisheries and Wildlife and the New England Aquarium have raised hatchlings in captivity to enhance hatchling survival. These "head-started" turtles have been released at unoccupied but suitable habitats within their range, including Assawompset Pond, where about 100 hatchlings were released in 1999 and more in subsequent years. The sighting of redbelly turtles in Assawompset from 2000 on lends hope for their recovery in southeastern Massachusetts.

Also, of conservation interest in Lakeville are numerous populations of the state-listed Box Turtle. This denizen of open woodlands, pastures and edge habitats is known to be abundant in certain locales in southeastern Massachusetts, including the upper Cape (Turner), but is rapidly declining and seriously threatened by illegal collection for the international pet trade as well as habitat loss throughout its range. It is especially vulnerable to road kill as more and more roadways cross its habitual breeding and egg-laying pathways. In recent years NHESP has placed conditions on projects located in designative box turtle habitat in an effort to conserve the box turtle. These have included requirements for turtle barriers around parking lots, the purchase of a conservation restriction on a separate remote parcel of land, and a conservation restriction requiring that the back half of each lot of a development be maintained in perpetuity as meadow.

The state-listed Wood Turtle and Four-toed Salamander are known to inhabit Lakeville's wetlands, riparian areas and adjacent meadows and forests. The Wood Turtle occurrence is particularly interesting, as this species was known in 1994 from only four towns in southeastern Massachusetts.

The Spotted Turtle, recently removed with some controversy from the State list, also inhabits our riparian areas.

Additional fieldwork may reveal significant concentrations of rare and declining reptiles and amphibians in Lakeville, along with the natural habitats, including vernal pools, needed to maintain their populations. A vernal pool is one that has no inlet or outlet and, while full of water in the spring, dries up sufficiently in the summer that it cannot support fish. Vernal pools are officially certified through a process that includes documenting the presence of at least one of the species that requires vernal pool habitat. 14 vernal pools in Lakeville have been officially certified by the MA NHESP; however, dozens of additional, potential vernal pools have been identified through interpretation of aerial photographs. Locations of potential vernal pools can be seen on the website CommunityMapper.org. Certification assures that ponds may not be filled; however, the buffer zone, the hundred feet surrounding the pool which gives at least a portion of the upland habitat required for vernal pool species, is not protected, except to the extent the buffer zone falls within a wetland otherwise jurisdictional under the Wetlands Protection Act. Studies indicate that as much as 600 feet of upland buffer zone is needed for the health of vernal-pool-dependent amphibian populations. Official certification is only a first step for protection, but it is an important step for landowners to take and valuable as an educational tool for citizen groups and schools.

## **5. Birds**

A list of birds seen in Lakeville is included in this document in Appendix D. While some records are for sightings only, multitudes of records exist for nesting occurrences, including most notably Bald Eagles at the Assawompset Pond Complex.

Although this majestic bird is held as our national symbol, populations have been drastically reduced throughout the continent over the past two centuries as a direct result of human activities, including habitat conversion, bounty hunting, bioaccumulation of pesticides causing eggshell thinning, bioaccumulation of PCBs, mercury, and lead in the eagles' food supply, and acid rain causing the collapse of aquatic food chains. In 1978, the Bald Eagle was federally listed under the U.S. Endangered Species Act as Endangered in 43 of the lower 48 states, and threatened in the

other five. In 1995, following a partial recovery, the designation was changed to Threatened (MA NHESP fact sheet, MA DFW brochure).

After an absence in Massachusetts of about 80 years, the Bald Eagle was re-introduced into the Quabbin Reservoir area in 1982, and first successfully bred in the state in 1989. Currently, breeding pairs occur at the Quabbin; along the Connecticut River valley; and at the Assawompset Pond Complex, where a pair was recorded as successful every year in fledging young from 1993 to 1999 (Davis). The size, water quality, abundant aquatic life, and largely undeveloped shorelines of the Assawompset Pond Complex all contribute to its status as the only eastern Massachusetts site for breeding bald eagles.

The eagles have continued to breed successfully at the Assawompset Pond Complex. It is encouraging to know that there are several mature pairs at the APC. Eagles were seen in 2024. The APC boasts one of the most productive nests in the state.

Ospreys nest along the margins of Assawompset, Quittacas, and Long Pond. Common Loons and American Mergansers have lingered late into the summer on Assawompset Pond, an indication that this area may be used in the future by these species for breeding (Anderson).

The conifers around the Pond Complex support breeding Golden-crowned Kinglets and Yellow-rumped Warblers, both species known to nest in only a few sites in eastern Massachusetts, as well as Red-breasted Nuthatches, Brown Creepers, and Saw-whet Owls (Anderson). Hopefully native conifers are replacing the now dead plantations of red pine and provide support for these birds. Purple Martins, once locally common throughout Massachusetts, now breed primarily in the Ipswich area and at scattered locales in interior Plymouth County (Veit and Peterson, 1993), including Lakeville (Anderson).

The Agricultural Preservation Restriction placed on the 200 acres of farmland between Routes 18 and 105 in north-central Lakeville protects some of the best habitat for birds in the town. American Bittern, a state-listed rare bird, has been seen along Bates Brook in late spring, and may possibly breed at this site. Northern Harriers, also state-listed, have been recorded here in

summer. Bluebirds nest at this site, and other species observed include Red-tailed and Red-shouldered Hawks, Kestrels, Blue-winged Teal, and Kingbirds (Anderson).

The upper Nemasket River has been the best area in the Taunton River watershed for marsh nesting birds and nesting waterfowl, including King Rail, American Bittern, and Pied-billed Grebe (all state-listed), Black Duck, Wood Duck, Mallard, Virginia Rail, Bobwhite, Red-shouldered Hawk, Osprey, and Black-crowned Night Heron (Reid et al., 1998). The upper Nemasket is also used throughout the year by state-listed Great Blue Herons. The upper Nemasket River marsh unfortunately is now being dominated by invasive Reed Canary grass which is reported not to support wildfowl as well as a marsh of diverse native species.

Veit and Peterson (1993) cite the importance of the Assawompset/Long/Quittacas Ponds as feeding areas for migratory waterfowl, particularly White-winged Scoter, Surf Scoter, Oldsquaw, Ringed-neck Ducks and Scaup.

Other migrants noted elsewhere in Lakeville include Blackpoll Warbler, which uses this area as a fall staging ground to accumulate sufficient fat reserves needed for the overseas flight to Brazilian wintering grounds. Migratory Merlin, Peregrine Falcon, and Glossy Ibis, the latter in wet fields, have also been recorded (Anderson).

In periods of low water, up to ten species of shorebirds have been observed at Elders Pond (Sorrie). Unusual vagrants seen on the Assawompset Pond Complex include the Sooty Tern, Foster's Tern, Tufted Duck, and Red Phalarope (Anderson).

Several pair of non-native mute swans breed around the Pond Complex and the Nemasket River. Beautiful as they are, the presence of swans acts as a detriment to the breeding success of other species.

Residents along Highland Road have historically reported deep-woods birds such as Hermit Thrushes. There is increased development in this area but hopefully with the existence of

conservation restriction acreage and a town conservation area these birds will persist. The Assonet Cedar Swamp also provides a deep woods habitat.

Flocks of wild turkey now appear on open tracts of land and in homeowner's yards. Like the large flocks of Canada geese that winter here, these are thought not to be descended from native birds, but from members of flocks kept for hunting purposes that have escaped or been released. Non-migratory geese, somewhat larger than migratory ones, have become a nuisance in some areas. The state has instituted a yearly late hunting season as a measure of control.

## **6. Mammals**

A list of mammals seen in Lakeville is included in Appendix D. Lakeville is fortunate to host 34 of the 40 species of non-marine mammals native to Massachusetts.

The dense shrub layer in Lakeville's forests provides cover and a food supply of acorns, twigs, and buds for deer. Winter snows are seldom deep enough to prevent foraging. Laurel and other shrub thickets in wet-lands provide twigs and bark for rabbits and hares. Other small upland game species are still abundant, including opossum, raccoon, gray squirrel, and fox. Muskrat, otter, and mink also inhabit the lowland areas around swamps (Lakeville Conservation Commission and SRPEDD, 1981).

Of particular interest in Lakeville is the presence of the river otter. The Wildlands Trust uses this species as an indicator of undisturbed terrestrial habitat as well as a healthy aquatic habitat (Reid et al., 1998).

In recent years, the fisher has expanded its range in southeastern Massachusetts. There have been several sightings in Lakeville, indicating this mammal, along with the ever-increasing coyote, has been added to our list of predators.

## **7. Wildlife Corridors**

Along the full length of Lakeville's eastern boundary, its lakes, especially where there is water supply protection land held by New Bedford, provide wildlife corridors that extend from the Middleboro boundary to Rochester and Freetown. These corridors are contiguous with open space or sparsely developed land in these neighboring communities. The upland portion of the corridor narrows as it continues northward along the Nemasket River where in some places development has been approved to within 20 feet of the wetland, but there is a wide swath of river marsh in these areas.

Southwest of Route 140 the richness of the Assonet Cedar Swamp has connectivity through the wetlands of Berkley and Freetown to the Taunton River. This same swamp is separated only by Howland Road and its residential development from 1200 acres of State-owned forest land and privately held agricultural and forested land, which offers potential connectivity to the Freetown State Forest, and, through a lightly developed residential area, to Rocky Woods, an area of outcropping and the headwaters of the Assonet River.

In the northernmost point of Lakeville, there is a corridor that corresponds to the wetlands associated with the headwaters of Washburn Brook, which might have connectivity with the Taunton River, but disruption by Route 44 and a planned commercial project just above the confluence of Poquoy and Washburn may render it ineffective.

Throughout the center of Town, there are several ponds, such as Cedar, Reservoir, Loon, and Elders Ponds, which connect with each other or small streams and wetlands, eventually with the Great Ponds, separated only by still minor roads, golf courses, playing fields, cranberry bogs, or agricultural fields, including the 200-acre Wilkie-Schobel property under an Agricultural Preservation Restriction. The Lakeville Conservation Commission and Open Space Committee both recognize they have the responsibility to monitor any development along these corridors and guide the Town to preserve them as effective corridors. This responsibility should be part of the Open Space Committee's model for prioritizing and ranking open land.

Lakeville's Open Space Plan needs always to incorporate the goals of the Regional Open Space Plan, which includes preservation of habitat connectivity and wildlife passages. It lists areas of biological significance whose connectivity requires the cooperation between the towns of Fall River, Berkley, Lakeville, and Freetown.

## ***F. Scenic Resources and Unique Environments***

While Lakeville's two largest and most important environmental resources, the Great Ponds, and the Assonet Cedar Swamp, are intrinsically protected, their complete peripheries and buffer zones are not, leaving their integrity as unique environments vulnerable. It is, therefore, a primary aim of this Open Space Plan to afford these areas this much-needed additional protection. It is particularly significant that in addition to providing Lakeville's largest and rare species habitats, these two areas also coincidentally provide Lakeville's most spectacular and characteristic scenic vistas which include several enhanced cultural landscapes. It is these vistas which provide its citizens their sense of Lakeville's essential character.

### ***1. Scenic Landscapes***

Lakeville's vistas play a critical role in people's sense of what the town means to them. The primary clustering of grand vistas around Assawompset, Pocksha, and the Quittacas Ponds, as we have previously noted, constitutes Lakeville's signature landscapes. The challenge here is that although these are public water supplies and thus their immediate shorelines, per se, are strongly protected, these vistas are so extensive that they go well back from the shores to the nearest hilltops and beyond. Thus, they are subject to being compromised from uncontrolled activities literally miles away from the observer. It is significant that in many cases such encroachments will come from projects in neighboring towns, not Lakeville.

A secondary vista clustering occurs along the northerly edge of the Assonet Cedar Swamp. These landscapes are much more limited in extent, but considerable in number. All provide extremely endangered grassland-by-forest habitat immediately adjacent to the Cedar Swamp refuge. Similar sites, which were prevalent along the southern edge of the Swamp twenty-five years ago, have

been reduced to the single farm on Mill Street, and several species, the whippoorwill for example, have drastically declined. Preservation of these open spaces will not only allow Lakeville to retain its greatest remaining concentration of 19th-century farms and farmland, it will inhibit any further decline in a most critically endangered habitat type. Most of the Mill Street farm and a large farm on Pierce Avenue have now been protected under conservation restrictions.

There are also several unique riverine vistas at the Nemasket River crossings looking into Middleboro. While these are not as well known to the citizenry as those discussed above, they coincide with a unique species habitat for the town. Here, in addition to the alewife run up the Nemasket every spring, the river supports a diverse population of freshwater shellfish and provides extensive nesting habitat for a remarkably diverse collection of riparian bird species.

Within Lakeville, a 40 R residential development already intrudes upon the Nemasket, but there is still extensive open farmland, both private and state owned, that abuts the river on the Lakeville side and open farmland on the Middleboro side. Note that Middleboro has designated its farmland as priority for protection.

Parts of Lakeville retain a significantly dark nighttime sky, unique in eastern Massachusetts. The Milky Way is obvious on clear, moonless nights. Several locations have a naked-eye limiting magnitude greater than five on good nights, which allows excellent viewing of other low contrast objects, including comets and more distant galaxies. See Section 4B Scenic Night Sky Survey.

## ***2. Geologic Features***

The southern and southwestern sections of Lakeville contain several very rocky areas with impressive outcroppings of bedrock. Commercial granite quarries remained in operation along Pierce Avenue for over 100 years, until the mid- 20th century. The several hundred acres of exposed bedrock just west of Rte. 140 along the Freetown line are the most visible and impressive evidence of bedrock in Lakeville. This outcropping is one of the three or four largest of the entire Taunton River Basin, and provides an unusually large, unique floristic habitat, which extends well into Freetown, where it is known as Rocky Woods. Unusual fern species

as well as a particularly diverse forest canopy growth characterize this region. Joint preservation activity with Freetown is strongly indicated.

### ***3. Cultural, Archaeological, and Historic Areas***

Once again, the Great Ponds and Nemasket River basin are the foci of attention. The Taunton River basin is “one of the best reported areas for Amerindian [archaeological] sites in southeastern New England,” with an average density of 3-4 sites for every 10 square miles - one of the highest densities in Massachusetts (Anonymous, 1997). In our area, extensive documented research has revealed that Native Americans inhabited the Great Ponds and the Nemasket River more or less continuously for 9,000 years. The Great Ponds region is singled out by the Massachusetts Historical Commission (1982) for containing a uniquely complex Paleoindian site, 12,000-9,000 B.P., as well as an Archaic (9,000-2,000 B.P.) site that is remarkable for its size, diversity and quantities of materials and internal complexity. The construction of the Lakeville-Middleboro MBTA commuter train station and parking lot expansion uncovered a cache of significant artifacts and a new 40R residential housing project has uncovered yet another.

Despite its wealth of artifacts, the town has few ways to preserve them. Unless a proposed development involves state or federal action, environmental review that would uncover any potential archaeological impacts would not be required. Most proposals in Lakeville, relatively small in scale and involving no such state or federal actions, would be exempt from such environmental review.

Colonial cultural activity was concentrated in three separate areas. These were the Tack Factory along Taunton Street; the Pierce Avenue area; and the Assawompset area, which first included the still existing farms between Main and Bedford Streets, and later Assawompset Neck. Since only limited colonial architecture is extant (see Appendix E), it has been carefully identified in Section 4B when it is coincident with current scenic features, which, it is hoped, will encourage its preservation. Three stone slab bridges are known to exist in town, all of which appear to be relics of the pre-revolutionary period. Two are on the stream now called Bates Brook, and the other spans what is currently known as Holloway Brook, this in a somewhat remote area. Again, a

coincidence of any of these cultural features with another scenic or unique habitat feature makes a strong case for their combined and expanded future protection.

Although there are no designated historic districts in Lakeville, several areas do have a concentration of historic structures and sites. The Lakeville Historical Commission is exploring the desirability of establishing a local Historic District at the intersection of Routes 105 and 18. This would be the first such district in town.

At present, only two sites in Lakeville are listed on the National Register of Historic Places: The Historic Town House at Bedford and Precinct Streets and the Royal Wampanoag Cemetery located on Route 105. Listing on the National Register, State Register of Historic Places or Lakeville's Inventory of Historic Assets provides some protection for historic resources. Projects that affect listed historic resources may be required to undergo review by Massachusetts Historical Commission and/or the Massachusetts Environmental Policy Act (MEPA).

Although some of Lakeville's 33 cemeteries are small family plots in danger of being lost to vandalism and neglect, others, such as the Sampson Cemetery and the Mullett Hill Cemetery, are privately owned and well maintained. Each of them has a wealth of local history. Many of the town's cemeteries are located in the older neighborhoods of Lakeville. As we continue to see buildout throughout the town, we can at least be assured that these small parcels of open space will be protected in perpetuity. See Appendix E for Town cemeteries.

#### ***4. Enhanced Cultural Landscapes***

In 2008, the US Department of Interior working with the Tribal Historic Preservation Offices of the federally recognized tribes in Massachusetts acknowledged for the first time the presence of Traditional Cultural Properties within the Commonwealth. These special places are composed of culturally enhanced natural landscapes where traditional ceremonies have been held for thousands of years. A number of these sites have been identified in Lakeville around the Great Ponds. In an effort to preserve these places, the United South and Eastern Tribes (USET), a consortium of all federally recognized tribes east of the Mississippi passed Resolution No. 2009:057 "Partnerships

to Preserve Sacred Ceremonial Landscapes” (see Appendix E) to promote cooperation between the tribes, towns and other interested entities to prevent destruction of these sites. In addition, interested parties are now working with state officials to facilitate introduction of appropriate language into the Commonwealth’s Conservation Restrictions to protect these resources. As stated in the Resolution, ceremonial landscapes “were used to sustain the peoples’ reliance on Mother Earth and the spirit energies of balance and harmony.” These are places of unusually situated natural open spaces, often very dramatic and beautiful. Hence, protection of enhanced cultural landscapes could not only lead to cooperative working relationships with the tribes, but benefit all residents of Lakeville. For more on Enhanced Cultural Landscapes see the Bulletin of the Massachusetts Archaeological Society Special Issue: Sacred Landscapes and Skyscapes. Volume: 71 (1) Spring 2010 (Ballard, Fohl, Hoffman and Leonard.)

### ***5. Areas of Critical Environmental Concern (ACEC)***

The Assawompset Pond Complex, including the adjacent Nemasket River, easily fits the criteria for nomination for an Area of Critical Environmental Concern, by virtue of the exemplary natural and cultural resources present. According to 301 CMR 12.00, official designation by the state as an ACEC would enhance the area’s protection: Agencies within the MA Executive Office of Energy and Environmental Affairs would be enabled to closely review projects within the ACEC to assure that high standards are met for any action subject to their jurisdiction.

The Assonet Cedar Swamp is also an ecologically valuable but vulnerable site. The MA NHESP has identified both the Pond Complex and the Cedar Swamp as particularly significant areas, each supporting an array of natural communities and rare species populations (Swain, 2000). The biological significance of these sites is discussed throughout the vegetation and wildlife sections of this Plan.

While the ecological significance of these areas is based on the unusual physical factors that have shaped each area (for example, the sheer expanse of shoreline, shallow bottom, and marsh vegetation of the Ponds/ Nemasket River system, and the size and hydrologic regime of the Cedar Swamp), the ecological integrity of these two areas as well as their continued occupancy by rare

species is a reflection of their protected status. Rare species are often the first components of a site's biological diversity to be lost when a site's integrity is breached. The management of these core areas as a water supply buffer and wildlife preserve, respectively, has served to limit, for the present time, the threats to the resources. A third area recently brought into focus especially by development along Route 44 is the Poquoy – Leonard Washburn Brook complex, cold water trout streams with their pristine headwaters in woodland swamp located in northern Lakeville. This area does not enjoy the water-supply-protection status, but Massachusetts environmental laws do apply more restrictive stormwater regulations to cold water habitat.

Even with the large size of these core areas, if existing natural habitat surrounding and connecting them is lost, the plants and animals, which highlight the sites' significance, will also eventually be lost. Scientific literature offers many studies documenting the critical need for large, unbroken, connected pieces of natural habitat (see Pickett et al., eds., 1997; also, Lassila, 1999.) As natural areas are fragmented, species are steadily lost and our biological heritage dwindles to only those plants and animals most tolerant of the human influence. For example, development in sensitive areas that feed cold water brooks like Poquoy and Washburn will have a lasting impact. Implementation of the State's Wetlands Protection Act by our local Conservation Commission is currently the only safeguard in place for these streams.

Lakeville is under strong development pressure, but it has a rich environmental patrimony, and the strong beginnings of a protected land system, anchored by the Assawompset Ponds and the Assonet Cedar Swamp. It is also located close to regional bioreserves - Rocky Gutter Wildlife Management Area in Middleborough, Massasoit State Park in Taunton, and Freetown/Fall River State Forest. The goal for natural resource protection is to enlarge and connect existing reserve areas, with broad swaths that may cross town lines, not simply with narrow green corridors. There are groups with resources that can help Lakeville look beyond its borders to address environmental concerns, such as the Regional Open Space Alliance and the Nature Conservancy.

## ***G. Environmental Challenges***

One of Lakeville's biggest environmental challenges is its collection of shorefront communities without enough upland space for adequate sewage treatment. This challenge is compounded by constant pressure to increase the size and occupancy duration of the dwellings. It falls to the Conservation Commission, the Board of Health, and the Zoning Board to try to contain this problem. The Board of Selectmen and the Water Board have worked on plans and funds for community treatment systems. The Open Space Committee has recommended reducing the size of the communities through the holding of properties taken for tax purposes. If price were not prohibitive, then it would be wise to buy and set aside any properties that might come for sale.

Another challenge is the threat of loss of farmland, especially that of prime agricultural soils. Efforts have been made to connect both specific landowners and the landowners in general with non-profit agencies that specialize in saving farmlands,

A third challenge is an insidious one, the rampant spread of exotic plants through the Town. Invasive plants are an increasing problem, both on land and in the ponds and streams. The Planning Board and the Conservation Commission have had in the past a policy of recommending native plants and prohibiting known invasives. Both agencies have informal lists on file for this purpose, but may need to be encouraged to follow through and maintain an updated regulatory list that follows and expands on the State list of plants prohibited from the nursery trade. A State list of prohibited plants came into full force in 2009.

### ***1. Hazardous Waste Sites***

The Massachusetts Department of Environmental Protection (DEP) maintains a database of hazardous waste sites located within the state of Massachusetts. A review of the database indicates that Lakeville has several confirmed hazardous waste sites, primarily involving leaking underground gasoline storage tanks or spills of hazardous materials.

Any hazardous waste contamination in Lakeville poses a potentially serious risk to public safety, as the majority of residents are dependent upon well water for their drinking water supply. In addition, the water supply ponds are vulnerable to contamination from both groundwater pollution and surface discharge.

For each hazardous waste site, a detailed regulatory process must be followed, which includes, among other steps, the preparation of a general plan for assessing contaminants of concern, potential receptors, and potential exposure pathways; identifying the likely technical remediation approaches to be used; estimating an overall schedule or timeline; and estimating overall remediation cost. Currently only one of the listed sites is considered Tier I, or a highest priority, site, requiring the preparation of various reports by a Licensed Site Professional, and DEP oversight of remediation.

Underground storage tanks continue to be a long-term threat to the environment. In 1998, the Environmental Protection Agency mandated that all underground storage tanks for petroleum products meet standards for protection of the environment. New tanks must be double-walled, with leak detection and protection from electrolysis.

## ***2. Surface Water Pollution***

Surface water pollution is a growing concern for many communities. While great progress has been made in recent decades in reducing or eliminating point sources of pollution (for example, effluent from an industrial discharge pipe), there is a staggering cumulative threat to surface water from numerous small sources of contamination, or non-point sources. Examples of non-point pollution include sediment, nutrient, and chemical runoff from a disturbed area into a water body lacking a vegetated buffer.

In the past, the non-point source pollution resulting from human activities and natural processes (such as erosion and plant and animal decay) was not significant enough to impair the ability of the aquatic ecosystems to handle these contaminants. As human activities have increased,

however, the quantity and diversity of non-point source pollutants have also increased, adversely affecting the health, productivity, and human use of many aquatic systems.

For example, nutrients, especially nitrates and phosphates, in surface water runoff can over-enrich a pond or stream, and can lead to algal blooms, hastened eutrophication, and lowered oxygen availability, with severe repercussions for aquatic organisms. Herbicides and pesticides from runoff can accumulate in the pond sediments, and often bioaccumulate in the aquatic food chain.

Potential sources of surface water contamination in Lakeville include failed septic systems, golf courses, construction sites, sand and gravel mines, intensive agricultural operations, and the former landfill/transfer station. Another key source is landscaping practices from private residences adjacent to sensitive areas. Flooding of low-lying developed areas can exacerbate the release of contaminants into aquatic systems.

Although a 400-foot area around each of the Assawompset Pond Complex ponds is designated a Surface Water Protection Zone A and a nitrogen sensitive area, some of the shore is developed, some of it densely. Of the lakeside cottage communities located in Lakeville, the largest is Clark Shores on Long Pond.

Small lot sizes, non-compliant septic systems, and increased conversion of formerly seasonal dwellings have led to numerous septic system failures. In addition to the degradation of well water quality, nitrates, phosphates, and coliform bacteria from failed septic systems have the potential to seriously affect the recreational and natural habitat values of the Pond. Attempts to solve the problem with a local treatment system or a line to the New Bedford sewage treatment plant have, so far, all failed. Some have been upgraded and many tight tanks have been installed, but a previous Board of Health agent reported that their small size and the rigors of keeping these maintained keep them from being a very effective solution.

### ***3. Groundwater Pollution***

Groundwater contamination in Lakeville is cause for considerable concern, as most of the town depends on individual wells for drinking water. As discussed above, dense development of the Clark Shores area is the most widely publicized example of groundwater pollution, where coliform and nitrate levels have in the past forced residents to boil or secure alternate sources of drinking water. Other shoreline communities may be facing similar situations as conversions progress.

Other groundwater contamination issues in Lakeville have been addressed in the discussion of hazardous waste sites above. Groundwater quality assessment is relevant to the planning process not only from the immediate point of view of public health, but also in examining the feasibility of a public water supply, and in assessing land protection needs in areas overlying potentially productive high-yield aquifers.

### ***4. Development Impacts***

The U.S. Environmental Protection Agency has revised its requirements under the construction permit program to include any project that will result in more than one acre of disturbed land. This program requires that specific safeguards be implemented to protect surface and ground water quality. The permit requires applicants to develop a Storm Water Pollution Prevention Plan and include Best Management Practices to meet the permit requirements. Lakeville prepared its stormwater plan (Michaud) and incorporated Storm Water Regulations into its by-laws in 2006.

With the intent to protect ground water, surface water, and wetlands from non-point source pollution, the Conservation Commission at one time included in its orders of conditions for new construction a permanent requirement that all lawn treatment be organic.

Lakeville will need to keep in mind that its cold-water habitats have more restrictive regulations under both the Massachusetts Surface Water Quality Standards and the Massachusetts Stormwater Regulations.

Lakeville does not currently have any bylaws aimed at promoting Low Impact Development. The concept of a Low Impact Development bylaw is to allow specific procedures and techniques aimed at reducing the environmental impact of a project, such as a layout that identifies sensitive areas and concentrates activity elsewhere to avoid any impact. Other examples are storm-water management designs that aim to mimic the original hydrology, such as frequently placed rain gardens or swales. This type of regulation would help protect areas likely to be developed but sensitive as to wildlife, as is the Nemasket River area, or water quality, as are some of the industrial areas.

Lakeville also does not have a wetlands by-law which would give the Town more authority to regulate development at the edge of wetlands and give more teeth to the Conservation Commission's implementation of the Wetlands Protection Act.

## ***5. Landfill***

Lakeville's former landfill, located north of Rhode Island Road near Clear Pond Road, was in operation for fifty to sixty years until its closure and capping in 1994 (Panettieri). A transfer station was constructed at the land-fill site and is currently used by the residents to dispose of trash, recyclable materials, and various household items. It functions as an enterprise. Trash in green Lakeville trash bags is sent to ABC Zero Waste in W. Wareham where anything recyclable is removed and the rest sent out of state. Recyclables sorted by residents are sent to various places determined by Transfer Station staff according to price availability.

Clear Pond, located across from the former landfill, has Lakeville's only publicly accessible swimming beach. As required by the Massachusetts Department of Environmental Protection the groundwater, surface water, gases and the landfill cap continue to be monitored every 6 months to be sure no leachate is contaminating the pond or the local groundwater. No groundwater contamination has been detected in the pond and soil surroundings probably due to naturally occurring layers of clay and other fine-grained materials (Panettieri). \$900,000 was allocated for the 30-year required monitoring period. That period was up in 2024.

## **6. Invasive Species**

A considerable seed base of invasive exotic species has now accumulated in Lakeville. They are of concern because, as they proliferate, they eventually destroy native plant communities. Bittersweet vines are choking many of our trees along roadways, edges of parks, school yards, and fields. Our wetlands, woodland edges and fields are seeing a significant encroachment of phragmites, Japanese knotweed, autumn olive, bush honeysuckle, burning bush, and Japanese Barberry. Norway maple planted extensively in town has begun to appear in our forests. Other more recently arrived invasive plants are just beginning to spread, including garlic mustard and swallowwort. Parts of the Nemasket River and Long Pond are choked with Cabomba and Eurasian fanwort. No good solution has been found for these problems. We have been relying on all too scant public education and voluntary efforts in special locations. At the very least we should be monitoring sensitive areas and acting to prevent degradation of habitat.

See the Native Plant Trust's website, [NativePlantTrust.org](http://NativePlantTrust.org), (formerly the New England Wildflower Society) for further accounts of invasive plant species.

In recent years, invasive insects have been less in evidence. At the time of the 2012 plan revision the Town had very recently experienced loss of many trees due to gypsy moth and winter moth. Then a combined outbreak of these two insects with the native eastern forest and eastern tent caterpillars killed thousands more, especially oaks. Oaks appear to be experiencing a recovery, but not so our hemlock forests which were nearly wiped out by the still-active exotic insect, wooly adelgid.

Emerald Ash Borers, a non-native invasive beetle, which bores into the bark of ash trees, eventually killing them, were detected in Lakeville in 2022. They are devastating to all ash species. Beech Leaf Disease, which causes damage to the leaves of beech trees, leads to reduced health of these trees and can lead to their death. It was first detected in Plymouth County in 2022, and has continued to be an ongoing issue with many of our local beech groves. We do not know what might be next, but maintaining a diversity of native trees in our neighborhoods, especially mature existing ones, is extremely important.

## 5. Inventory of Lands of Conservation and Recreation Interest

*“For in the end, our society will be defined not only by what we create, but by what we refuse to destroy.” - John Sawhill, President and CEO, The Nature Conservancy*

Lakeville’s open spaces are our greatest assets and define us as a community. Our scenic views and natural resources are what make Lakeville a desirable place to live, to raise a family, or to enjoy retirement. Our open spaces provide us with beautiful vistas, wildlife habitat, recreational opportunities, and our rural character. Our wetlands not only provide flood protection but are critical to the ecological health of our ground and surface water including the Great Ponds. Our Great Ponds provide drinking water to over a quarter million people in southeastern Massachusetts. Lakeville and the region are growing rapidly and will continue to grow with the re-introduction of commuter rail service to Fall River and New Bedford. Throughout the region, acres upon acres are being developed. Growth and development are good for the Town, but they must be balanced with a will and desire to protect our natural resources and open spaces. Through planning, Lakeville can grow and preserve what is most important to us.

### ***A. Land Inventory***

Based on a parcel analysis prepared by the Assessor’s Office in July 2023, 6959.16 acres of Lakeville’s 18,944 acres are undeveloped. Of this undeveloped land, 3,575 acres are protected through agricultural and conservation restrictions or are owned by land protection organizations or for conservation purposes by the Town or State. Table 9 lists summary acreages for open space parcels in Lakeville, ranging in level of protection from publicly owned and permanently restricted to privately owned and unrestricted. Table 10 lists the acreages and protection status of public and non-profit open space parcels, Agricultural Preservation Restrictions (APRs) and Conservation Restrictions (CRs), deed restrictions, parcels under Article 97, parcels under Chapter 40 Sec. 8C, and golf courses under Chapter 61B. The Open Space Map shows the locations of most of these tracts. Details of the ownership and protection status of the undeveloped open space in Lakeville are discussed below.

The level of protection, or protection status, of a parcel defines the extent of legal restriction on a property. For example, many people assume that if a parcel is in municipal ownership, then it is protected. In fact, town-owned land can be totally unrestricted, as would be the case for municipal land purchased for the development of a public building or industrial park. Town-owned, as well as privately-owned, land can be permanently protected through a strong Agricultural Preservation Restriction (APR), Conservation Restriction (CR), or Preservation Restriction (PR) held by land trusts or government agencies, precluding any alteration whatsoever. Between these two extremes lies most of the “protected” open space in Lakeville. The Town has parcels subject to perpetual APRs and CRs; other deed restrictions (which will expire unless renewed); the stipulations of Article 97 (which protects lands acquired for conservation and recreation); ownership by private conservation organizations; Chapter 40, Section 8C control by the Lakeville Conservation Commission; control by the Taunton and New Bedford water supply boards; and Chapter 61, 61A, or 61B status. (Parcels under the Chapter 61 Program are not permanently protected.)

Please refer to the column in Table 10 headed “APR/CR or other restriction.” “APR, CR” or other notation in this column denotes what type of restriction exists on that property. “No” denotes that the property is unrestricted. “Town Warrant” denotes that the property was acquired for a specific conservation or outdoor recreation use. The columns headed Priority & Estimated Habitat, Recreational Potential and Public Access determines conservation/recreation value for the open space parcels. Table 10 also gives zoning information, protection status and parcel identification numbers. If a column is blank, the applicable documents have not yet been examined, and the protection status is coded as unknown. A list of Conservation Restrictions on public and private properties is included near the end of Table 10. Private land protected by an APR, CR or other type of restriction is still private land; property owner’s rights must be respected. This document in no way grants access to any parcel listed in Table 10.

Note that the condition of all town-owned parcels is good, except for the night soil repository and the abandoned highway salt repository. Both properties may require restoration.

All tax-exempt (public and non-profit) properties in Lakeville listed in the Assessor’s Office are included in this analysis, with the following exceptions:

a. State holdings managed by MA DPW and the MBTA;

b. cemeteries (see Appendix E for a list of cemeteries); parcels in and adjacent to the Great Ponds Industrial Park; Historic Town House; Town Offices; Police Station; Library buildings; Lakeville Historical Society's Museum and Sailor's Tower; Historic Carnegie Library; Lakeville landfill/transfer station; Lakeville Highway Department; and any town-owned parcel smaller than 0.5 acres; and

c. land owned by non-profit organizations that are not conservation organizations, such as church holdings and other social organizations, such as the Lion's Club.

## **1. Types of Land Protections**

### ***Conservation Restrictions (CRs)***

A CR is a legal agreement between a landowner and conservation organization or state agency that permanently limits development of a property to protect its natural and scenic features. In recent years an important addition has been the recording of conservation restrictions protecting 912 acres of land surrounding the Assawompset Pond Complex owned by the Cities of Taunton and New Bedford. These CRs are designed to protect these parcels in perpetuity. No change in the protected status of these parcels shall occur without a 2/3 state legislature vote. Private land under a CR remains private and on the tax rolls, with reduced assessments because of loss of development right/value. In many cases, grantors of CRs enjoy substantial federal tax benefits as well. It can be given, sold, or left to family members or anyone the owner chooses, but all future owners shall be bound by the terms of the CR. The public has no right of access unless the owner specifically grants it. For more information on CRs, contact the Executive Office of Energy and Environmental Affairs, visit the State website, [Conservation Restriction Review Program | Mass.gov](#) , or contact the Lakeville Open Space Committee.

### ***Agricultural Preservation Restrictions (APRs)***

An APR is a legal agreement between a landowner and the Massachusetts Department of Agricultural Resources (MDAR, formerly the Dept. of Food and Agriculture) or a land trust that prohibits non-agricultural use or development of farmland and encourages its continued use for agricultural purposes. Enacted in 1979, the Massachusetts APR Program was the first in the nation. The Town's two Agricultural Preservation Restrictions, the Wilkie-Schobel Farm (privately owned) between Bedford and Main Streets (200 acres) (#1) and 81 acres of the Hilltop/Rotch Farm (owned by a land trust and leased for agricultural purposes) on Highland Road (#2), were the first such restrictions in the state under the Commonwealth's APR Program. These Agricultural Preservation Restrictions protect these farms in perpetuity and are held by the Town of Lakeville and the Massachusetts Dept. of Agricultural Resources. No change in their protected status shall occur without a 2/3 state legislature vote. Private land under an APR remains private and on the tax rolls with reduced assessments. It can be given, leased, sold or left to family members or anyone the owner chooses, but all future owners or lessees shall be bound by the terms of the APR. The public has no right of access unless the owner specifically grants it. For more information about the Agricultural Preservation Restriction program visit <https://www.mass.gov/agricultural-preservation-restriction-apr-program>

### ***Article 97 Land***

Article 97 states, "The people shall have the right to clean air and water, freedom from excessive and unnecessary noise, and the natural, scenic, historic, and esthetic qualities of their environment; and the protection of the people in their right to the conservation, development and utilization of the agricultural, mineral, forest, water, air and other natural resources is hereby declared to be a public purpose...Lands and easements taken or acquired for such purposes shall not be used for other purposes or otherwise disposed of except by laws enacted by two thirds vote, taken by yeas and nays, of each branch of the general court."

Approved by voters in 1972, the 97<sup>th</sup> Amendment to the State Constitution was to be a check to guarantee that land purchased or otherwise acquired for the rights stated above was not converted

to other uses. It should be noted here that municipal Article 97 properties must first have a vote supporting the change of use from the Conservation Commission, Park Commission and Town Meeting before the legislative vote to change use. Article 97 includes lands under Chapter 40 Sec. 8c.

The State-owned agricultural fields off Bridge Street are protected under Article 97. It is unclear what other municipal and/ or private properties in Lakeville fall under Article 97. It is the responsibility of the standing Open Space Committee to do the necessary deed and town meeting research to determine Lakeville's Article 97 properties.

**Table 9. Open Space Parcel Summary (See Table 10 for details)**

Sources: Lakeville Assessor's Office, Analysis of Open Space Committee, Sept. 2023

| <b>Type</b>                                     | <b>Open Space Acres</b> | <b>Total Protected</b> |
|-------------------------------------------------|-------------------------|------------------------|
| Agricultural Preservation Restrictions          | 281                     | 281                    |
| Land Trust & Conservation Org. Land             | 1,134                   | 1,134                  |
| Cities of Taunton & New Bedford Land            | 915                     | 915                    |
| Commonwealth of MA                              | 102                     | 102                    |
| Town of Lakeville (includes Freetown- Lakeville | 1,668                   | 979 (1)                |
| Conservation Restrictions - Private             | 390                     | 390                    |
| <b>Subtotal</b>                                 | <b>4,490 ac.</b>        | <b>3,801 ac.</b>       |
| Chapter 61 (93 acres under CR not included)     | 656.7                   | 0                      |
| Chapter 61A (81 acres under APR not included)   | 1555.6                  | 0                      |
| Chapter 61B                                     | 640.7                   | 0                      |
| <b>TOTAL Open Space</b>                         | <b>7,343.13 ac.</b>     | <b>3,801 ac.</b>       |

Notes:

Includes Ted Wms Camp; 125 ac. protection status is unclear and CRs on 353 acres of Town land

### ***Chapter 40 Sec. 8c Land under the control of the Conservation Commission***

Massachusetts General Laws Chapter 40 allows for the creation of a Conservation Commission and sets forth the commission powers and duties. It also establishes that land under the control of the Conservation Commission shall not be sold or transferred from their control except where all of the following are met: a majority of the commission agrees that the land is no longer needed for conservation purposes; two-thirds vote of town meeting to sell or transfer control of the land to another municipal body for a “specific municipal purpose”; and special act of the state Legislature, describing the land and its present and proposed uses, and passed by a recorded two-thirds vote of each branch. Lands under the control of the Conservation Commission are shown on Table 10.

### ***Land Deed Restrictions/Mutual Covenants***

The following is taken from Land Conservation Options - A Guide for Massachusetts Landowners, Fifth Revised, Essex County Greenbelt Association, Inc., and The Trustees of Reservations. October, 2001:

Private deed restrictions are legal devices for controlling the use and development of land by future owners. For example, as a landowner, you may impose certain restrictions on the use or development of a lot subdivided from a larger parcel. For it to be enforceable, a private deed restriction must be “appartenant” to a parcel of land that is adjacent to the restricted parcel or, if it is not adjacent, then the restriction must designate the parcel (or parcels) that is intended to be benefitted from the restriction.

“Similar to deed restrictions, mutual covenants are commonly used by neighboring owners who wish to protect some shared feature, such as a lakeshore. Developers often use them to control certain features of a subdivision or development plan, to maintain overall quality and design character to enhance property values after the developer has completed the project.

“Under Massachusetts law, a private deed restriction and mutual covenants may run for no longer than thirty years, if properly recorded and unless a definite time limit longer than thirty years is stated, or unless the restriction is given for public, charitable, or religious purposes. If a definite time limit is stated, such as one hundred years, they [the restrictions or covenants] may be extended up to that limit by re-recording the restriction/covenant before the first expiration at thirty years and re-recording it every twenty years thereafter.

“Even when their holders remember to re-record them, private deed restrictions and mutual covenants are inherently less stable and less permanent than conservation restrictions. Courts may refuse to enforce private deed restrictions if they are contrary to public policy or if conditions have changed substantially since they were created. There are no income or estate tax incentives available for private deed restrictions or covenants.

“Covenants and private deed restrictions are most appropriate where they protect features of local importance, primarily for the benefit of the adjacent residents. Where environmentally important lands are involved, these techniques are poor substitutes for conservation restrictions.

### ***Chapter 61, 61A, and 61B Lands***

Land enrolled in the Chapter 61 program is temporarily protected if it's being actively used for agricultural, horticultural or forestry production, or is managed to provide specific recreational opportunities. Chapter 61 Land is eligible for a tax discount under Chapter 61 (for land in forestry), 61A (for land for agriculture or horticulture) or 61B (for land for recreational uses) of the Massachusetts General Laws, which provides tax credits to landowners who retain their land in forestry, agricultural or recreational uses, respectively, rather than selling or developing the land. Chapter 61A land is required to produce and sell \$500 worth of agricultural products annually which may include hay, livestock (pigs, sheep, cattle, horses, etc.), food, flowers, plants, or fiber.

If Chapter Land is placed on the market, the town has the “right of first refusal” to purchase of the land, within 120 days of being presented with a bona-fide sale offer/contract. This right may also be assigned to a non-profit conservation organization such as a land trust. Towns often have trouble taking advantage of the right of first refusal because of the rapid timeframe within which to find funds and approve the purchase. Development of many of the Chapter lands in Lakeville would probably eliminate its rural character.

As of 2023, there are 2853.13 acres of land in the Chapter 61 Program. Of the 122 tracts in Chapter Land, there are 22 parcels in Chapter 61 for forestry, totaling 656.7 acres, 85 parcels in Chapter 61A for agriculture, totaling 1555.65 acres and 15 parcels in Chapter 61B for recreation, totaling 640.78 acres.

61B parcels include Poquoy Brook Golf Course, LeBaron Hills, Lakeville Country Club, and Heritage Hill. Thus, these figures may vary from year to year.

\*Note that the Schobel land, totaling approximately 200 acres is also under an APR and is protected in perpetuity.

## *2. Public and private entities holding open space parcels in Town:*

### ***Non-profit Conservation Organizations:***

Massachusetts Audubon Society owns 940 acres of the Assonet Cedar Swamp and 59 acres between County Street and Rte. 140 at the Freetown line, and holds a 69-acre CR on farmland abutting the Assonet Cedar Swamp.

Wildlands Trust owns three parcels totaling 32.31 acres off Cross Street, a 2.17-acre parcel on Riverbend and a 6.89 acre parcel off Riverside Drive. The latter parcel has 1,450 feet of frontage on the Nemasket River. Wildlands Trust also holds CRs on seven privately owned parcels totaling

199.73 acres. They hold a 6.8-acre CR on a portion of the Hilltop/ Rotch Farm that protects 480 feet of frontage on Long Pond, and 225 feet of frontage on Highland Road that enhances the APR's protection of the scenic field that was once a golf course. Wildlands Trust continues to be a major organization involved in protecting land in perpetuity, and as such these figures could change at any time.

Massachusetts Land Conservation Trust owns the 93.89-acre Hilltop/Rotch Farm on Highland Road, on which the Town of Lakeville and Mass Dept. of Agricultural Resources hold an APR on 81 acres. As mentioned above, Wildlands Trust holds a CR on 6.8-acres of the Farm.

The Open Space Committee needs to compile a list of other conservation restrictions that have been placed on properties more recently and make sure these are all properly recorded.

### ***Cities of Taunton and New Bedford***

Taunton's and New Bedford's holdings in Lakeville (350.07 and 564.89 acres, respectively) were acquired for water supply. As part of the 2002 purchase agreement for Betty's Neck, Taunton and New Bedford have put their lands under Conservation Restrictions and have opened a large portion of the water supply protection holdings to the public. The Assawompset Pond Management Team, made up of representatives of EOEEA, DCR, DEP, the four towns surrounding the Ponds and the Taunton and New Bedford water departments, oversees the use and maintenance of these lands. Use of the properties is governed by the stipulations of Article 97 of the Massachusetts Constitution: No change in use shall occur without a 2/3 state legislature vote. The provisions of MGL Chapter 184 also protect them.

### ***Commonwealth of Massachusetts***

State-owned properties include a small section of Massasoit State Park (8.6 acres) (#8) on the Taunton line, and three parcels historically associated with the former Lakeville Hospital totaling 81.23 acres off Bridge Street. Of the associated 81.23 acres, 65.01 acres (#10) and 12.55 acres

(#11) are currently leased from the Massachusetts Department of Agricultural Resources for agricultural purposes and are protected under Article 97. The remaining 3.64-acre parcel (#12), controlled by the Executive Office for Administrative and Finance Div. of Capital Asset Management, is the site of the former Hospital's wastewater treatment area, and is designated as an Area of Activity and Use Limitation. The treatment system filter beds have been emptied and are covered in clean soil. The State also owns 636 acres on Howland Road which it bought from the Town to be set aside for conservation.

### ***Town of Lakeville***

Of the open space parcels owned by the Town of Lakeville and the Freetown-Lakeville School District (1,653 acres), the following parcels are deed-restricted as described below:

- 14.7-acre parcel north of Precinct Street (#13) was to be used solely for water supply purposes, although a telecommunications tower has been placed on this site.
- Land surrounding Clear Pond (57 acres) (#14) is to be used for park purposes only and is protected by Article 97 of the Massachusetts Constitution.
- John Paun Park on Vaughan Street (10.6 acres) (#15) is to be used for recreational purposes only.
- 83.6-acre portion of the Apponequet Regional High School/Austin Intermediate School complex on Howland Road (#16) is restricted for school uses only. The Freetown/Lakeville Middle School is now located on an adjacent 50.20 acres parcel (#17).
- The Southwestern-most 3 acres (#18) of the 14.3-acre parcel at Assawompset Elementary School on Main and Bedford Streets are restricted for school uses only. The deed further stipulates that any building on the property is prohibited. The remaining 11.3 acres (#19) are unrestricted.
- The north end of Assawompset Neck, now known as Tamarack Park (#39), was purchased in 2001 for conservation and passive recreation purposes. This property abuts the 44.4 ac Tamarack Swamp (#23). Both properties are managed by the Conservation Commission. The Purchase of Tamarack Park was made possible with a Self-Help Grant.

In 2002, through a joint effort of state and local government, private parties, nonprofit organizations and the citizens of Lakeville, the Town purchased Betty's Neck (#40). The property located on the shore of Assawompset and Pocksha Pond was purchased primarily to protect the public water supplies for the cities of Taunton and New Bedford, as well as to protect wildlife habitat, scenic and natural features, and historical resources. As a result of this purchase, 292 acres of the town's parcel were placed under a Conservation Restriction held by Mass. Fisheries and Wildlife, the 149 ac. privately-owned cranberry farm was also placed under a Conservation Restriction held by the Town of Lakeville and Massachusetts Department of Conservation and Recreation, and the cities of Taunton and New Bedford agreed to place all their land holdings under a Conservation Restriction to be held by the state and allow for public access to most of these 4,000 acres in Lakeville, Middleboro, Freetown and Rochester that make up the Assawompset Pond Complex. In 2003, land in the vicinity of Betty's Neck held by The Trust for Public Land as collateral was turned over to the Town. A Conservation Restriction was recorded on July 30, 2003 for this 38+ acre parcel. The Betty's Neck purchase was made possible through an Aquifer Land Acquisition Grant.

Three parcels were conveyed to the Lakeville Conservation Commission as recorded on the deeds, and are thus bound by the requirements of MGL Chapter 40, Section 8C to be maintained as conservation areas: Two parcels totaling 2.6 acres (#20) on Old Bridge Street, known as the Kelley Conservation Area and used as a canoe launch on the Nemasket River; and the 28-acre Staples Shore Conservation Area (#21) just north of Assawompset Pond.

Four parcels totaling 100.1 acres on Pickens Street, known as Vigers Conservation Area (#22), were assigned to the Lakeville Conservation Commission. These parcels come under Article 97 and must have a 2/3 majority vote of the Conservation Commission, town meeting and each branch of the general court before there can be a change in their use.

The Town was authorized to buy the 124.5-acre former Ted Williams Camp (#28) "for the municipal purpose of acquiring and development of municipal outdoor recreational and athletic facilities, and for the construction and reconstruction of such facilities" (Article 17, Town Meeting,

October 6, 1986). In 2003 the new Senior Center and in 2006 the new library were built on Ted Williams Camp. In 2019, it became the site of a new Police Station.

The following town-owned parcels are for the most part unprotected: the 31-acre night soil repository on Pickens Street; the adjacent 48.6-acre parcel; the 28-acre Indian Shore Town Forest, and the 20-acre abandoned salt repository.

The following town-owned parcels need to be researched to determine restrictions: Vaughan St. 13.8 acres (59-3-20A), Vaughan St. canoe launch 2.82 acres (63-2-23C), Betty's Neck Road 3.4 acres (65-4- 24-44), Highland Rd 1.61 acres (31-2-006A), Rhode Island Road parcels 2.7 and 2.2 acres (60-1-15 and 16).

### ***Private, unrestricted***

The Open Space Committee is trying to create a list of undeveloped and unrestricted properties, especially those that are of significant size or that hold significant resources such as historical, scenic or recreational features or that abut other significant resources such as the Town's 2400 acres of wetlands or open bodies of water.

### ***B. Open Space and Recreational Facilities Inventory***

The Park Commission prepared the following descriptions:

#### **Ted Williams Camp (#28)**

Owned by the Town of Lakeville

Managed by the Park Commission

Access: Precinct Street/Bedford St

This is Lakeville’s largest park and contains multiple recreational uses as well as other municipal facilities. The park contains the following uses on 124.5 acres of land abutting Loon Pond.

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| 6 baseball diamonds                 | 2 basketball courts                 |
| 2 tennis courts/4 pickleball courts | 20 horseshoe pits                   |
| 3 beach volleyball courts           | 4 soccer fields                     |
| 2 multi-purpose fields              | 1 skateboard park                   |
| 1 bocce court                       | hiking trails with rest stops       |
| concession stand                    | recreation and maintenance building |
| function hall                       | office building                     |
| gazebo                              | playground                          |
| flagpole                            |                                     |

The Ted Williams Camp was purchased by the town in 1986. It had been a summer camp run by former Red Sox player Ted Williams. Since its purchase, it has developed into a premier recreational facility for all ages. It not only is the home of organized sports such as Lakeville Little League, Pop Warner football, Babe Ruth, and Freetown-Lakeville soccer, but also offers many leisure activities such as hiking the fitness trail, horseshoes, fishing, basketball, bocce, tennis, and a skate park for everyone’s enjoyment.

The larger property is 175 acres and includes the police station, library, and the senior center which are located along the perimeter of the property on Bedford and Precinct Streets. The property also is located along Loon Pond and contains approximately 2500 feet of shorefront. Gasoline powered motorized boats are prohibited from Loon Pond. Swimming is not permitted except during prearranged and supervised outings when a lifeguard is present.

There are three other building located in the park. There is a small building used as an office for the Park Commission, a Lodge building, and a recreation and maintenance building. The Lodge building was renovated in 2010 and is located on the shore of Loon Pond. It is leased to Boston Tavern which utilizes the facility to host events such as weddings and other celebrations. A portion

of the general recreation building is currently leased to a karate studio and the remainder is used for a maintenance facility. There is a desire to expand the space for the Karate studio and relocate the maintenance facility to a new location within the park. Bathroom facilities for the public are also located at one end of this centrally located building.

The fitness trail winds through diverse woodlands and open areas which are home to the Massachusetts state flower, Trailing Arbutus. The pond is home to a special kettle pond plant community which supports the Federally endangered wildflower Plymouth Gentian. A kettle pond is a pond created by a huge mass of glacial ice melting and leaving behind a depression lined with sediment that impedes drainage so that the pond holds ground water in the spring even though it has no inflow of water. This kind of ground fed pond supports a unique community of flora and fauna. This property and other Park Department properties provide opportunities for the Park Department to sponsor nature walks and programs that focus on Lakeville's fascinating flora and fauna and its natural features, encouraging respect for nature by protecting its special species and providing recreation for those young and old who are not drawn to competitive sports.

The existing baseball fields, soccer field, volleyball courts and skate park at the central park area are in good condition and are maintained by the Town's Public Works Department. The Horseshoe facility was recently renovated by the local horseshoe club and a bocce court has been installed.

The three tennis courts were renovated this summer but only patched and recoated. This treatment is expected to extend the courts another five to seven years, after which they will need to be reconstructed. They have been repainted for both tennis and pickleball; however, if pickleball continues to grow in popularity separate pickleball courts will be necessary. This dual use of the tennis courts is limiting their use at various times. At least four pickleball courts should be constructed in an adjacent open area.

The Alexander Gamache Memorial Playground was renovated in the summer of 2023 and new equipment was added. The playground was expanded with a fully accessible playground for ages five to twelve. The Commission would like to add a small play area for ages two to five in the future.

The Park Commission removed sand and gravel from an area on the north side of the Camp for new fields using the proceeds from the sale of this material to help pay for the construction of two new multi-purpose fields. The Commission plans to make these fields available for soccer and lacrosse. Although the fields have been completed, safe access and parking for this area has not been constructed and is needed prior to the fields' use. A bid for the parking lot has been awarded. Construction should be complete so the fields can be used in 2024. In addition, field lights, walkways, spectator seating, and a bathroom facility are needed at this end of the park.

#### **Clear Pond Park (#14)**

Owned by the Town of Lakeville

Managed by the Park Commission

Access: Clear Pond Road

|                  |                   |
|------------------|-------------------|
| 57 acres         | sandy beach       |
| diving raft      | playground        |
| picnic sites     | concession stands |
| barbeque grills  | 9-hole mini golf  |
| comfort facility | water fountain    |
| flagpole         | beach volleyball  |
| horseshoes       | cornhole          |

Clear Pond Park is a sandy beach open to Lakeville residents and non-residents who purchase a family season pass or daily pass. Staff consists of a director, lifeguards, maintenance crew, and

concession workers who are hired for the season (mid-June to the end of August). Swimming lessons are available. In addition to being a popular swimming facility, there are various activities such as sandcastle contests, mini golf tournaments, movie nights, and fishing derbies throughout the summer providing for everyone's enjoyment. Clear Pond is also available for company/family outings.

The park is in a beautiful setting with its sandy beach with clear water surrounded by large pine trees. The two basketball courts and various playground areas are in poor condition. The basketball courts are rarely used and should be replaced. Uses for this large park could include a single basketball court, pickleball courts, tennis court, beach volleyball, and horseshoes. Currently, a beach volleyball court and an old playground are located on the beach area and should be relocated. All the playground equipment is old and does not meet current safety standards. All this equipment needs to be replaced. A new accessible playground should be located off the beach area. The mini golf is popular with small children and is maintained as needed by the staff; however, it is old and should be replaced.

The largest building on the site is the bathroom building, which is well maintained; however, it is older and in need of renovation. Several of the smaller buildings used by the staff and lifeguards need to be repaired or replaced. There is an existing well on the site which provides drinking water; however, the pump house and related equipment is old and in need of replacement. People in vehicles with handicapped plates are allowed to park at the entrance to the facility instead of the parking lot; however, this parking area is undefined and does not meet ADA requirements. The entire facility is not accessible to people with disabilities and needs to be improved. The parking area and all paths need to be improved and a beach access route to meet accessibility needs to be built. The large main parking lot can become muddy and flood with water when it rains. This lot should be reconstructed with a gravel base, a dense grade top course, and a swale around its perimeter to hold and treat stormwater.

The Park Commission has requested American Rescue Plan Act (ARPA) funding to put together plans for the park's renovation.

### **John Paun Park (#15)**

Owned by the Town of Lakeville

Managed by the Park Commission

Access: Vaughan Street

10.6 acre

small play area/ swings

3 athletic diamonds

field lights

concession stand

John Paun Park, located on Vaughan Street, has three diamond fields which provide a home to Lakeville Girls' Softball and two blooper ball leagues. One of the ball fields has lights and tournaments are sometimes held at night. A new play area was installed many years ago next to Field #3 for children ages two to ten. The entire park is occasionally leased for regional events.

The Softball fields generally are in good condition and are maintained by the Town Public Works Department and leagues. They are mowed by the DPW. Additional maintenance and improvements are organized and completed by the local softball league when funds and volunteers are available. There are not large elevation differences between the different fields, but the entire park needs to be evaluated and made accessible to people with disabilities. Drainage improvements to the site are needed as areas around Field #3 are wet in the spring and a culvert needs to be repaired or replaced.

Temporary bathroom facilities are utilized; however, permanent bathrooms should be constructed. An old and unsafe carousel building which was used for storage has recently been demolished. This location would be ideal for a new bath house. There is a concession stand on the property which is in good condition. Parking is adequate for practices or individual games; however, when multiple fields are in use or tournaments occur parking is inadequate as the parking lot is not efficiently organized. The existing parking area should be expanded and reorganized as car parking overflows

onto the street when multiple games are being played. The existing playground should be replaced and updated with new play equipment. There is demand for an additional softball field and the Park Commission will be working to identify a location on this property or on adjacent land.

The park backs up to a wetland and a small stream runs through the property. In the past the riparian area was mowed only once a year as it had been known to grow vegetation that supported a myriad of pollinators as well as amphibians and turtles; however, in recent years the riparian area has been mowed whenever the fields are mowed. There are no nature programs that make use of the area. As part of the parking lot expansion, this area should be protected with fencing and mowed less often. The Park Commission has requested funding from the Community Preservation Committee to put together plans for the bathroom building and other park improvements at John Paun Park.

#### **Dickran Diran Square (formerly King Philip Park) (#34)**

Access: Precinct Street at Bedford Street

|             |                          |
|-------------|--------------------------|
| 0.76 acres  | flagpole                 |
| stone bench | Great World War Memorial |
| trees, lawn |                          |

Dickran Diran Square is the home of the Lakeville's World War 1 Honor Roll, honoring those military personnel from Lakeville who served in the "Great World War" of 1917 - 1919. Dickran Diran was the only Lakeville resident killed in World War 1. Memorial Day and Veterans Day celebrations are held at this location.

#### **Fred A. Shaw Park (#35)**

Access: Highland Road at Bedford Street

|               |                                         |
|---------------|-----------------------------------------|
| 0.72 acres    | stone walls                             |
| picnic tables | charcoal grills                         |
| tavern steps  | trees, shrubs, lawn                     |
| views of pond | map display of historical sites in Town |

Fred A. Shaw Park provides picturesque views of Assawompset Pond in a relaxed picnic setting. The original steps from Sampson’s Tavern, constructed in 1804, and a large map of historical sites in Town can be viewed here as well.

**Board of Selectmen, Pond Manager/APC Pond Management Team managed:**

**Betty’s Neck (#40)**

Access: Jeremy Point Road off Long Point Road

292 acres portion of the 4,000-acre Assawompset Pond Complex (APC)

|                                                        |                  |
|--------------------------------------------------------|------------------|
| wooded area                                            | open fields      |
| nature trails                                          | nature studies   |
| Peach Barn/Visitor Center                              | community events |
| cross country skiing                                   | snowshoeing      |
| non-motorized biking                                   | parking          |
| hunting by special permit                              | picnic tables    |
| shoreline fishing in accordance with State Regulations |                  |

Betty’s Neck was purchased in 2002, through the Massachusetts Department of Environmental Protection’s Aquifer Land Acquisition Grant Program and the generosity of the citizens of Lakeville. Betty’s Neck is part of the much larger APC.

The road into the Betty's Neck property is owned by the bog owners and is currently in very rough condition. Signage improvements to find the access are needed. Hiking is encouraged and dogs must be leashed. There are no municipal trash facilities near the trail so it is carry in/carry out.

The only building on the property is the Peach Barn which was used by the peach orchard prior to the Town's acquisition of the property. The Peach Barn is currently closed due to vandalism and the need for electricity and alarms. Plans to reopen the facility will depend on financial and physical resources. The Barn is currently set up with a finished meeting room at the west end of the building. The middle portion of the building contains the unfinished barn portion which is used for storage and special events. The east end contains an old apartment which once housed farm workers and is in poor condition.

The Peach Barn needs significant repairs due to its age, vandalism, a formerly leaky roof, and limited resources. The town funded the replacement of the roof in the fall of 2021. The exterior of the building is covered with cedar shingles and needs some repairs on three sides that were re-shingled about fifteen years ago. The fourth side was not done and needs to be entirely resided. The three barn doors on the north side of the building are rotted and damaged and need to be replaced. In some areas the soffits and other trim is rotted and needs replacing. All exterior woodwork should be repainted. Due to vandalism, the meeting room windows were broken and need to be replaced. They are currently covered in plywood. The windows should be replaced and covered with shutters that can be closed and locked from the inside to prevent damage. The ceiling and the insulation installed above it needs to be removed and replaced. The meeting room should also be made handicapped accessible, as should the path from the parking area to the building.

The building does not have water, septic or electricity. The most important of these would be to provide electricity to the barn. This way the meeting room can be utilized by the APC staff and used for small events. Because of the isolated location of the building, electricity would allow the installation of security cameras, as well as a fire alarm system. Electricity could be provided by extending power lines at least a half mile to the building or placing solar panels on the roof. Both options should be evaluated to determine the most cost-effective solution.

The final priority would be the renovation of the east end of the building into a snack bar/ food service location as well as the construction of bathroom facilities. For this phase of the project a well for water would have to be drilled and septic system installed.

**Pond Manager/Assawompset Pond Management Team managed:  
Assawompset Pond Complex (APC)**

Access: Various locations around the Ponds.

Obey posted access signs. Public access may be temporarily closed due to special conditions.

Certain areas are closed to the public.

4,000 acres total in the four communities that surround the ponds.

912 acres in Lakeville

wooded areas

nature trails

non-motorized biking

bird watching

Horseback riding, cross country skiing and snowshoeing on designated trails only. Shoreline fishing and hunting (by special permission) in accordance with State Regulations.

These are the lands Taunton and New Bedford have opened to public access because of the purchase of Betty's Neck. The APC is a public water resource supplying potable water to a quarter million people in Southeastern Massachusetts and therefore certain parts are strictly off limits and there is no swimming or boating allowed anywhere.

**Conservation Commission Managed:  
Stephen D. Kelley Conservation Area (#20)**

Access: Old Bridge Street

|              |                |
|--------------|----------------|
| 2.6 acres    | fishing        |
| canoe launch | parking        |
| marshland    | Nemasket River |

This area is maintained by Lakeville's Department of Public Works.

### **Vaughan Street Canoe Launch and Conservation Land (#29A & 29)**

Access: Vaughan Street

|            |         |                |         |
|------------|---------|----------------|---------|
| 2.82 acres | fishing | canoe launch   | parking |
| marshland  |         | Nemasket River |         |

Maintained by the Department of Public Works

### **Staples Shore Conservation Area (#21)**

Access: Staples Shore Road, inaccessible

|          |                         |
|----------|-------------------------|
| 28 acres | forested wetland, marsh |
|----------|-------------------------|

### **Vigers Conservation Area (Pickens Street Conservation Area) (#22)**

Access: Pickens Street

|                           |               |
|---------------------------|---------------|
| 100 acres                 | open fields   |
| wooded area               | nature trails |
| renovated Boy Scout shack |               |

The trail on the easterly side of Pickens leads through deep woods past an old cemetery and a vernal pool. No trail yet exists on the westerly side where there are wetlands and springs. The Boy Scout shack on the westerly side continues to be renovated by local builders and carpenters. The Conservation Commission has the responsibility for its maintenance,

currently overseen by the Building Inspector. There are no existing programs for the use of the shack. A document does exist on the town website giving rules for use of the property.

### **Tamarack Swamp Conservation Area (Bedford St Conservation Area) (#23)**

Access: Bedford Street

|            |                    |
|------------|--------------------|
| 44.4 acres | marsh, shrub swamp |
|            | Long Pond River    |

### **Tamarack Park (#39)**

Access: Bedford Street

|              |               |
|--------------|---------------|
| 5.67 acres   | canoe launch  |
| parking      | picnic tables |
| birding area |               |

Originally the site of the Tamarack Restaurant, the Town purchased this parcel in 2001 for conservation and passive recreational use. Efforts have been underway by volunteers for several years to control non-native invasive plant species and restore native plant diversity. There are several short trails on the property, one around the meadow and two others that lead into the woods, and two mowed areas for picnicking and birdwatching over Assawompset Pond. The canoe launch leads into Long Pond via a shrub swamp.

This site could use some driveway and drainage improvements. Although it is not desirable to pave the entire driveways and parking areas, repaving the entrances into the park would be desirable as the existing pavement has deteriorated. A small platform/dock at the canoe launch site would be helpful especially to people with limited mobility. This pier would need to be permitted through the Lakeville Conservation Commission and DEP. A removeable aluminum dock system is preferred by the commission as it is the least impactful to the area. Due to the fluctuations in the water levels in Long Pond a dock extending approximately 15 to 20 feet from shore would be desirable. The

trails at the rear of the property are overgrown and blocked by fallen trees. An additional six to eight trees should be planted around the perimeter of the large grass area to provide additional shade; however, the Assawompset end should not be planted so that the view of the lake is not obstructed. A new sign is needed, and continued efforts should be made to remove invasive plants.

**School Committee Managed:**  
**Assawompset Elementary School (#18 & 19)**

Access: Main Street

- |                      |                              |
|----------------------|------------------------------|
| 14.3 acres           | gymnasium                    |
| baseball field       | basketball area with 2 hoops |
| large playground     | square ball court            |
| nature trail to Pond |                              |

The playground is accessible to all when school is not in session. The nature trail would be also, but it has been neglected for so long it may no longer be passable.

**Regional School Complex (#16 & 17)**

**George R. Austin Intermediate School, Freetown-Lakeville Middle School,  
Apponequet Regional High School**

Access: Howland Road

- |                              |                       |
|------------------------------|-----------------------|
| 132 acres                    | indoor pool           |
| gymnasium                    | playground            |
| basketball area with 4 hoops | football field        |
| 2 baseball fields            | 3 softball fields     |
| 5 soccer fields              | 6 tennis courts       |
| lacrosse field               | 2 field hockey fields |
| practice field               | phys ed field         |

|                        |                |
|------------------------|----------------|
| track                  | shot put area  |
| discus area            | long jump area |
| potential nature trail |                |

These facilities are mainly reserved for school programs

### **Recreation Properties Privately Owned and Managed:**

#### **Lakeville Athletic Club**

Access: Bedford Street

|               |               |
|---------------|---------------|
| indoor tennis | roller hockey |
| floor hockey  | soccer        |

#### **Poquoy Brook Golf Course (#60)**

Access: Leonard Street

|             |                               |
|-------------|-------------------------------|
| 142.7 acres | 18 hole course open to public |
|-------------|-------------------------------|

#### **Heritage Hill (#61)**

Access: Heritage Hill Drive, Old Powderhouse Road

|            |                              |
|------------|------------------------------|
| 57.7 acres | 18-hole par-3 open to public |
|------------|------------------------------|

#### **LeBaron Hills Country Club (#63)**

Access: Rhode Island Road

|           |                        |
|-----------|------------------------|
| 114 acres | private 18-hole course |
|-----------|------------------------|

**Lakeville Country Club (#62)**

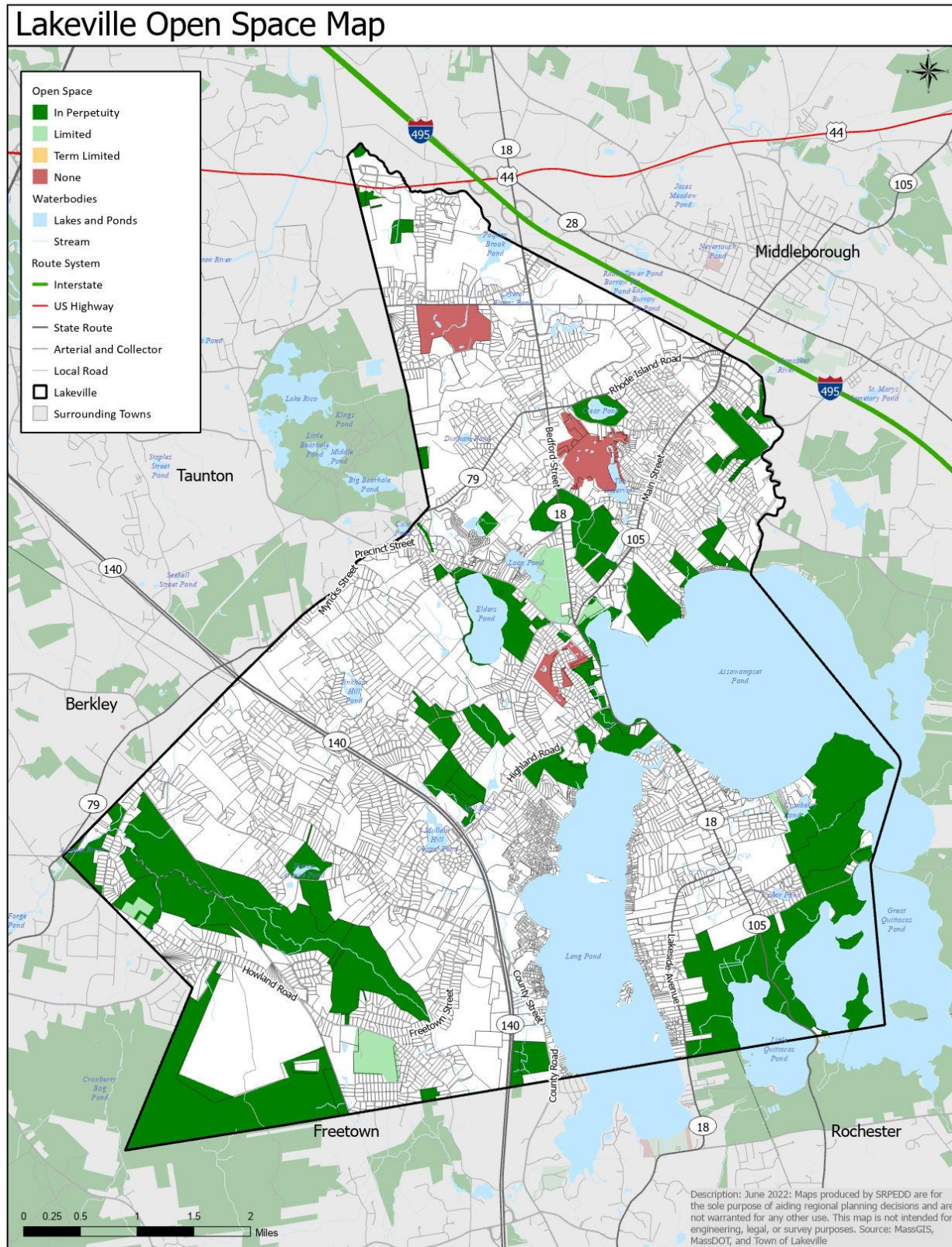
Access: Clear Pond Road via Rhode Island Road or Main Street

173.52 acres

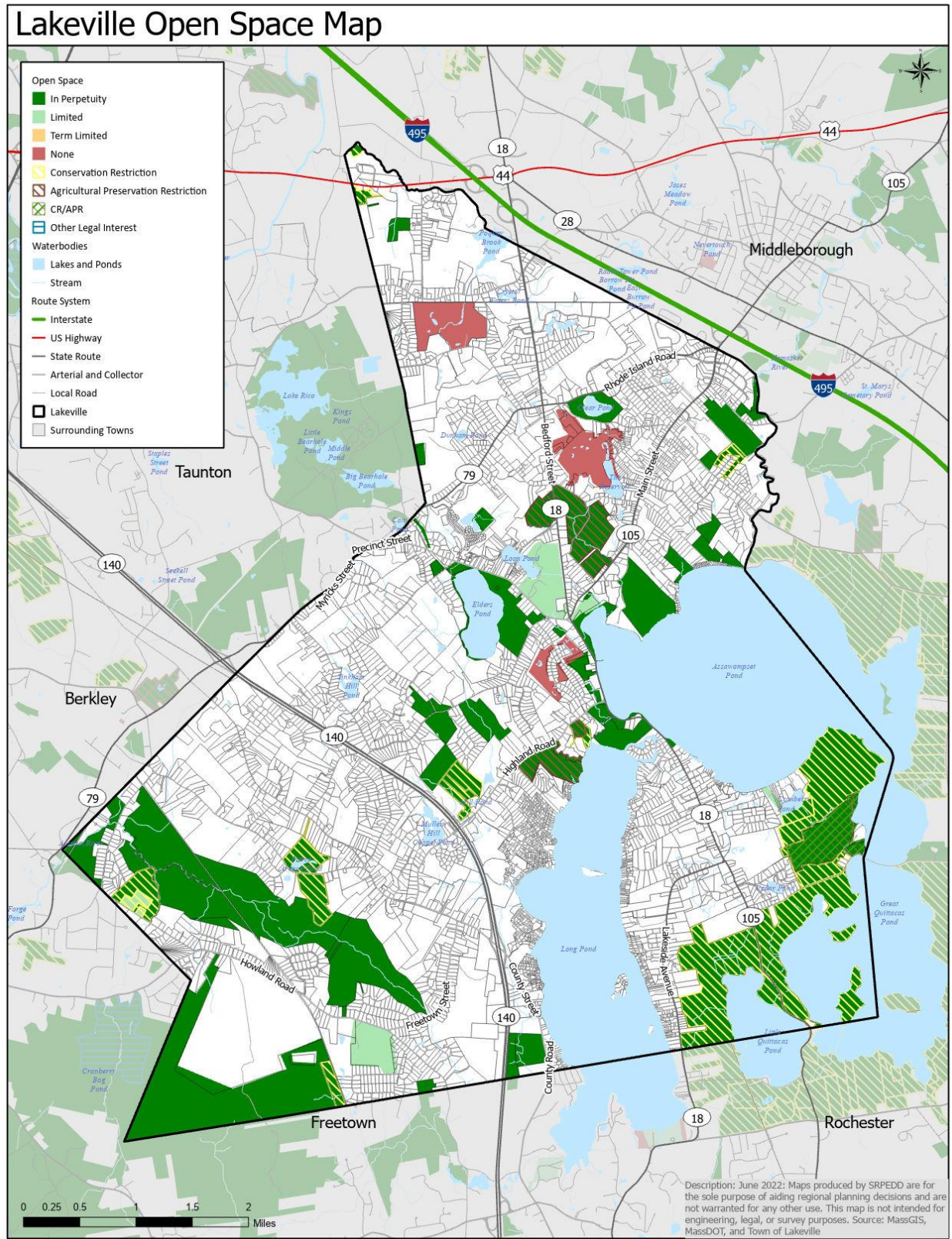
18-hole course open to the public

Because of its location between two bodies of water and its wetlands, this property was designated as a priority protection parcel at the time the State was asking towns affected by the New Bedford/ Boston rail project to designate such parcels.

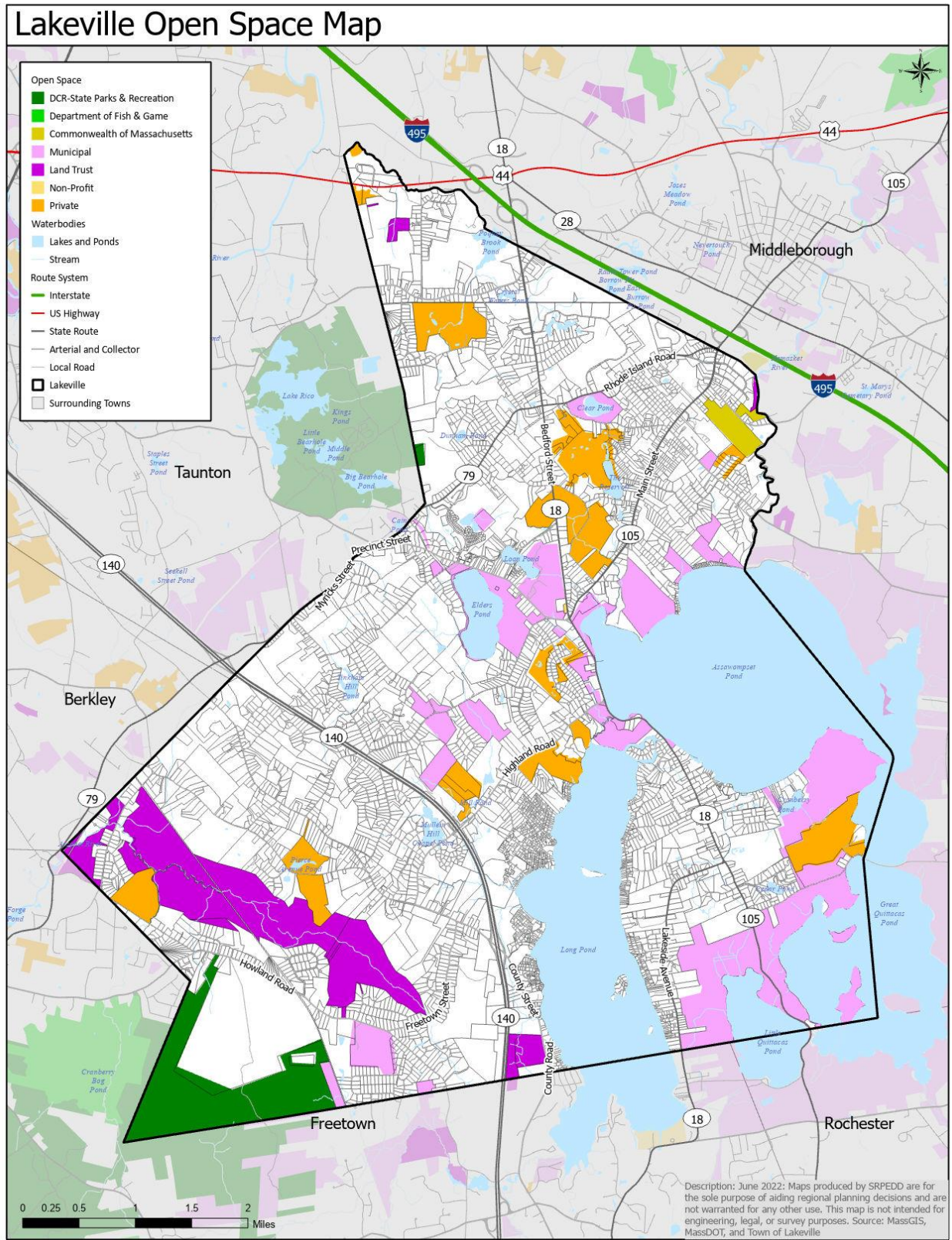
## OPEN SPACE PROTECTED PARCELS



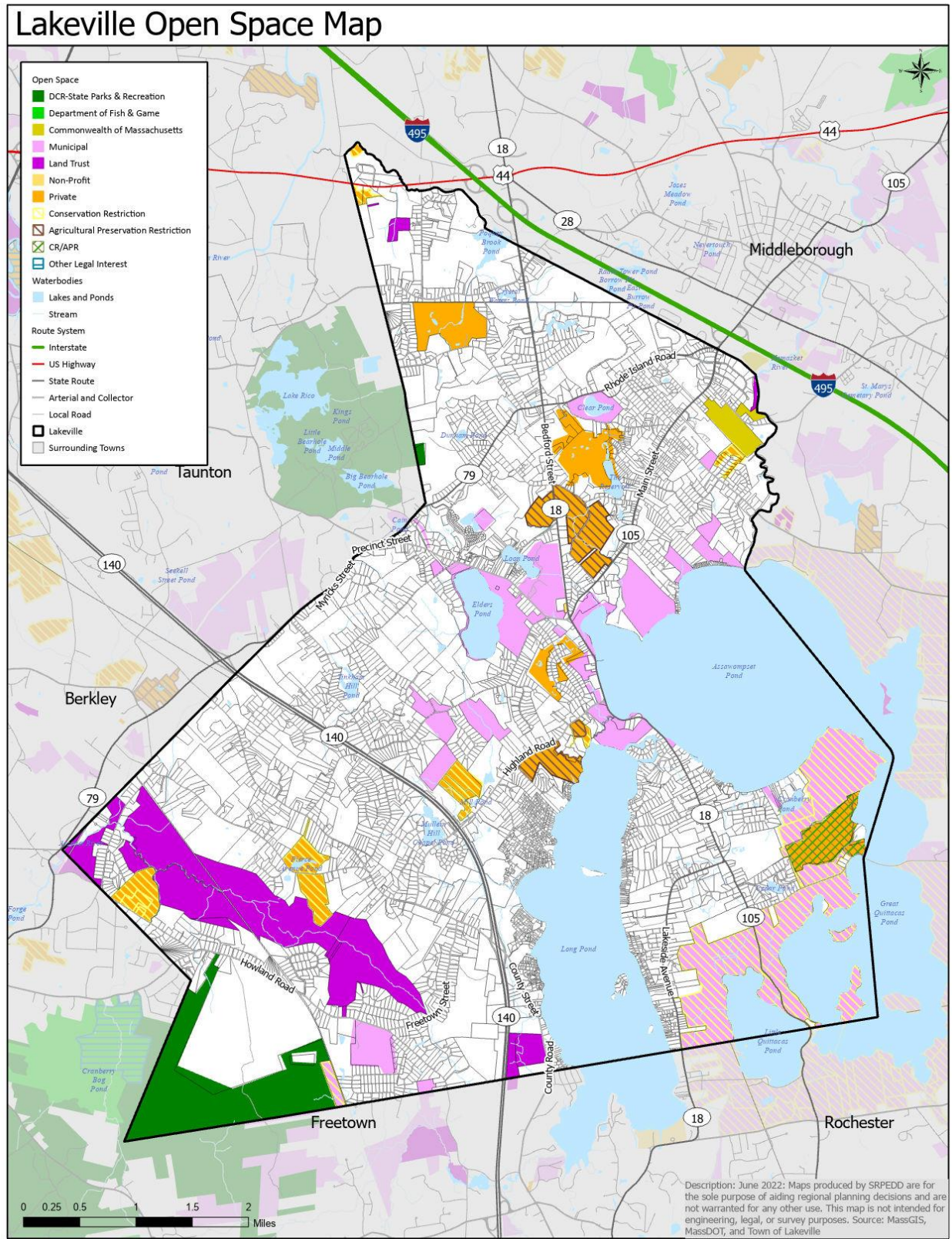
## OPEN SPACE PARCELS AND PROTECTION STATUS



## OPEN SPACE PARCELS PROTECTION BY OWNERSHIP



## OPEN SPACE PARCELS BY OWNERSHIP AND PROTECTION STATUS



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**TABLE 10**  
**OPEN SPACE PARCEL MATRIX**

| Map # | Location                    | Acres           | Use                       | Owner/Manager        | APR/Cr other<br>Restriction | Recreational<br>Potential | Town<br>Meeting | Public<br>Access | Zone | Protected | Map-Block-<br>Lot |
|-------|-----------------------------|-----------------|---------------------------|----------------------|-----------------------------|---------------------------|-----------------|------------------|------|-----------|-------------------|
| 1     | Crooked Lane                | 200.00          | Farm-APR                  | Wilkie/Schobel       | APR                         | no                        | yes             | no               | R    | p-p       | 58-3-1            |
| 2     | Highland Road               | 9.00            | Farm-APR                  | Mass Land Con. Trust | APR                         | yes                       | yes             | future           | R    | p-p       | 56-4-41           |
| 2     | Highland Road               | 72.00           | Farm-APR                  | Mass Land Con. Trust | APR                         | yes                       | yes             | future           | R    | p-p       | 31-4-4            |
|       | <b>Land under APR</b>       | <b>281.00</b>   | <b>Total Acres</b>        |                      |                             |                           |                 |                  |      |           |                   |
| 3     | Cedar Swamp                 | 302.00          | Conservation              | Mass. Audubon Soc    | conservation org.           | yes                       |                 | yes              | R    | p-T       | 8.1.5             |
| 3     | Cedar Swamp                 | 2.30            | Conservation              | Mass. Audubon Soc    | conservation org.           | yes                       |                 | yes              | R    | p-T       | 13-1-11           |
| 3     | Cedar Swamp                 | 2.06            | Conservation              | Mass. Audubon Soc    | conservation org.           | yes                       |                 | yes              | R    | p-T       | 13-1-6A           |
| 3     | Cedar Swamp                 | 3.50            | Conservation              | Mass. Audubon Soc    | conservation org.           | yes                       |                 | yes              | R    | p-T       | 99-1-1            |
| 3     | Cedar Swamp                 | 159.20          | Conservation              | Mass. Audubon Soc    | conservation org.           | yes                       |                 | yes              | R    | p-T       | 4.3.7             |
| 3     | Cedar Swamp                 | 228.82          | Conservation              | Mass. Audubon Soc    | conservation org.           | yes                       |                 | yes              | R    | p-T       | 13-1-9            |
| 3     | Cedar Swamp                 | 111.14          | Conservation              | Mass. Audubon Soc    | conservation org.           | yes                       |                 | yes              | R    | p-T       | 9.1.6             |
| 3     | Cedar Swamp                 | 14.00           | Conservation              | Mass. Audubon Soc    | conservation org.           | yes                       |                 | yes              | R    | p-T       | 99.1.10           |
| 3     | Cedar Swamp                 | 8.00            | Conservation              | Mass. Audubon Soc    | conservation org.           | yes                       |                 | yes              | R    | p-T       | 99.1.13           |
| 3     | Great Cedar Crossing        | 10.74           | Conservation              | Mass. Audubon Soc    | conservation org.           | yes                       |                 | yes              | R    | p-T       | 9-1-6A-26         |
| 3     | Malbone Street              | 59.28           | Conservation              | Mass. Audubon Soc    | conservation org.           | yes                       |                 | yes              | R    | p-T       | 3.1.1             |
| 3     | Malbone Street              | 16.00           | Conservation              | Mass. Audubon Soc    | conservation org.           | yes                       |                 | yes              | R    | p-T       | 3-2-2E            |
| 3     | Malbone Street              | 5.40            | Conservation              | Mass. Audubon Soc    | conservation org.           | yes                       |                 | yes              | R    | p-T       | 4.1.1             |
| 3     | Malbone Street              | 0.92            | Conservation              | Mass. Audubon Soc    | conservation org.           | yes                       |                 | yes              | R    | p-T       | 4.1.2             |
| 3     | Malbone Street              | 15.25           | Conservation              | Mass. Audubon Soc    | conservation org.           | yes                       |                 | yes              | R    | p-T       | 4.2.7             |
| 3     | Malbone Street              | 1.30            | Conservation              | Mass. Audubon Soc    | conservation org.           | yes                       |                 | yes              | R    | p-T       | 4.3.6             |
| 4     | County Street               | 15.00           | Conservation              | Mass. Audubon Soc    | conservation org.           | yes                       |                 | yes              | R    | p-T       | 35-2-1            |
| 4     | County Street               | 44.00           | Conservation              | Mass. Audubon Soc    | conservation org.           | yes                       |                 | yes              | B,R  | p-T       | 35-2-3            |
| 5     | off Cross Street            | 14.38           | Leonard Washburn Preserve | Wildlands Trust      | land trust                  | yes                       |                 | yes              | R    | p-p       | 22.2.4.1          |
| 5     | Harding/Cross Street        | 0.90            | Richmond Woods            | Wildlands Trust      | land trust                  | yes                       |                 | yes              | R    | p-p       | 22-2-16           |
| 5A    | Off Commercial Drive        | 6.89            | Nemasket River Preserve   | Wildlands Trust      | land trust                  | yes                       |                 | future           | I    | p-p       | 62-3-7J           |
|       | <b>Land Trust/Con. Org.</b> | <b>1,021.08</b> | <b>Total Acres</b>        |                      |                             |                           |                 |                  |      |           |                   |

Priority &  
estimated  
habitat

Private property protected by APR or Cr is still private land. This document does not grant access to any property listed as APR.

**TABLE 10  
OPEN SPACE PARCEL MATRIX (continued)**

| Map #                      | Location              | Acres         | Use                | Owner/Manager                | APR/CR/other<br>Restriction | Priority &<br>estimated<br>habitat | Recreational<br>Potential | Town<br>Meeting | Public<br>Access | Zone | Protected Map-Block-<br>Lot |
|----------------------------|-----------------------|---------------|--------------------|------------------------------|-----------------------------|------------------------------------|---------------------------|-----------------|------------------|------|-----------------------------|
| 6                          | Bedford Street        | 8.70          | Water Supply       | Taunton Water Dept           | CR Pending                  | yes                                | Yes                       |                 | yes              | B    | P-T 56-3-14                 |
| 6                          | Bedford Street        | 7.00          | Water Supply       | Taunton Water Dept           | CR Pending                  | yes                                | Yes                       |                 | yes              | R    | P-T 56-6-4                  |
| 6                          | Bedford Street        | 17.00         | Water Supply       | Taunton Water Dept           | CR Pending                  | yes                                | Yes                       |                 | Yes              | R    | P-T 57-1-1                  |
| 6                          | Bedford Street        | 24.00         | Water Supply       | Taunton Water Dept           | CR Pending                  | yes                                | Yes                       |                 | Yes              | R    | P-T 57-4-16                 |
| 6                          | Elders Pond Drive     | 5.84          | Water Supply       | Taunton Water Dept           | CR Pending                  | yes                                | Yes                       |                 | Yes              | R    | P-T 27-1-19                 |
| 6                          | Highland Road         | 12.70         | Water Supply       | Taunton Water Dept           | CR Pending                  | yes                                | Yes                       |                 | Yes              | R    | P-T 56-4-35                 |
| 6                          | Main Street           | 2.30          | Water Supply       | Taunton Water Dept           | CR Pending                  | yes                                | No                        |                 | No               | R    | P-T 57-4-14                 |
| 6                          | Main Street           | 1.00          | Water Supply       | Taunton Water Dept           | CR Pending                  | yes                                | No                        |                 | No               | R    | P-T 58-3-18                 |
| 6                          | Montgomery Street     | 7.50          | Water Supply       | Taunton Water Dept           | CR Pending                  | yes                                | Yes                       |                 | Yes              | R    | P-T 27-1-1                  |
| 6                          | Nelsons Grove Road    | 114.00        | Water Supply       | Taunton Water Dept           | CR Pending                  | yes                                | Yes                       |                 | Yes              | R    | P-T 57-4-11                 |
| 6                          | Old Powderhouse Rd    | 4.90          | Water Supply       | Taunton Water Dept           | CR Pending                  | yes                                | Yes                       |                 | Yes              | R    | P-T 30-4-11                 |
| 6                          | Pickens Street        | 114.00        | Water Supply       | Taunton Water Dept           | CR Pending                  | yes                                | Yes                       |                 | Yes              | R    | P-T 30-1-5                  |
| 6                          | Precinct Street       | 2.60          | Water Supply       | Taunton Water Dept           | CR Pending                  | yes                                | No                        |                 | Yes              | R    | P-T 18-2-3                  |
| 6                          | Precinct Street       | 0.50          | Water Supply       | Taunton Water Dept           | CR Pending                  | yes                                | Yes                       |                 | Yes              | R    | P-T 27-1-3                  |
| 6                          | Rhode Island Rd       | 3.80          | Water Supply       | Taunton Water Dept           | CR Pending                  | yes                                | Yes                       |                 | Yes              | R    | P-T 18-3-11                 |
| 6                          | Staple Shore Road     | 20.00         | Water Supply       | Taunton Water Dept           | CR Pending                  | yes                                | Yes                       |                 | Yes              | R    | P-T 58-7-24                 |
| 6                          | Staple Shore Road     | 1.00          | Water Supply       | Taunton Water Dept           | CR Pending                  | yes                                | No                        |                 | No (DAM)         | R    | P-T 64-1-7                  |
| 7                          | Anuxanon Island       | 13.50         | Water Supply       | New Bedford Water            | CR Pending                  | yes                                | No                        |                 | No               | R    | P-T 69-2-1                  |
| 7                          | Bedford Street        | 270.39        | Water Supply       | New Bedford Water            | CR Pending                  | yes                                | Yes                       |                 | portion          | R    | P-T 67-1-1                  |
| 7                          | Bedford Street        | 238.00        | Water Supply       | New Bedford Water            | CR Pending                  | yes                                | No                        |                 | portion          | R    | P-T 67-2-1                  |
| 7                          | Great Island          | 43.00         | Water Supply       | New Bedford Water            | CR Pending                  | yes                                | Yes                       |                 | No               | R    | P-T 69-1-1                  |
| <b>Taunton/New Bedford</b> |                       | <b>911.73</b> | <b>Total Acres</b> |                              |                             |                                    |                           |                 |                  |      |                             |
| 8                          | Rhode Island Rd       | 8.60          | Massasoit St Park  | MA Dept Env. Mgmt            | Article 97                  | Yes                                | Yes                       |                 | Thru Taunton     | R    | P-P 19-1-3                  |
| 10                         | Bridge Street         | 65.01         | agricultural land  | MA Dept. Agri. Resources     | Article 97                  | Yes                                | No                        |                 | No               | B/R  | P-P 62-1-17                 |
| 11                         | Old Bridge Street     | 12.55         | agricultural land  | MA Dept. Agri. Resources     | Article 97                  | Yes                                | No                        |                 | No               | R    | P-P 62-3-38                 |
| 12                         | Bridge/Vaughan Street | 3.64          | Old Lagoons        | Ma Div. Capital Assets Mgmt. | Brown field                 | Yes                                | No                        |                 | No               | R    | 63-2-2                      |
| <b>Commonwealth of MA</b>  |                       | <b>89.80</b>  | <b>Total Acres</b> |                              |                             |                                    |                           |                 |                  |      |                             |

**TABLE 10**  
**OPEN SPACE PARCEL MATRIX (continued)**

| Map # | Location               | Acres  | Use                   | Owner/Manager               | APN/CB or other<br>Restriction | Recreational<br>Potential | Town<br>Meeting | Public<br>Access | Zone | Protection Map-B-L  |
|-------|------------------------|--------|-----------------------|-----------------------------|--------------------------------|---------------------------|-----------------|------------------|------|---------------------|
| 13    | Precinct Street        | 14.70  | well site             | Town of Lakeville           | deed restriction               | No                        | Yes             | Yes              | R    | U 27-2-30           |
| 14    | Clear Pond Road        | 57.00  | Clear Pond Park       | Lakeville/Park Commission   | Article 97                     | Yes                       |                 | Yes              | R    | P-P 60-1-1          |
| 15    | Vaughan Street         | 10.60  | John Paim Park        | Lakeville/Park Commission   | other restriction              | Yes                       |                 | Yes              | R    | P-P 63-2-4          |
| 16    | Baker Lane             | 1.91   | Vacant Land           | Lakeville/Regional School   | deed restriction               | Yes                       |                 | Yes              | R    | P-P 12-2-1-14       |
| 16    | Howland Road           | 83.61  | School                | Lakeville School Dis.       | school use only                | Yes                       |                 | Yes              | R    | P-P 12-2-25         |
| 17    | Howland Road           | 50.20  | School                | Lakeville Regional School   | school use only                | Yes                       |                 | Yes              | R    | P-P 12-2-30         |
| 18,19 | Main Street            | 14.30  | School                | Lakeville School Dis        | 3 ac. only                     | Yes                       |                 | Yes              | R    | P-P 57-4-15         |
| 20    | Old Bridge Street      | 1.70   | Canoe Launch          | Lakeville ConCom            | Chap. 40 8c                    | Yes                       |                 | Yes              | R    | P-P 62-2-3          |
| 20    | Old Bridge Street      | 0.90   | Canoe Launch          | Lakeville ConCom            | Chap. 40 8c                    | Yes                       |                 | Yes              | R    | P-P 62-2-4          |
| 21    | Staples Shore Rd       | 28.00  | Staples Shore Area    | Lakeville ConCom            | Chap. 40 8c                    | Yes                       |                 | Yes              | R    | P-P 64-1-6          |
| 21A   | Rear Hitching Post Rd. | 15.40  | Conservation          | Lakeville ConCom            | Chap. 40 8c                    | Yes                       |                 | Yes              | R    | P-P 63-3-18         |
| 22    | Hill/Pickens Street    | 8.00   | Vigers Cons. Area     | Lakeville ConCom            | Chap. 40 8c                    | Yes                       |                 | Yes              | R    | P-T 16-6-2          |
| 22    | Pickens Street         | 42.00  | Vigers Cons. Area     | Lakeville ConCom            | Chap. 40 8c                    | Yes                       |                 | Yes              | R    | P-T 15-6-2          |
| 22    | Pickens Street         | 33.60  | Vigers Cons. Area     | Lakeville ConCom            | Chap. 40 8c                    | Yes                       |                 | Yes              | R    | P-T 16-4-4          |
| 22    | Pickens Street         | 16.50  | Vigers Cons. Area     | Lakeville ConCom            | Chap. 40 8c                    | Yes                       |                 | Yes              | R    | P-T 16-5-8          |
| 23    | Badford Street         | 44.40  | Tamarack Swamp        | Lakeville ConCom            | Chap. 40 8c                    | Yes                       |                 | Yes              | R    | P-P 56-4-31         |
| 24    | Howland Road           | 636.00 | Open Space            | Town of Lakeville>Selectman | CR 23 ac only                  | Yes                       | Yes             | Yes              | I    | 23ac CR only 9-2-5C |
| 25    | Pickens Street         | 48.60  | Conservation          | Town of Lakeville           |                                | Yes                       |                 | Yes              | R    | U 31-2-2dAA         |
| 26    | Pickens Street         | 31.00  | Old Night Soil Repos. | Town of Lakeville           |                                | Yes                       |                 | No               | R    | U 31-2-23           |
| 27    | County Street          | 20.00  | Vacant land           | Town of Lakeville           |                                | No                        |                 | No               | B    | U 35-2-4            |
| 28    | Precinct Street        | 124.00 | Ted Williams Camp     | Lakeville Park Commission   |                                | Yes                       |                 | Yes              | B    | unknown 27-2-28     |
| 28    | Precinct Street        | 0.50   | Ted Williams Camp     | Lakeville Park Commission   |                                | Yes                       |                 | Yes              | B    | unknown 30-5-3      |
| 29    | Vaughan Street         | 13.80  | Vacant Land           | Lakeville ConCom            | Chap. 40 8c                    | Yes                       |                 | Yes              | R    | P-P 59-3-027A       |
| 29A   | Vaughan Street         | 2.82   | Canoe launch          | Lakeville ConCom            | Chap. 40 8c                    | Yes                       |                 | Yes              | R    | P-P 63-2-23C        |
| 30    | Indian Shore Road      | 15.00  | Forest                | Town Forest Committee       |                                | Yes                       |                 | No               | R    | U 65-4-32           |
| 30A   | Betty's Neck Road      | 3.40   | Vacant Land           | Town of Lakeville           | Chap. 40 8c                    | No                        |                 | Yes              | R    | P-P 65-4-24 44      |
| 31    | School Street          | 2.60   | Vacant Land           | Town of Lakeville           |                                | No                        |                 | No               | R    | U 7-3-13            |
| 32    | Carriage House Road    | 0.70   | Vacant Land           | Town of Lakeville           |                                | No                        |                 | No               | R    | U 25-6-12G          |
| 33    | Rush Pond Road         | 3.50   | Vacant land           | Town of Lakeville           |                                | Yes                       |                 | Potential        | R    | U 60-7-9            |

**TABLE 10  
OPEN SPACE PARCEL MATRIX (continued)**

| Map # | Location                                 | Acres           | Use                                | Owner/Manager             | APR/CR other:<br>Restriction | Priority &<br>estimated<br>habitat | Recreational<br>potential | Town<br>Masking | Public<br>Access | Zone | Protection Map-B-1 |
|-------|------------------------------------------|-----------------|------------------------------------|---------------------------|------------------------------|------------------------------------|---------------------------|-----------------|------------------|------|--------------------|
| 34    | Precinct & Bedford Sts.                  | 0.76            | Dickran Diran Square               | Lakeville Park Commission | Park                         |                                    | Yes                       |                 | Yes              | B    | P-P 30-4-1         |
| 35    | Highland Road                            | 0.72            | Fred Shaw Park                     | Lakeville Park Commission | Park                         |                                    | Yes                       |                 | Yes              | B    | P-P 56-4-36        |
| 36    | Highland Road                            | 1.61            | Vacant Land                        | Town of Lakeville         |                              |                                    | Yes                       |                 | Yes              | R    | U 31-2-6A          |
| 37    | Rhode Island Rd                          | 2.70            | Vacant land                        | Town of Lakeville         |                              |                                    | Yes                       |                 | Yes              | R    | U 60-1-15          |
| 38    | Rhode Island Rd                          | 2.20            | Vacant land                        | Town of Lakeville         |                              |                                    | Yes                       |                 | Yes              | R    | U 60-1-16          |
| 39    | Bedford Street                           | 5.67            | Tamarack Park                      | Lakeville ConCom          | Chap. 40 8c                  |                                    | Yes                       |                 | Yes              | R    | P-P 56-4-34        |
| 40    | Long Point Rd                            | 291.70          | Betty's Neck                       | Lakeville/APC Mgt. Team   | CR                           |                                    | yes                       |                 | yes              | R    | P-P 71-1-1.1       |
| 40    | Long Point Rd                            | 38.32           | vacant land                        | Town of Lakeville/ConCom  | CR                           |                                    | yes                       |                 | yes              | R    | P-P 71-1-1.2       |
|       | <b>Town of Lakeville</b>                 | <b>3,668.42</b> | <b>Total Acres</b>                 |                           |                              |                                    |                           |                 |                  |      |                    |
| 50    | Harding Street                           | 10.0            | Turtle habitat                     | Private owner/ConCom      | CR                           |                                    | NO                        |                 | NO               |      | P-P 22-2-19A       |
| 51    | Highland Road                            | 6.8             | Conservation                       | MA Land Trust/Wildlands   | CR                           |                                    | NO                        |                 | NO               | R    | P-P 56-4-41A       |
| 52    | Highland Road                            | 42.0            | Conservation                       | Private owner/Wildlands   | CR                           |                                    | NO                        |                 | NO               | R    | P-P 32-1-38.6      |
| 53    | Highland Road                            | 14.0            | Conservation                       | Private owner/Wildlands   | CR                           |                                    | NO                        |                 | NO               | R    | P-P 32-1-5         |
| 54    | Long Point Road                          | 149.0           | Agricultural                       | Private owner/MA DCR      | CR                           |                                    | NO                        |                 | NO               | R    | P-P 71-1-1         |
| 55    | Mitt Street                              | 69.0            | Conservation                       | Private owner/Audubon     | CR                           |                                    | NO                        |                 | NO               | R    | P-P 3-2-3 Partial  |
| 56    | Millenium Cir/ Poquoy Bk.                | 6.08            | Conservation                       | Private owner/Wildlands   | CR                           |                                    | NO                        |                 | NO               | I    | P-P 22-1-3.9 avn   |
| 57    | Pierce Avenue                            | 102.0           | Conservation                       | Private owner/Wildlands   | CR                           |                                    | NO                        |                 | NO               | R    | P-P 8.2.4          |
| 58    | Vaughan St.                              | 9.0             | Conservation                       | Private owner/ConCom      | CR                           |                                    | NO                        |                 | NO               | R    | P-P 63-2-5-07      |
|       | <b>Private Conservation Restrictions</b> | <b>407.9</b>    | <b>Total Acres</b>                 |                           |                              |                                    |                           |                 |                  |      |                    |
|       | <b>See Table 9</b>                       | <b>4380.9</b>   | <b>Total Open Space Acres</b>      |                           |                              |                                    |                           |                 |                  |      |                    |
| 60    | Leonard Street                           | 136.39          | Golf - Poquoy                      | Poquoy Brook Golf         | Chap. 61B                    |                                    |                           |                 |                  | R    | None 24-1-1        |
| 61    | Heritage Hill Drive                      | 64.50           | Golf- Back Nine Club               | Olde Stone Lookout LLC -  | chapter 61B                  |                                    |                           |                 |                  | R    | None 30-2-29       |
| 62    | Clear Pond Road                          | 173.52          | Golf Course                        | Lakeville Country Club    | chapter 61B (1)              |                                    |                           |                 |                  | R    | None 59.1.50       |
| 63    | Rhode Island Road                        | 161.57          | Golf LeBaron Hills                 | Assawompsett Golf Co. LLC | chapter 61B                  |                                    |                           |                 |                  | R    | None 26-1-5        |
|       | <b>Chapter 61B Golf Clubs</b>            | <b>535.98</b>   | <b>Total Acres in Chapter Land</b> |                           |                              |                                    |                           |                 |                  |      |                    |

This document in no way grants access to any private property listed.

(1) Lakeville Country Club is for sale. Zoned business/commercial.

Private properties under the Chapter Land Program are too numerous to list. Total land under this Program 3,426 ac. Protected only by Right of First Refusal

Blank space = Unknown. Zone: R = Residential, B = Business, I = Industrial. Protection status: P-P = Protected in perpetuity, P-T = Temporary Protection, U=Unprotected

## **6. Community Vision**

### **A. Description of Process**

As outlined in Section 2, the Open Space Committee has solicited input from the community through a detailed survey; written requests for input from town boards, commissions, and committees; monthly (or more frequent) Open Space Committee meetings; and on-line requests for input.

### **B. Statement of Open Space and Recreation Goals**

Based on the above, the broad goals expressed by the residents of Lakeville include the preservation of water resources, wildlife habitat, agriculture, and historic resources; the development of recreational facilities for all age groups; the production of outreach materials to foster support for open space and recreational endeavors; and the establishment of a framework for ongoing open space acquisition and protection.

## 7. Analysis of Needs

A survey was conducted to examine the attitudes and behaviors of Lakeville residents as they pertain to Open Spaces and recreation areas in Town. See Appendix A.

### 7.1 Method

Leaflets (small informational fliers) were created to advertise the availability of the 2021 Open Space and Recreation Survey (see leaflet in Appendix A). These leaflets were mailed to all residences in Lakeville containing taxpaying homeowners along with the tax documents distributed from the Town in early July 2021. The text on the leaflets read:

*“What is it? The Town of Lakeville is conducting a survey to get your opinion on open spaces and recreation areas in Lakeville.*

*How do I participate? Visit the link below on your computer, or find a paper version of the survey at the Lakeville Town Library or Senior Center by August 30.”*

A link to a Survey Monkey online survey was then provided. On the bottom corner of the leaflet, the following incentive was offered: “\$100 raffle for participants”.<sup>1</sup>

Paper copies of the survey were collected on September 1st and responses were input to the online survey. The online survey was also terminated on September 1st. Therefore, the survey was open to the public for approximately two months. A copy of the survey is displayed in Appendix 2.

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<sup>1</sup> Note that, despite using the colloquial term “raffle”, this incentive was actually a randomized prize giveaway, as raffles involve the collection of funds from others which was not performed here. Instead, the \$100 prize was donated from a resident of the town.

## 7.2 Results

There were 976 responses to the survey. 174 respondents either indicated they were not current residents of Lakeville or did not provide an address; these responses were excluded from the analyses in order to ensure that results reflect only the opinions of current Lakeville residents, leaving 802 valid, complete responses. Exactly 700 responses were unique per household, whereas 102 responses came from households with multiple entries. 98% of responses came from Survey Monkey and 2% came from paper format. There was an 84% completion rate, and participation took an average of six minutes.

Results are reported below in the order that facilitates their interpretation rather than in the order with which the questions were originally asked.

### 7.2.1 Demographics

Respondents were presented with a section titled “Demographic Information”, subtitled: “Why are we asking? We want to determine whether survey responders are representative of the town. Your answers are optional, but very helpful. This data will never be shared externally”. It is important to note that all results presented in this report, demographic or otherwise, are reported in aggregate and thereby contain no sensitive data.

Respondents were asked “How many people live in your household at each age group?” When multiple responses were recorded from the same household, the average (mean) response for that household was used. Results are shown in blue in Figure A1. These results were compared with demographic data obtained from the United States Census Bureau<sup>2</sup>, shown in red. The correlation between sample data and census data was  $r = .861$ , indicating that although small divergences of

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<sup>2</sup> [www.data.census.gov](https://data.census.gov/cedsci/table?q=Lakeville%20town,%20Plymouth%20County,%20Massachusetts&tid=ACSDP5Y2019.DP05), “ACS Demographic and Housing Estimates”, 2019: ACS 5-Year Estimates Data Profiles, Lakeville town, Plymouth County, Massachusetts. Link: <https://data.census.gov/cedsci/table?q=Lakeville%20town,%20Plymouth%20County,%20Massachusetts&tid=ACSDP5Y2019.DP05> Valid as of November 30, 2021.

less than 3% are observed within an age group, the sample of households that responded to the survey closely corresponds with the census data.

The survey did not ask any questions relating to sex or ethnicity, but due to the high correspondence of age data between the sample and population, there is no expectation that these characteristics of survey-takers would be unrepresentative of the town at large.

### ***7.2.2 Open space properties known***

Residents were asked “Which of the following Lakeville open space properties have you heard of before?” Addresses were presented along with the names of the properties to help respondents remember. Results from all 802 responses are shown in Figure A2. Whereas most residents knew of Ted Williams Camp, Clear Pond Park, Betty’s Neck Preserve, and Tamarack Park, most respondents did not know about John Paun Park, Vigers Conservation Area, Fred Shaw Park, or Dickran Diran Park (a.k.a. Dickran Diran Square). As all properties are open to the public but many are largely unknown, these results suggest that the Town of Lakeville, Open Space Committee, and its Park Commission could do more to raise awareness of these properties to let residents know of their availability for public use. The location of these properties is shown in this Open Space Plan on Map A.

### ***7.2.3 Open space properties used***

Residents were asked “In a typical year, how frequently would you or members of your household visit (spend more than ten minutes at) the following open space properties of Lakeville?”. Only properties that were selected as “previously heard of” in the previous question were displayed on the list of properties for this question. Responses were either “Not at all”, “Infrequently (once or twice)”, “Somewhat frequently (a few times)”, or “Very frequently (many times)”. Responses were coded as 0 for “not at all”, 1 for “infrequently”, 2 for “somewhat frequently”, and 3 for “frequently”. When multiple responses were recorded from the same household, the average response for that household was used. Results are shown in Figure A3.

#### **7.2.4 Reasons for protecting open space**

Residents were instructed “Below are listed several potential reasons for protecting open spaces in Lakeville. Please indicate how much you do or do not personally care about each reason”. Responses could range from “Not at all”, “A little”, “A moderate amount”, or “A lot”, coded from zero to three, respectively. Results are shown in Figure A4.

One particularly interesting result is that 97% of all respondents had at least one reason for protection that they care about “A lot”. All reasons except for “Attracting recreation tourism from non-residents” received at least an average score of around 2.5, representing a care score halfway between “care a moderate amount” and “care a lot”. These numbers indicate a very high level of care for these issues in town.

#### **7.2.5 Recreation activities: Conduct and interest**

Residents were instructed to “Please select which recreation activities below you or someone in your household does or would like to engage in”, followed by a list of 23 activity categories as well as a “none of the above” option. As shown in Figure A5, the top five activities that Lakeville residents are most engaged in are: “Walking / running (on roads or sidewalks)”, “Leisure / relaxation”, “Hiking / trail running”, “Swimming / beach activities”, and “Boating / canoeing”, each indicated by at least 60% of respondents.

#### **7.2.6 Recreation activities: Satisfaction**

Residents were instructed: “For all activities you selected in the previous question, please indicate how satisfied or dissatisfied you are by Lakeville’s current opportunities to engage in those activities”. The question was presented as a table, where each row was an activity that the participant had selected in the previous question, and each column was a response option ranging from “Very dissatisfied” (Column 1), “Somewhat dissatisfied” (Column 2), “Neutral” (Column 3), “Somewhat

satisfied” (Column 4), and “Very satisfied” (Column 5). Participants were asked to select one satisfaction rating (column) for each activity (row). As shown in Figure A6, the top five activities that Lakeville residents are most satisfied with are: “Golfing”, “Using athletic fields (e.g., baseball, football, soccer)”, “Wildlife observation / bird watching / nature photography”, “Leisure / relaxation”, and “Hiking / trail running”. The top five activities that residents are least satisfied with are: “Using dog parks”, “Using all-terrain vehicles / dirt bikes”, “Ice skating / hockey”, “Archery / sport shooting”, and “Hunting”.

### ***7.2.7 Recreation activities: Comparing Interest and Satisfaction***

If new recreational opportunities might be provided to Lakeville residents (such as through the acquisition or repurposing of open space land), which activities should be prioritized? One solution is to focus on activities with high interest but low satisfaction, such as those activities in the lower-right section of Figure A7). The activities where satisfaction is relatively low given its interest levels are: “Walking / running (on roads or sidewalks)”, “Swimming / beach activities”, and “Using dog parks”. For the “Walking” and “Swimming” activities, interest is high but satisfaction is only neutral, so improvements are both warranted and would appeal to a large number of people. For the “Dog parks” activity, interest is moderate, but satisfaction is the lowest among all activities. For these reasons, these three activities should be prioritized for additional recreational opportunities when possible.

### ***7.2.8 Lakeville Hospital Site Redevelopment***

Residents were asked “The Lakeville Hospital is scheduled to be demolished and developed into a commercial distribution center. What is your opinion about this development?”. Responses were collected on a 5-item scale ranging from “Very good for Lakeville” to “Very bad for Lakeville”. Results are shown in Figure A8. 53% of respondents believe the hospital redevelopment plan is either “Very bad” or “Somewhat bad” for Lakeville whereas 34% believe it is either “Very good” or “Somewhat good” for Lakeville. 13% believe it is “Neutral”. This question helps to focus the

Open Space Committee upon preserving parcels of land that could otherwise be used for industrial use, particularly in high visibility areas and/or areas that adjoin residential neighborhoods.

### **7.2.9 Community Preservation Act**

Residents were shown the following text and question:

“The Community Preservation Act (CPA) is a state law that allows local communities to create a dedicated fund to protect open spaces, recreation areas, and historic resources, and to provide affordable housing on the Town's terms (instead of via Chapter 40B).

The CPA requires an increase to local real estate taxes (estimated \$39/year for average household), but receives matching funds from the State. If passed, an independent Community Preservation Committee would make project recommendations, and all spending must be approved at Town Meeting.

For example, CPA funds could be used to purchase a piece of land in town and convert it to a park, rather than see it sold to a developer for industrial use or high-density housing.

Hypothetically, would you support or oppose the adoption of the Community Preservation Act in Lakeville?”

Results from this question are shown in Figure A9. 80% of respondents either “Definitely support” or “Leaning support” adopting the CPA in Lakeville, whereas 8% either “Definitely oppose” or “Leaning oppose” adopting the CPA in Lakeville. 12% are unsure. These results clearly indicate that the residents of Lakeville prefer to adopt the CPA if they are informed of its basic structure, as in the text above.

This finding is a substantial, positive outcome for Lakeville’s open spaces. Passing the CPA in Lakeville was recommended in the previous Open Space Plan, and was selected in the 2030 Master

Plan as a major goal to pursue. Since this survey was taken Lakeville has adopted the CPA and thereby will be dedicating funds to preserving open spaces (and more) in town.

#### **7.2.10 Use of Community Preservation Funds**

Residents were asked “If the CPA is passed in Lakeville, which uses of funds would you support?”. Results are shown in Figure A10. “Preserving Open Space” was the most frequently supported use of funds, followed by “Protecting water quality by acquiring land along the Great Ponds and its tributaries”. All uses of funds, except for “Creating Senior Affordable Housing”, gathered at least 60% support.

### **7.3. Discussion**

The key findings from the 2021 Open Space and Recreation Survey are as follows:

1. The survey was successful in taking a representative sample of town residents, so we can have confidence in the results.
2. Most residents are only aware of the following open space properties: Ted Williams Camp, Clear Pond Park, Betty’s Neck Preserve, and Tamarack Park. The Open Space Committee should aspire to raise awareness of other open space properties in town.
3. The only open space properties used “infrequently” or more are Ted Williams Camp and Betty’s Neck Preserve.
4. 97% of all respondents had at least one reason for open space protection that they care about “A lot”.
5. The recreational activities engaged in by the most residents are “Walking / running (on roads or sidewalks)”, “Leisure / relaxation”, “Hiking / trail running”, “Swimming / beach activities”, and “Boating / canoeing”.
6. The top five activities that Lakeville residents are most satisfied with are: “Golfing”, “Using athletic fields (e.g., baseball, football, soccer)”, “Wildlife observation / bird watching / nature photography”, “Leisure / relaxation”, and

“Hiking / trail running”. The top five activities that residents are least satisfied with are: “Using dog parks”, “Using all-terrain vehicles / dirt bikes”, “Ice skating / hockey”, “Archery / sport shooting”, and “Hunting”.

7. The three activities that would benefit Lakeville residents the most by improving recreational opportunities for are: “Walking / running (on roads or sidewalks)”, “Swimming / beach activities”, and “Using dog parks”, as doing so balances the need for improvements with the number of people who would benefit from such improvements.
8. The majority of town respondents disapprove of the Lakeville Hospital site redevelopment plan.
9. The majority of town respondents support the adoption of the Community Preservation Act in Lakeville.
10. The majority of town respondents favor all uses of CPA funds except for “Creating Senior Affordable Housing”.

These results will inform the vision that the Open Space Committee has for future of open spaces in Lakeville.

## **STATEWIDE COMPREHENSIVE OUTDOOR RECREATION PLAN, 2017**

The Commonwealth's 2017 document, Statewide Comprehensive Outdoor Recreation Plan (SCORP), studies the State's open space and recreational resources on a statewide and a regional basis. As part of the revision process for Lakeville's updated Open Space and Recreation Plan, the Open Space and Recreational Committee reviewed the contents of this document to examine the Town's alignment of findings, needs, and goals with the State's findings, needs, and goals.

Lakeville is located in the southeastern region of the State; it was formerly the southern terminus of the Old Colony MBTA/MBCR Lakeville commuter line. The Lakeville station has been closed and a new station has been built a mile away in Middleboro. Commuter rail service has been extended to New Bedford and Fall River. Lakeville is contiguous to I-495 along its northeast border, is bisected by Rt. 140 (a main artery north from New Bedford to Rt. 24 and Taunton), and is touched by Rt. 44 at its northernmost region. As such, Lakeville has experienced both growth and traffic but was not specifically named among similar communities that enjoy these dubious advantages. Despite this, Lakeville is fortunate to enjoy open space and recreational areas that offer both scenic vistas and genuine outdoor recreation opportunities for residents and visitors. These include four golf courses, parks, ample ponds, and lakes for water recreation, playing fields both at the school facilities and Town parks.

Running and walking on roads and leisure and recreation were at the top of the chart but these are subjective choices. Lakeville residents' preferred activities compare well with those cited in the SCORP. For example, Lakeville residents ranked "walking" as the most preferred outdoor activity, and the SCORP likewise indicates that a majority of the respondents statewide also ranked that as their preferred outdoor activity.

Lakeville residents' second-most preferred category of outdoor recreation is leisure and relaxation. Wildlife and bird watching remain close to the top of the list of preferred activities, no doubt because of the eagles around the Great Ponds and the trails at Betty's Neck offer great opportunities for

wildlife observation. The SCORP indicated that only 14% statewide showed an interest in leisure and recreation as a preferred activity.

Also prominent on Lakeville's list of preferred recreational activities is a broad category that includes many water activities. Swimming at beaches, boating and canoeing were very important to the respondents. Fishing was also listed as a preferred recreational activity. Lakeville residents enjoy water sports on Long Pond (which extends into neighboring Freetown); residents can launch power boats at a ramp on Rt. 18 in Freetown. Lakeville residents can also enjoy swimming at Clear Pond, which is designed with children in mind and has a life guard and concession stand. Admittance to Clear Pond is open to residents and non-residents who buy a season pass. It is noteworthy that the SCORP shows that statewide 58.4% of the respondents also felt that access to water sports was important to them.

Lakeville has four active golf courses and residents are very satisfied with access to golfing. The Open Space survey shows that golfing is midway down the list. The SCORP indicates that statewide between 3% and 5.4% of respondents feel more golf courses are needed.

When residents were asked to identify perceived needs for outdoor recreation, the largest single category of responses was for more hiking trails or paths. The SCORP survey shows that overall statewide new trails are a high priority at 50.3%. Lakeville's response at 60% was in line with state respondents. This might also indicate Lakeville residents are responding to the relatively few sidewalks and walking paths in town when compared to the State in general.

#### **A. Summary of Resource Protection Needs**

Structured responses to a question where residents were asked to respond quantitatively to a list of resource types have been analyzed to produce the following ranking. First and foremost, preservation of all resource types was very strongly supported: The relative priorities can be characterized by clear breakpoints in the scoring data.

## **Preserving Lakeville's rural quality by protecting:**

### **Top Priority:**

1. Watershed areas, water resources
2. Woodland, forest
3. Open land and space
4. Rural quality

### **High Priority:**

1. Wetlands
2. Wildlife habitat
3. Farms and farmland
4. Public recreation areas

### **Priority Items:**

1. Scenic areas
2. Beaches
3. Historic buildings and sites
4. Archaeological sites

The consistently high rankings were supported by responses which indicated that Lakeville's most liked aspects were rural character, lakes, open spaces, woodlands, and resources.

## **Surface Water Protection Needs**

The condition of Lakeville's water supply ponds is influenced by our groundwater quality, as the Ponds are largely groundwater fed (see below for a discussion of groundwater protection needs). Additionally, surface water quality is affected by land uses directly adjacent to ponds, rivers and streams.

Fortunately, large tracts of protected land owned by New Bedford and Taunton surrounding the water supply ponds contribute significantly to the high quality of the water resource. The remaining gaps in the protected lands coverage surrounding the ponds are recognized as high priorities for conservation, to benefit Lakeville residents who live and travel along the pond shores, the cities that withdraw water and, particularly, the complex biological systems dependent on the aquatic resource. The acquisition of Betty's Neck and resulting CR's have made a significant and positive impact on land preservation and water protection.

Concern has been expressed that excessive surface water withdrawal from the Ponds may contribute to a drawdown, threatening the viability of the aquatic ecosystem. The cities of Taunton and New Bedford have been required by MA DEP to establish the actual safe yield of surface water from the Ponds. This has been done for the Assawompset/Pocksha/Quittacas/Long Pond system and for Elders Pond. Taunton Water Department's own estimates of the potential yield of Elders Pond (US ACOE, 1995) do not support the permitted draw. The safe yields need to be accurately determined, and the permits should reflect these data.

In addition, it has been suggested that the excessive withdrawal of groundwater in regions which contribute to recharge of the ponds may affect the surface water level, and hence the safe yield from the ponds. The continued development and concomitant water use within the recharge area of the ponds is a critical factor which must be addressed by those interested in sustaining present yield from the ponds. Research is clearly needed in this area, but a prudent course in any case is a strong program of regional water conservation.

### **Groundwater Protection**

As most of the Town of Lakeville relies on private wells, protection of groundwater is essential. The 70,000 square foot minimum lot size provides some protection for private wells in newer developments; however, in areas of dense development, some private wells have been contaminated and pose potential or actual health risks. For these areas, the viability of both community water supplies and community waste treatment should continue to be explored. Another strategy that has

been suggested is for the town to purchase properties in these areas as they are offered for sale and keep the land as open space, thus reducing over time the density of septic systems.

Current water quality and yield testing would be required to assess the feasibility of the development of a municipal groundwater supply. Many activities have occurred atop Lakeville's aquifers in the past 40 years, some of which may have compromised the groundwater quality. The purchase of Betty's Neck, which benefited both New Bedford and Taunton in the protection of their water supply, allowed for an allotment of water for Lakeville. There is no immediate need for withdrawal. Plans for large-scale groundwater extraction, however, must always consider potential impacts to surface water systems, including wetlands. A common threat to ecologically significant kettleponds, for example, is overdraw from the underlying aquifer. Groundwater quantity has become a concern in Lakeville. In late 2000, shallow private wells in the North Precinct Street area ran dry as the groundwater level measurably dropped. The excavation of a deep pond in sand and gravel in neighboring East Taunton was the suspected cause. This scenario emphasizes the importance of strong regional planning, communication, and cooperation to protect a resource that spans town boundaries.

Although water resource protection is of primary relevance to open space planning, an exhaustive examination of the complex technical issues surrounding use of Lakeville's water resources is beyond the scope of this document. The Town has established a Water Study Board to deal with these issues.

### **Woodland and Forest Protection**

Lakeville has few remaining areas of large, contiguous forest, a scarce and ecologically valuable resource region-wide. Beyond the fragmentation of forest caused by a network of roadways, the remaining blocks of forest of various sizes are developed first along the road frontage, further reducing the size of the forested patch, and creating the visual impression of uniform suburban development rather than rural forest land. Further, as land is subdivided, privately owned forested open space becomes increasingly inaccessible for general community passive recreation.

There is a stated need for the protection of large, accessible blocks of forest in Lakeville separate from but related to the general need for protection of wildlife habitat (see below).

### **Wildlife Habitat Protection**

The two largest and most significant wildlife habitat areas, the Assawompset Pond Complex and the Assonet Cedar Swamp, both of which support rare species, are largely protected by the cities of Taunton and New Bedford, and the Massachusetts Audubon Society, respectively; however, sizeable unprotected tracts remain within these core areas, as well as in other regions of significant wildlife habitat. Intrusions of developed land detract significantly from the value of protected natural areas. Large, round, unfragmented habitats support the most biological diversity, including, particularly, those sensitive species least tolerant of human impacts. Thus, unprotected, undeveloped sites within areas which have been identified as significant wildlife habitats are ranked highly as priorities for preservation.

For a variety of reasons, no single natural area in densely developed Eastern Massachusetts is large enough to sustain its full complement of biological diversity. Simple islands of habitat surrounded by a non-natural environment cannot support wildlife over the long term. An extensive, connected network of suitable habitat is required, for example, to allow re-establishment of populations after crashes due to the combination of natural environmental factors and the vagaries of demography. Connectedness has long been recognized as a basic tenet of conservation planning; however, it is critical that connecting pieces not be as wide as possible, but swaths amply wide to provide quality habitat in their own right. Ongoing efforts between Lakeville and its neighboring towns should be pursued more vigorously to promote the preservation of large open tracts of land overlapping town borders. Regional agencies address concerns and offer suggestions for maintaining and protecting the rapidly disappearing undeveloped land in the Lower Taunton River Watershed. This land links the Bio-reserve in Fall River and Freetown to Lakeville's Assonet Cedar Swamp, Rocky Woods and the Assawompset Pond Complex and extends the Copicut Greenway (that presently runs from

the Taunton River through the Bio-reserve) eastward, all the way to the Plymouth Carver-Wareham area.

### **Wetlands and Floodplain Protection**

Although wetlands are largely protected through the MA Wetlands Protection Act, permitted disturbance can still occur within the 100-foot buffer zone. The long-term health of a wetland often requires an extensive upland buffer zone to maintain hydrologic and water quality regimes. Lakeville should follow the example of other communities in enacting a local wetlands by-law to increase protection over that offered by the state Act. Similarly, 100-year floodplains are subject to Lakeville's Flood Plain overlay district, which encourages agriculture, forestry, recreation, and similar uses. The protection afforded by this zoning district needs to be evaluated.

### **Protection of Agricultural Lands**

Land in agriculture is one of the ways in which Lakeville retains its rural character. Although a major producer of crops in the 19th century, farmland has since been lost, first to vegetational reversion to the native forest, and more recently to conversion to residential subdivision. An examination of the Zoning and Land Use Map reveals that numerous farms have been lost between 1991 and 2023, as evidenced by the mapping of recent subdivision roads onto 1991 agricultural fields. Chapter 61A enrollment does not prevent these conversions. When development pressures are high, buildable lots are extremely valuable, and conservation land acquisition funding is scarce.

Preservation of the rural farmsteads depends upon encouragement of continuing agricultural activities through outreach programs which highlight advantages of Agricultural Preservation, Conservation Restrictions and the like, as well as examination of zoning practices and tax incentives for farmers to continue work. The Town needs to work with organizations, such as Wildlands Trust, to find ways to help our remaining farmers protect their farmland for future generations.

## **Historic Buildings and Sites**

The Lakeville Historical Commission (LHC) has identified certain areas that are of particular importance to their historical preservation efforts. These areas include several of the same sites that the Open Space Committee has inventoried as scenically significant. In particular, the Tack Factory Neighborhood, Pierce Avenue area and Assawompset area have multiple resources that are important to preserve from both standpoints. Since the 2001 Open Space and Recreation Plan, Pierce Avenue has been documented as a historic area and as a Scenic Road. Assawompset's scenic views and collection of historic municipal buildings has become our town center and a potential historic district. With the loss of farmland to residential subdivisions, Lakeville is seeing the disappearance of a great historical asset - not only the land, but the entire farm complex. These farms were once the foundation of Lakeville's rural character.

Since fewer non-subdivision single home buildable lots are available, we are seeing an increase in the demolition of historic homes in Lakeville, new homes being built on their sites. The Lakeville Historical Commission would like to educate potential buyers of historically significant houses of their value to the town's history. Several of these houses have recently been lost to demolition as subdivisions and new houses continue to chip away at Lakeville's old farms and remaining open spaces. A primary focus of the LHC has been to educate residents on the importance of preserving historic and prehistoric resources. A series of informational lectures called "A Lakeville Perspective" was started in the Spring of 2008 to give residents an overview of both the town's history and the value of the town's old homes and other historic resources, including our cemeteries. The Lakeville Historic Commission and the Select Board are moving forward in the process of establishing a local Historic District at the intersection of Routes 105 and 18. This area, used for community gatherings such as the arts festival and local fundraising events, has become the cultural center of Lakeville. It includes the picturesque Historic Town House and the Historic "Carnegie" Library, the Lakeville United Church of Christ (formerly Precinct Church and moved to its current site) and our new library. If designated as a historic district it would be the first such district in town.

The LHC would like to see the Historic “Carnegie” Library, the Town Office Building/former Taunton Pumping Station, Thompson Hill Cemetery and the Pond Cemetery added to the National Register of Historic Places. Both Thompson Hill and the Pond Cemetery have already been deemed eligible for listing. The Historical Commission will need to prepare nomination papers for these properties for the process to move forward.

Lakeville is well known to have been one of the most densely populated Native American settlements in Southeastern Massachusetts. The large complex of waterways, including the Great Ponds and Nemasket River, allowed for plentiful fishing and easy travel throughout the area. An Archaeological Sensitivity map and report of these and other significant sites has long been a goal of the Lakeville Historical Commission. As buildout of the Town continues it becomes vitally important to preserve and protect these archaeologically and historically valued assets. For a complete list of Lakeville’s Historic Assets see Appendix E.

## **B. Summary of Community Needs**

Residents expressed a reasonably high level of satisfaction with most of Lakeville’s public services and recreational facilities. As can be seen from Table 11, Recreational Needs Analysis, Lakeville meets or exceeds all national standards for recreational facilities with the exception of ice hockey. Lakeville does not have an ice-skating rink of any kind. This need and other derived needs suggested by public comment are discussed below.

Table 11. Recreational Needs Analysis

Population of Lakeville, 2023: 11,523

| <b>Facility</b> | <b>Recommended # per population</b> | <b># needed based on 2023 population of 11,523</b> | <b>Existing # of facilities within the park system</b> |
|-----------------|-------------------------------------|----------------------------------------------------|--------------------------------------------------------|
| Basketball      | 1 per 5,000                         | 2                                                  | 4                                                      |
| Ice Hockey      | 1 per 100,000                       | 0                                                  | 0                                                      |
| Field Hockey    | 1 per 20,000                        | 0                                                  | 0                                                      |
| Tennis          | 1 per 2,000                         | 5                                                  | 3 TWC,<br>9 Lakeville Athletic Club                    |
| Volleyball      | 1 per 3,000                         | 3                                                  | 3 (outdoor)                                            |
| Baseball        | 1 per 3,000                         | 3                                                  | 6                                                      |
| Softball        | 1 per 3,000                         | 3                                                  | 3                                                      |
| Football        | 1 per 20,000                        | 0*                                                 | 0*                                                     |
| 1/4 Mile Track  | 1 per 20,000                        | 0                                                  | 0                                                      |
| Soccer          | 1 per 10,000                        | 1                                                  | 3                                                      |
| Swimming Pool   | 1 per 20,000                        | 0                                                  | 1 (beach)                                              |
| Hiking Trail    | 1 per 2,500                         | 4                                                  | ca.6 miles                                             |
| Golf Course     | 18 holes/25,000                     | 0                                                  | 3 public, 1 private**                                  |

\* Regional facility is used. \*\* Privately owned courses Sources of standards: Recreation, Park and Open Space Standards and Guidelines, National Recreation and Park Association; National Park Service.

Recreational facilities located at the schools are not available for public use and are not included in Table 11. Existing school facilities include: 7 basketball courts (3 outdoor, 4 indoor), 2 field hockey fields, 6 tennis courts. 4 indoor volleyball courts, 3 baseball fields, 3 softball fields, 1 football field, 1 quarter mile track, 5 soccer fields, 1 indoor swimming pool and a one-half mile hiking trail.

## **Walking Trails**

Lakeville has about six miles of hiking/nature trails in four areas: off Pickens St. at the Vigers Conservation Area, behind Assawompset School, at Ted Williams Camp, at Betty's Neck and the Assawompset Pond Complex. A hiking or nature trail, narrow enough to be non-disruptive to the continuous canopy, could be constructed on the Howland Road town-owned parcel, where the highest point in town may provide views.

The lack of sidewalks in Lakeville may inhibit walkers and joggers who prefer paved surfaces, as do parents with strollers. Establishment of sidewalks, especially in areas where a store or other destination is located, would lessen dependence on car travel over short distances, as well as offer recreational opportunity. Preservation of scenic features such as large, mature trees and stone walls must be an integral part of the planning and construction process for new sidewalks.

## **Boating**

The Nemasket River is regionally renowned for excellent flatwater paddling. The development of parking at Vaughan Street has augmented that at Old Bridge Street, providing easy access to the river. Public awareness of the scenic and ecological value of the Nemasket would increase support for improved protection of river shoreline areas and upland buffers. Use of motorboats on the Nemasket River, however, is disruptive to wildlife and paddlers.

The only public canoe/kayak access to the Ponds is at Tamarack Park. Long Pond is the only pond in the Great Ponds/Assawompset Pond Complex where canoes and kayaks are allowed. A public boat ramp is located in Freetown at the south end of Long Pond. Motorboats are also allowed on Long Pond, but cannot use Tamarack Park as access.

Boating is allowed for shoreline residents only on Assawompset and Pocksha Ponds. All boats used on Assawompset and Pocksha must have a special permit.

## **Swimming**

Clear Pond is a beautifully designed and well-managed facility, and the dedication and creativity of the staff make it an invaluable recreational resource for the town. Nonetheless, there has been public concern expressed about the water quality there, given its proximity to the former landfill, and Clear Pond's hydrological connection to the groundwater. At this time, post-closure monitoring has revealed no groundwater contamination resulting from the former landfill (see section 4G-5).

## **Playgrounds**

Lakeville's six existing playgrounds, at Clear Pond Park, Ted Williams Camp, Assawompset School (two), G.R. Austin Intermediate School and John Paun Park are heavily used, and in need of on-going repair and maintenance.

## **Ice Skating**

Although Clear Pond Park was listed in the 1981 Lakeville Open Space and Recreation Plan as an area for ice skating, the Park has been largely closed during the relatively warm recent winters. If public skating on a pond is limited by the vagaries of weather, an alternative may be an outdoor flooded area at Ted Williams Camp for public use.

## **Hunting**

Lakeville has a strong hunting tradition. As open space becomes more fragmented, there are fewer areas where hunting is permitted. This not only represents a loss of recreational use of the land, but also has another effect significant to open space preservation: Hunters play the role of the large predators now missing in our local ecosystem. Many animal populations, without natural or human control, multiply beyond the limit of their food supply, and can cause permanent damage to entire natural communities. In particular, deer over-browsing can quickly alter the species composition and complexity of a forested area, affecting its general wildlife value.

The Vigers Conservation Area, off Pickens Street, and trails around the Assawompset Pond Complex are open in season to hunting. Vigers allows for bow hunting only. Hunting on the town-owned Betty's Neck property is only by special permit. Hunters share with bird watchers and other naturalists a strong connection to the natural world and a willingness to act to preserve it. It is in the interest of all proponents of open space to support their traditions; however, issues of safety do need to be addressed so that our open spaces can be enjoyed for many interests.

### **Equestrian trails**

Horseback riding was formerly more popular in Lakeville, when riders could use automobile roads without conflict, and when jeep trails through large areas of undeveloped forest were more common. Today, riders must share the road with an ever-growing number of cars and trucks, and many woods roads have given way to developed areas. The current recreational need for equestrian trails and the identification of suitable areas needs to be explored. Recently designated horseback riding trails have been identified on the Assawompset Pond Complex. Because the Ponds serve as a public water supply, it is important that horses stay away from the shoreline and have no direct access to the Ponds and their tributaries. Horseback riding ranked at the bottom of activities for Lakeville.

## **C. Management Needs**

### **Potential Changes of Uses**

Residents want to see Lakeville's rural quality and open space preserved, but clearly have no understanding of how to go about doing so or, for that matter, what is involved with care and maintenance of open space. While many residents would purchase open space with Town funds, would use Federal or State funds, would support Open Space zoning and enact protective zoning, fewer would support a restrictive building cap. Few would pay user fees for using Town recreational facilities.

## **Establishment of a Land Trust**

Although open space preservation is broadly supported in Lakeville, many residents are not aware of the status of land protection or, more importantly, strategies that can be used to establish preserves. It is critical that landowners are introduced to the array of options and tax benefits associated with the sale or charitable donation of interests in land.

This could be accomplished by establishing a local private land trust. A town land trust might be viewed more favorably by potential donors; however, partnerships and alliances with established land trusts and conservation organizations should be explored. For example, the Wildlands Trust has been very active in assisting residents with land protection through CRs and have accepted land donations from landowners.

## **Perpetual Protection of Open Space**

As summarized in Section 5, a growing number of parcels in Lakeville are protected in perpetuity. All parcels currently owned or managed by the Conservation Commission or Parks Commission, as well as other town-owned parcels to be kept as wildlife habitat or recreation land, are natural candidates for protection through perpetual conservation restrictions. Since the 2012 Open Space and Recreation Plan, Conservation Restrictions (CR's) by private citizens and the Town have been placed on several large and small tracts of land, thus protecting open fields, forested land and wetlands. There is a need for a systemic way to track such restrictions to be sure they are properly monitored and maintained as well as a need to educate the public on the importance of such restrictions as a way to preserve Lakeville's rapidly disappearing rural Integrity.

## **Administrative**

Meetings of several important boards and commissions are frequently scheduled to run simultaneously. Scheduling arrangements should be made to allow concerned citizens to take an

active role in community service. Also, as the town continues to grow, we should encourage residents to become more active as volunteers on town committees.

### **Scenic Resources Management**

Lakeville enjoys a wide variety of viewscape types, which have been inventoried above as a part of this planning process. Their diversity presents several management needs. All the best over-water views encompass some non-Lakeville shoreline. It is, therefore, incumbent that joint management associations be developed with neighboring towns to ensure the views' preservation. The same is true with the unique riverine vistas that occur exclusively along the Nemasket River.

Preservation of the rural farmsteads depends upon encouragement of continuing agricultural activities through outreach programs which highlight advantages of Agricultural Preservation, Conservation Restrictions and the like, as well as examination of zoning practices and tax incentives for farmers to continue work. The Town needs to work with organizations to find ways to help our remaining farmers protect their farmland for future generations.

At Town Meeting in 2002 the Open Space Committee joined the Lakeville Historical Commission to successfully promote the designation of several scenic roadways in Lakeville. Lakeville currently has seven designated scenic roadways: Pierce Avenue, Crooked Lane, Long Point Road, Mill, Southworth, Kingman and Old Main Streets. The Historical Commission would like to see Wilkie Lane and Bedford Street from Lakeside Avenue to the Rochester line designated as Scenic Roadways. While Scenic Road designation is appropriate for the protection of selected areas, others would benefit from implementation of some coordination procedure which would require an aesthetics review by the Planning Board, or the Open Space Committee, prior to the Highway Department's improvement of any public way in the town. In addition, regular maintenance might include removal or pruning of foreground brush and small trees along roadways with obstructed views. The Town would benefit from the enactment of its own Scenic Road By-law.

## **Night Sky Management**

The use of full-cut-off fixtures in residential and commercial structures provides several important benefits to both the public and the environment. Such fixtures minimize the disruption (and potential destruction) of sensitive nocturnal wildlife habitats. Moreover, in addition to environmental and energy concerns, the impact of light-trespass on the quality of the night sky gives rise to the term ‘light pollution’, and for good reason. In nature, there are few domains as rich and abundant in beauty, scientific detail, and educational value as that of the night sky. From the most primitive tribes to the most advanced civilizations that have walked the Earth, the heavens have been an important part of human culture. It is only with the appropriate by-laws that both the local environment and the astronomical/aesthetic resources of the night sky can be preserved for current and future generations. At the June 2007 Annual Town Meeting the Town passed the Outdoor Lighting By-law prepared by the Planning Board. A review of that by-law is needed to better deal with existing night sky/lighting issues.

## **Recreational Management**

Plans for revisions, repairs, and enhancements to Lakeville’s recreational facilities focus mainly on three parks: Ted Williams Camp, Clear Pond Park, and John Paun Park.

As of this writing, much needed and awaited work at all three of these parks is planned.

See Section 5. Inventory of Lands of Conservation and Recreational Interest Part B Open Space and Recreational Facilities Inventory for details.

## **8. Goals and Objectives**

Examination of the goals and objectives, which follow, should reveal all the specific issues to be addressed in reaching the larger goals. Goals 1 and 2, preserving Lakeville's community character and providing a broad spectrum of recreational opportunities, almost go without saying. The outreach objective expressed in Goal 3 stems from a real need to bring into public view the planning and preservation tools needed to accomplish Goals 1 and 2, and to sustain broad community support for these goals. Finally, Goals 4 and 5, in addition to providing a process and an administrative and legal framework from which to operate, address the chronic problem of non-implementation of plans.

### ***Goal 1. Preserve the rural character of Lakeville***

*Objective 1. Protect our water resources*

*Objective 2. Protect wildlife corridors and habitats*

*Objective 3. Retain and preserve the landscape, cultural, and historical aspects of Lakeville*

*Objective 4. Establish outreach program with farmers*

### ***Goal 2. Enhance Open Space and Recreational Opportunities***

*Objective 1. Establish strong representation with other town boards*

*Objective 2. Improve handicap accessibility to town-owned parks and open space*

*Objective 3. Develop "Guide-to-use" data for town-owned parks, recreation areas, and open space*

*Objective 4. Organize educational guided walks on town trails*

***Goal 3. Through partnerships with local private and public groups, and outside agencies, establish connections and programs that will promote protection and use of open space***

*Objective 1. Develop programs that encourage residents, especially young people, to understand the ecological value of open space*

*Objective 2. Develop and foster relationships with local land conservation and wildlife organizations*

***Goal 4. Develop a priority protection database of open space parcels in Lakeville***

*Objective 1. Create an assessment of open land and develop criteria for acquisition, protection, and preservation*

*Objective 2. Place conservation restrictions on valuable parcels, both town-owned and private*

*Objective 3. Look at regional links for land acquisition*

***Goal 5. Create administrative and regulatory structure and channel growth to preserve the unique quality of Lakeville and its natural resources.***

*Objective 1. Maintain an effective standing Open Space Committee and continually update the Open Space and Recreational Plan*

*Objective 2. Work to enhance by-laws that protect open space*

## **9. Five-Year Action Plan 2025**

The following Action Plan elaborates on our goals and objectives, listing specific action items to be accomplished by parties within a given time frame. Many of the actions are carryovers from the 2012 plan, but considering some change in focus, many have been added.

For site-specific work, the Action Plan Layout Map shows the immediate open and recreation program priorities, as derived from this plan. It should be noted that there are many significant parcels outside of these core focus areas. As opportunities arise, for example, if a parcel comes out of Chapter status it should be evaluated on its own merit in addition to its relationship to the Action Plan Map. Open space and recreation planning is a dynamic process, and undoubtedly new information will come to light that will require adaptive changes. It should also be noted that some of the goals and objectives in this five-year plan are not site specific but town-wide.

The following types of actions are shown on the Action Plan Map:

### **Natural Resource Protection Areas**

These are large focus areas of primary significance to the protection of water resources, biological diversity, geologic features, etc. In most cases, preservation of these large areas would also serve to protect other attributes, such as scenic views, historic and archaeological resources, and passive recreational opportunities. Protection of these areas can be accomplished using a variety of techniques, including transfer of the interests in land by willing grantors (fee simple acquisition, conservation restrictions, agricultural preservation restrictions, etc.) and potential new zoning by-laws, rules, and regulations adopted at Town meeting.

### **Scenic Roads and Potential Historic District**

Formal designation of these features is the beginning of a strong program to protect and develop appreciation of our scenic and historic resources. To date, Lakeville has designated seven roads as

Scenic Roads in accordance with MGL Chapter 40 Section 15C, but has not adopted its own Scenic Road Bylaw. These designations should be supported with bylaw adoption at Town Meeting. The Select Board is currently working with the Historical Commission to designate a local historic district and will focus its attention on the intersection of Bedford Street (Route 18) and Main Street (Route 105), the area that is now considered Lakeville's Town Center. Future plans could extend this historic district north along Main/Old Main Street and south along Bedford Street to Pond Cemetery (LAK.804 on Lakeville's Inventory of Historic Structures and Sites). *See Appendix*

### **Site for Development of Recreation Plan/Guide**

All Lakeville's parks and recreational areas need Master Plans to guide their protection and development. Brochures or maps for all these properties controlled by the Park Commission and the Conservation Commission would foster appreciation and support of ongoing conservation efforts.

[illegible]

**TABLE 12 – Five-year Action Plan****Open Space Committee - Goal 1**

Goal 1: Preserve the rural character of Lakeville

Objective 1: Protect our water resources

|     | <b>ACTION</b>                                                                                                           | <b>RESPONSIBLE DEPARTMENT</b>                                                          | <b>AGENCIES FOR POTENTIAL ASSISTANCE</b>                                    | <b>TIME FRAME</b> | <b>POTENTIAL FUNDING SOURCE</b>                                                               |
|-----|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-------------------|-----------------------------------------------------------------------------------------------|
| 1a. | Identify local sources of ground and surface water pollution and promote action to eliminate                            | Conservation Commission, Board of Health, Planning Board, Open Space Committee and DPW | Mass Highway, EOEEA, New Bedford and Taunton Water Departments, DEP, SRPEDD | Ongoing           |                                                                                               |
| 1b. | Enhance the Nemasket River and repair the dam to reduce flooding                                                        | Select Board, Conservation Commission, Open Space Committee, APC Management Team       | SRPEDD, DEP, New Bedford and Taunton Water Departments                      | 2025-2026         | Comm of Massachusetts through State Representative, New Bedford and Taunton Water Departments |
| 1c. | Seek educational tools to promote understanding of watersheds and the impact of overuse of water and chemicals on lawns | Conservation Commission, Open Space Committee                                          | DEP, EOEEA, SRPEDD                                                          | 2025 and beyond   |                                                                                               |
| 1d. | Enhance protection of water resources by ensuring their correct designation i.e. perennial streams and Great Ponds      | Conservation Commission, Open Space Committee                                          | DEP, U.S. BOARD OF GEOGRAPHIC NAMES                                         | 2025 and beyond   |                                                                                               |

|     |                                                               |                                                             |                    |           |  |
|-----|---------------------------------------------------------------|-------------------------------------------------------------|--------------------|-----------|--|
| 1e. | Return Cranberry Pond to the list of Great Ponds in Lakeville | Conservation Commission, Open Space Committee, Select Board | EOEEA, DEP, SRPEDD | 2025-2026 |  |
|-----|---------------------------------------------------------------|-------------------------------------------------------------|--------------------|-----------|--|

Goal 1: Preserve the rural character of Lakeville

Objective 2: Protect wildlife corridors and habitats

|     | <b>ACTION</b>                                                          | <b>RESPONSIBLE DEPARTMENT</b>                                                                    | <b>AGENCIES FOR POTENTIAL ASSISTANCE</b>                                                               | <b>TIME FRAME</b> | <b>POTENTIAL FUNDING SOURCE</b>                                  |
|-----|------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------|------------------------------------------------------------------|
| 2a. | Prioritize connectivity of wildlife corridors                          | Open Space Committee, Conservation Commission, Select Board                                      | EOEEA<br>Neighboring towns, land trusts, and conservation organizations and regional planning agencies | 2025 and beyond   | MA Land and Water Conservation Fund, State and local land trusts |
| 2b. | Update and document wildlife and special habitats                      | Open Space Committee, Conservation Commission, APC Management Team                               | MA DFW, NHESP and regional conservation agencies                                                       | Ongoing           |                                                                  |
| 2c. | Create, review and update forest plans for town-owned forested parcels | Town Forest Committee, Conservation Commission, Open Space Committee                             | DCR's Bureau of Forestry                                                                               | 2025-2026         | DCR, MDAR, DCR Forest Stewardship Program                        |
| 2d. | Establish procedures to control invasive species                       | Conservation Commission, Open Space Committee, Middleboro-Lakeville Herring Fisheries Commission | MA Fisheries and Wildlife, DEP, MDAR, and neighboring towns                                            | Ongoing           |                                                                  |

|     |                                                                                     |                                                                                     |                                                                      |         |  |
|-----|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------|---------|--|
| 2e. | Protect through education and restriction<br>Lakeville's unique natural communities | Conservation Commission, Open Space Committee, Park Commission, APC Management Team | MA Fisheries & Wildlife, NHESP, environmental groups such as Audubon | Ongoing |  |
|-----|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------|---------|--|

Goal 1: Preserve the rural character of Lakeville

Objective 3: Retain and preserve the landscape, cultural, and historical aspects of Lakeville

|     | <b>ACTION</b>                                                                           | <b>RESPONSIBLE DEPARTMENT</b>                       | <b>AGENCIES FOR POTENTIAL ASSISTANCE</b>                  | <b>TIME FRAME</b> | <b>POTENTIAL FUNDING SOURCE</b>                                                       |
|-----|-----------------------------------------------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------|
| 3a. | Create a Local Historic District for the intersection of Routes 105 and 18              | Historical Commission, Select Board, Planning Board | Mass Historical Commission, DCR                           | 2026              | Lakeville Historical Commission, Mass Historical Commission, Grant CPC Town Funds     |
| 3b. | Create maps and programs that tell Lakeville's history                                  | Historical Commission, Park Commission              | Mass Historical Commission, DCR, Lakeville Public Library | 2025 and beyond   | Lakeville Public Library, Lakeville Historical Commission                             |
| 3c. | Sponsor programs on Native American activity in this area - precolonial through present | Historical Commission                               | Mass Historical Commission, Wampanoag Community           | 2025 and beyond   | Lakeville Historical Commission, Lakeville Public Library, Mass Historical Commission |

|     |                                                                                                                                          |                                                        |                                                                                           |                 |                                       |
|-----|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------------------------------------|-----------------|---------------------------------------|
| 3d. | Create maps and other materials to promote the importance of historic and prehistoric resources, especially enhanced cultural landscapes | Historical Commission, Select Board, Finance Committee | Mass Historical Commission, DCR                                                           | 2025 and beyond | Mass Historical Commission Town Funds |
| 3e. | Outreach to Chapter 61 landowners to promote retention of large tracts of farmland and visibly accessible forested land                  | Open Space Committee, Assessor's Office                | MDAR, DCR                                                                                 | Ongoing         |                                       |
| 3f. | Establish criteria for prioritizing private land worthy of protection as open space and landscape enhancement                            | Open Space Committee                                   | Local land protection/conservation organizations such as Wildlands Trust and Mass Audubon | Ongoing         |                                       |

Goal 1: Preserve the rural character of Lakeville

Objective 4: Establish outreach program with farmers

|     | <b>ACTION</b>                                                                                                    | <b>RESPONSIBLE DEPARTMENT</b>                           | <b>AGENCIES FOR POTENTIAL ASSISTANCE</b> | <b>TIME FRAME</b> | <b>POTENTIAL FUNDING SOURCE</b> |
|-----|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|------------------------------------------|-------------------|---------------------------------|
| 4a. | Connect farmers with resources and potential partners to facilitate preservation of existing farmland and fields | Open Space Committee, Assessor's Office<br>Select Board | MDAR, USDA                               | Ongoing           |                                 |
| 4b. | Familiarize owners of farmland with the Chapter 61A program and APRs                                             | Open Space Committee, Assessor's Office                 | MDAR                                     | Ongoing           |                                 |

## **Open Space Committee - Goal 2**

Goal 2: Enhance open space and recreational opportunities

Objective 1: Establish strong representation with other town boards

|     | <b>ACTION</b>                                                                                              | <b>RESPONSIBLE DEPARTMENT</b>                                                                             | <b>AGENCIES FOR POTENTIAL ASSISTANCE</b> | <b>TIME FRAME</b> | <b>POTENTIAL FUNDING SOURCE</b> |
|-----|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|------------------------------------------|-------------------|---------------------------------|
| 1a. | Prepare a Master Plan for all town recreational facilities to include passive as well as active recreation | Open Space Committee, Park Commission, other town boards and commissions as needed, Master Plan Committee |                                          | Ongoing           | Town Funds                      |

|     |                                                                                |                                                                                             |  |                 |                                               |
|-----|--------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|--|-----------------|-----------------------------------------------|
| 1b. | Address maintenance issues at town-owned recreational facilities               | Park Commission, Building Inspector, Facilities Manager, Open Space Committee, Select Board |  | Ongoing         | Park Commission, Facilities Funds, Town Funds |
| 1c. | Identify and purchase properties which would expand recreational opportunities | Open Space Committee, Park Commission, Select Board                                         |  | 2025 and beyond | CPC Funds                                     |
| 1d. | Include a Park Commission member and a CPC member on the Open Space Committee  | Open Space Committee, Park Commission, CPC, Select Board                                    |  | 2025            |                                               |

Goal 2: Enhance open space and recreational opportunities

Objective 2: Improve handicap accessibility to town-owned parks and open space

|     | <b>ACTION</b>                                                                     | <b>RESPONSIBLE DEPARTMENT</b>                                                    | <b>AGENCIES FOR POTENTIAL ASSISTANCE</b> | <b>TIME FRAME</b> | <b>POTENTIAL FUNDING SOURCE</b> |
|-----|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------|------------------------------------------|-------------------|---------------------------------|
| 2a. | Review handicap accessibility to all town-owned recreational facilities and parks | Park Commission, Conservation Commission, Facilities Manager, ADA Representative |                                          | 2025              |                                 |
| 2b. | Bring all town-owned recreational facilities into ADA compliance                  | Park Commission, Conservation Commission, ADA Representative, Facilities Manager |                                          | 2025              | Town Funds, CPC Funds           |

Goal 2: Enhance open space and recreational opportunities

Objective 3: Develop "Guide-to-Use" data for town-owned parks, recreation areas and open space

|     | <b>ACTION</b>                                                                                                                                       | <b>RESPONSIBLE DEPARTMENT</b>                                                                     | <b>AGENCIES FOR POTENTIAL ASSISTANCE</b> | <b>TIME FRAME</b> | <b>POTENTIAL FUNDING SOURCE</b>                                   |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|------------------------------------------|-------------------|-------------------------------------------------------------------|
| 3a. | Develop trail guides for all town-owned recreational properties                                                                                     | Open Space Committee, Park Commission, Conservation Commission, Select Board, APC Management Team | SRPEDD<br>DCR                            | 2025-2026         | CPC Funds<br>Neighborhood Outreach<br>Project Grant<br>Town Funds |
| 3b. | Develop hiking trails and guides for the Howland Road property                                                                                      | Open Space Committee, Park Commission, Conservation Commission, Select Board                      | SRPEDD, DCR                              | 2027              | CPC Funds<br>Town Funds                                           |
| 3c. | Create an interactive map on the town website of town-owned recreational and open space properties                                                  | Open Space Committee, Park Commission, Conservation Commission, APC Management Team, Town Planner | SRPEDD                                   | 2027              | SRPEDD                                                            |
| 3d. | Create and publish rules and regulations for town owned open space and establish clear lines of authority for enforcement and appropriate penalties | Park Commission, Conservation Commission, Select Board, Lakeville Police Department               | DCR,<br>Environmental Police             | 2025-2026         |                                                                   |

Goal 2: Enhance open space and recreational opportunities

Objective 4: Organize educational guided walks on town trails

|     | <b>ACTION</b>                                                                                                                                     | <b>RESPONSIBLE DEPARTMENT</b>                                      | <b>AGENCIES FOR POTENTIAL ASSISTANCE</b>                                     | <b>TIME FRAME</b> | <b>POTENTIAL FUNDING SOURCE</b> |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------------------------------------------|-------------------|---------------------------------|
| 4a. | Promote seasonal guided walks on town-owned trails to educate the public on the town's special features, open space and their inter-connectedness | Open Space Committee, Conservation Commission, APC Management Team | Local land conservation organizations, i.e. Wildlands Trust and Mass Audubon | 2025 and beyond   |                                 |
| 4b. | Publicize programs presented at Betty's Neck                                                                                                      | Open Space Committee, Conservation Commission, APC Management Team | DCR                                                                          | Ongoing           |                                 |

## Open Space Committee - GOAL 3

Goal 3: Through partnerships with local private and public groups and outside agencies, establish connections and programs that will promote protection and use of open space

Objective 1: Develop programs that encourage residents, especially young people, to understand the ecological value of open space

|     | <b>ACTION</b>                                                                                                                                | <b>RESPONSIBLE DEPARTMENT</b>                                           | <b>AGENCIES FOR POTENTIAL ASSISTANCE</b>                                                           | <b>TIME FRAME</b>                              | <b>POTENTIAL FUNDING SOURCE</b>                                                                 |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|------------------------------------------------|-------------------------------------------------------------------------------------------------|
| 1a. | Reach out to teachers to develop programs that enhance, or use for educational purposes, school property or town-owned open space            | Open Space Committee, Conservation Commission, School Committee         | Freetown-Lakeville School District                                                                 | To be determined by schools                    | Freetown-Lakeville School District                                                              |
| 1b. | Reach out to Boy and Girl Scouts or other youth programs to involve them in projects that foster appreciation of open space and nature       | Open Space Committee                                                    | Boy and Girl Scout Troops<br>Local Youth Organizations                                             | To be determined by the youth program involved |                                                                                                 |
| 1c. | Maintain and add to the Diana Slocombe shelf/collection at the library, a source of materials related to nature, the environment and ecology | Open Space Committee, Conservation Commission, Lakeville Public Library | EOEEA, SRPEDD, Environmental organizations, Wildlands Trust, Mass Audubon, Taunton River Watershed | Ongoing                                        | Diana Slocombe Conservation Fund, Lakeville Public Library, Neighborhood Grant Outreach Project |

|     |                                                                                                                         |                                                                              |                                                                                |                 |  |
|-----|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------------------------------------------------------------------------------|-----------------|--|
| 1d. | Create and sponsor programs to encourage the public to experience the town's special ecological features and open space | Open Space Committee, Conservation Commission, APC Management Team           | Local Garden Clubs, Environmental organizations, Wildlands Trust, Mass Audubon | 2025 and beyond |  |
| 1e. | Develop "Friends Groups" to oversee town-owned open space parcels                                                       | Open Space Committee, Conservation Commission, Park Commission, Select Board | Volunteers                                                                     | 2025 and beyond |  |

Goal 3: Through partnerships with local private and public groups and outside agencies, establish connections and programs that will promote protection and use of open space

Objective 2: Develop and foster relationships with local land conservation and wildlife organizations

|     | <b>ACTION</b>                                                                                                                 | <b>RESPONSIBLE DEPARTMENT</b>                                      | <b>AGENCIES FOR POTENTIAL ASSISTANCE</b>                                     | <b>TIME FRAME</b> | <b>POTENTIAL FUNDING SOURCE</b> |
|-----|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------------------------------------------|-------------------|---------------------------------|
| 2a. | Reach out to local land conservation and preservation organizations to present programs on the importance of open space       | Open Space Committee, Conservation Commission                      | DCR, Wildlands Trust, Mass Audubon, SRPEDD                                   | 2025 and beyond   |                                 |
| 2b. | Reach out to local and regional wildlife organizations to present programs to educate residents on species found in Lakeville | Open Space Committee, Conservation Commission, APC Management Team | Mass Audubon, NHESP, Fisheries and Wildlife, Taunton River Watershed, SRPEDD | 2025 and beyond   |                                 |

|     |                                                                                                                                          |                      |                                                                               |                 |  |
|-----|------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------------------------------------------------------------|-----------------|--|
| 2c. | Work with local and regional conservation agencies and organizations to assess potential regional conservation and preservation projects | Open Space Committee | Conservation organizations, EOEEA, Neighboring towns<br>Land trusts<br>SRPEDD | 2025 and beyond |  |
|-----|------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------------------------------------------------------------|-----------------|--|

### Open Space Committee - Goal 4

Goal 4: Develop a priority protection database of open space parcels in Lakeville

Objective 1: Create an assessment of open land and develop criteria for acquisition, protection, and preservation

|     | <b>ACTION</b>                                                                                                                  | <b>RESPONSIBLE DEPARTMENT</b>                                                    | <b>AGENCIES FOR POTENTIAL ASSISTANCE</b>             | <b>TIME FRAME</b> | <b>POTENTIAL FUNDING SOURCE</b>              |
|-----|--------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|------------------------------------------------------|-------------------|----------------------------------------------|
| 1a. | Inventory open land, agricultural land and other land of conservation, retention or acquisition interest and assess attributes | Open Space Committee, Conservation Commission, Assessor's Office, Planning Board | EOEEA, SRPEDD, MDAR, Conservation organizations, DCR | 2025-2027         |                                              |
| 1b. | Set criteria for prioritization and ranking of private land worthy of protection and apply to Lakeville's existing open space  | Open Space Committee, Conservation Commission, Planning Board                    | EOEEA, SRPEDD, DCR, Conservation Organizations       | 2025 and beyond   |                                              |
| 1c. | Research state and federal grant requirements to assist in the purchase of priority open space                                 | Open Space Committee, CPC, Town Planner                                          | State and federal government agencies, EOEEA, SRPEDD | 2025 and beyond   | State and federal government agencies<br>CPC |

|     |                                                         |                           |  |                 |     |
|-----|---------------------------------------------------------|---------------------------|--|-----------------|-----|
| 1d. | Acquire grant funds from the CPC to purchase open space | Open Space Committee, CPC |  | 2025 and beyond | CPC |
|-----|---------------------------------------------------------|---------------------------|--|-----------------|-----|

Goal 4: Develop a priority protection database of open space parcels in Lakeville

Objective 2: Place conservation restrictions on valuable parcels, both town-owned and privately owned

|     | <b>ACTION</b>                                                                                        | <b>RESPONSIBLE DEPARTMENT</b>                                                 | <b>AGENCIES FOR POTENTIAL ASSISTANCE</b>                       | <b>TIME FRAME</b> | <b>POTENTIAL FUNDING SOURCE</b>            |
|-----|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|----------------------------------------------------------------|-------------------|--------------------------------------------|
| 2a. | Research town-owned open space parcels to determine level of protection                              | Open Space Committee, Assessors Office                                        |                                                                | 2025              |                                            |
| 2b. | Place CRS on town-owned valuable open space parcels to prevent future development                    | Open Space Committee, Conservation Commission, Assessors Office, Select Board | Wildlands Trust, Mass Audubon, SRPEDD                          | 2025 and beyond   | Land conservation organizations, CPC Funds |
| 2c. | Educate landowners of the value of placing CRs on their open space parcels                           | Open Space Committee                                                          | Wildlands Trust, Mass Audubon, Land Conservation organizations | 2025 and beyond   | Wildlands Trust, Mass Audubon              |
| 2d. | Work with town boards to assure that open space deed restrictions are recorded and renewed as needed | Open Space Committee<br>Assessors Office<br>Planning Board                    |                                                                | 2025 and beyond   |                                            |

Goal 4: Develop a priority protection database of open space parcels in Lakeville

Objective 3: Look at regional links for land acquisition

|     | <b>ACTION</b>                                                                                                                                             | <b>RESPONSIBLE DEPARTMENT</b>             | <b>AGENCIES FOR POTENTIAL ASSISTANCE</b>                                                        | <b>TIME FRAME</b> | <b>POTENTIAL FUNDING SOURCE</b> |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-------------------------------------------------------------------------------------------------|-------------------|---------------------------------|
| 3a. | Identify land that provides connectivity with neighboring towns and assess the potential for regional conservation and recreational preservation projects | Open Space Committee, Town Planner        | EOEEA, SRPEDD, Neighboring towns, Land Conservation organizations, Wildlife Trust, Mass Audubon | 2026              |                                 |
| 3b. | Pursue conservation and recreational projects deemed potential in 3a.                                                                                     | Open Space Committee, Town Planner        | EOEEA, SRPEDD, Neighboring towns, Land Conservation organizations                               | Ongoing           |                                 |
| 3c. | Connect with land preservation organizations to learn their priorities                                                                                    | Open Space Committee, Town Planner<br>CPC | Wildlands Trust, Mass Audubon, Regional conservation agencies                                   | 2025 and beyond   |                                 |

## Open Space Committee - Goal 5

Goal 5: Create administrative and regulatory structure and channel growth to preserve the unique quality of Lakeville and its natural resources

Objective 1: Maintain an effective standing Open Space Committee and a continually updated Open Space and Recreation Plan

|     | <b>ACTION</b>                                                                                            | <b>RESPONSIBLE DEPARTMENT</b>                                                                       | <b>AGENCIES FOR POTENTIAL ASSISTANCE</b> | <b>TIME FRAME</b> | <b>POTENTIAL FUNDING SOURCE</b> |
|-----|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------|-------------------|---------------------------------|
| 1a. | Insure that the Open Space Committee has active members from other essential town boards and commissions | Open Space Committee, Park Commission, Conservation Commission, Historical Commission, Select Board |                                          | 2025              |                                 |
| 1b. | Publish updates to the Open Space Plan on the town's website                                             | Open Space Committee                                                                                |                                          | 2025 and beyond   |                                 |
| 1c. | Actively recruit people to serve as members of the Open Space Committee                                  | Open Space Committee, Select Board                                                                  |                                          | Ongoing           |                                 |

Goal 5: Create administrative and regulatory structure and channel growth to preserve the unique quality of Lakeville and its natural resources

Objective 2: Work to enhance by-laws that protect open space

|     | <b>ACTION</b>                                                                                                                                           | <b>RESPONSIBLE DEPARTMENT</b>                                                             | <b>AGENCIES FOR POTENTIAL ASSISTANCE</b> | <b>TIME FRAME</b> | <b>POTENTIAL FUNDING SOURCE</b> |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------------------------------|-------------------|---------------------------------|
| 2a. | Promote passing of the OSRD By-law                                                                                                                      | Planning Board, Conservation Commission, Open Space Committee                             |                                          | 2025              |                                 |
| 2b. | Support creation of a Scenic Road By-law                                                                                                                | Planning Board, Historical Commission                                                     |                                          | 2025-2026         |                                 |
| 2c. | Review the outdoor lighting By-law and recommend changes as needed                                                                                      | Planning Board                                                                            | International Dark Sky Association       | Ongoing           |                                 |
| 2d. | Publicize and make residents aware of the Right to Farm By-law and its implications                                                                     | Agricultural Commission, Planning Board, Open Space Committee, Select Board, DPW          |                                          | 2025 and beyond   |                                 |
| 2e. | Review Zoning Map to retain open spaces                                                                                                                 | Planning Board, Town Planner, Open Space Committee                                        | SRPEDD, EOEEA                            | Ongoing           |                                 |
| 2f. | Work with town boards, commissions and committees to review By-laws, rules and regulations and policies to encourage open space and resource protection | Open Space Committee, Planning Board, Conservation Commission, Town Planner, Select Board |                                          | 2025 and beyond   |                                 |

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## APPENDICES

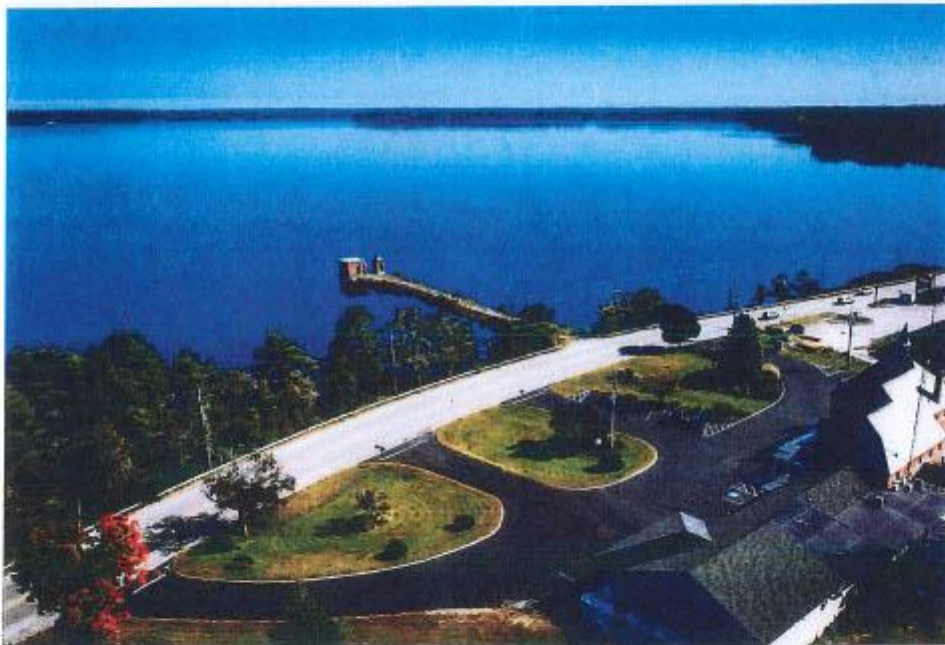
### Appendix A

#### Open Space and Recreation Survey 2021





## 2021 Lakeville Open Space and Recreation Survey



1

## Welcome to the 2021 Lakeville Open Space and Recreation Survey!

The purpose of this survey is to understand what town residents think about their public outdoor areas. These answers can help steer town government policy decisions, so it is important to have your voice heard.

The survey should take 3-5 minutes to complete. Be sure to finish the survey, as the last question will ask how we should send you a \$100 raffle prize if you win.

Thanks very much for your participation!

Adam Young, PhD  
Chairman, Town of Lakeville Open Space Committee

*Questions about the survey, or feedback you'd like to share? Email*  
[lakevilleopenspace@gmail.com](mailto:lakevilleopenspace@gmail.com).



## 2021 Lakeville Open Space and Recreation Survey

1. Which of the following Lakeville open space properties have you heard of before?

- ☒ Ted Williams Camp, on Precinct Street and Bedford Street
- ☒ Betty's Neck Preserve, on Long Point Road
- ☒ John Paun Park, on Vaughan Street
- ☒ Vigers Conservation Area, on Pickens Street
- ☒ Tamarack Park, on Bedford Street
- ☒ Fred Shaw Park, on Bedford Street and Highland Road
- ☒ Clear Pond Park, on Clear Pond Road
- ☒ Dickran Diran Park, on Precinct Street and Bedford Street

2. In a typical year, how frequently would you or members of your household visit (spend more than ten minutes at) the following open space properties of Lakeville?

|                                                                  | Not at all | Infrequently (once or twice) | Somewhat frequently (a few times) | Very frequently (many times) |
|------------------------------------------------------------------|------------|------------------------------|-----------------------------------|------------------------------|
| <b>Ted Williams Camp, on Precinct Street and Bedford Street</b>  |            |                              | 1                                 | 2                            |
| <b>Betty's Neck Preserve, on Long Point Road</b>                 | 1          | 2                            | 1                                 | 2                            |
| <b>John Paun Park, on Vaughan Street</b>                         |            | 1                            | 1                                 | 2                            |
| <b>Vigers Conservation Area, on Pickens Street</b>               | 1          | 2                            | 1                                 | 2                            |
| <b>Tamarack Park, on Bedford Street</b>                          |            |                              | 1                                 | 1                            |
| <b>Fred Shaw Park, on Bedford Street and Highland Road</b>       | 1          | 2                            | 1                                 | 1                            |
| <b>Clear Pond Park, on Clear Pond Road</b>                       |            |                              | 1                                 | 1                            |
| <b>Dickran Diran Park, on Precinct Street and Bedford Street</b> | 1          | 1                            | 1                                 | 1                            |



## 2021 Lakeville Open Space and Recreation Survey

3. Below are listed several potential reasons for protecting open spaces in Lakeville. Please indicate how much you do or do not personally care about each reason.

|                                                  | Not at all            | A little              | A moderate amount     | A lot                 |
|--------------------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Protecting wildlife and its habitat              | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Protecting water quality                         | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Protecting natural beauty of the town            | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Providing recreation to town residents           | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Attracting recreation tourism from non-residents | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Protecting historic sites                        | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Protecting a rural way of life in town           | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |



## 2021 Lakeville Open Space and Recreation Survey

\* 4. Please select which recreation activities below you or someone in your household does or would like to engage in.

- |                                                                                               |                                                                                              |
|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Wildlife observation / bird watching / nature photography | <input checked="" type="checkbox"/> Town center activities and events                        |
| <input checked="" type="checkbox"/> Boating / canoeing / sailing                              | <input checked="" type="checkbox"/> Hunting                                                  |
| <input checked="" type="checkbox"/> Using children's play areas                               | <input checked="" type="checkbox"/> Cross-country skiing / snowshoeing                       |
| <input checked="" type="checkbox"/> Fishing                                                   | <input checked="" type="checkbox"/> Using all-terrain vehicles / dirt-bikes                  |
| <input checked="" type="checkbox"/> Golfing                                                   | <input checked="" type="checkbox"/> Mountain biking                                          |
| <input checked="" type="checkbox"/> Ice skating / hockey                                      | <input checked="" type="checkbox"/> Road cycling                                             |
| <input checked="" type="checkbox"/> Walking / running (on roads or sidewalks)                 | <input checked="" type="checkbox"/> Archery / sport shooting                                 |
| <input checked="" type="checkbox"/> Hiking / trail running                                    | <input checked="" type="checkbox"/> Using dog parks                                          |
| <input checked="" type="checkbox"/> Using indoor recreation centers / fitness centers         | <input checked="" type="checkbox"/> Using athletic fields (e.g., baseball, football, soccer) |
| <input checked="" type="checkbox"/> Horseback riding                                          | <input checked="" type="checkbox"/> Leisure / relaxation                                     |
| <input checked="" type="checkbox"/> Tennis                                                    | <input checked="" type="checkbox"/> Astronomy / stargazing                                   |
| <input checked="" type="checkbox"/> Swimming / beach activities                               | <input checked="" type="checkbox"/> None of the above                                        |



## 2021 Lakeville Open Space and Recreation Survey

\* 5. For all the activities you selected in the previous question, please indicate how satisfied or dissatisfied you are by Lakeville's current opportunities to engage in those activities.

|                                                           | Very dissatisfied     | Somewhat dissatisfied | Neutral               | Somewhat satisfied    | Very satisfied        |
|-----------------------------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Wildlife observation / bird watching / nature photography | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Boating / canoeing / sailing                              | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Using children's play areas                               | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Fishing                                                   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Golfing                                                   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Ice skating / hockey                                      | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Walking / running (on roads or sidewalks)                 | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Hiking / trail running                                    | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Using indoor recreation centers / fitness centers         | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Horseback riding                                          | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

|                                                          | Very dissatisfied     | Somewhat dissatisfied | Neutral               | Somewhat satisfied    | Very satisfied        |
|----------------------------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Tennis                                                   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Swimming / beach activities                              | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Town center activities and events                        | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Hunting                                                  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Cross-country skiing / snowshoeing                       | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Using all-terrain vehicles / dirt-bikes                  | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Mountain biking                                          | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Road cycling                                             | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Archery / sport shooting                                 | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Using dog parks                                          | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Using athletic fields (e.g., baseball, football, soccer) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Leisure / relaxation                                     | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Astronomy / stargazing                                   | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |



## 2021 Lakeville Open Space and Recreation Survey

\* 6. The Lakeville Hospital is scheduled to be demolished and developed into a commercial distribution center. What is your opinion about this development?

- ☐ Very good for Lakeville
- ☐ Somewhat good for Lakeville
- ☐ Neutral for Lakeville
- ☐ Somewhat bad for Lakeville
- ☐ Very bad for Lakeville



## 2021 Lakeville Open Space and Recreation Survey

\* 7. The **Community Preservation Act (CPA)** is a state law that allows local communities to create a dedicated fund to protect open spaces, recreation areas, and historic resources, and to provide affordable housing on the Town's terms (instead of via Chapter 40B).

The CPA requires an increase to local real estate taxes (estimated \$39/year for average household), but receives matching funds from the State. If passed, an independent Community Preservation Committee would make project recommendations, and all spending must be approved at Town Meeting.

For example, CPA funds could be used to purchase a piece of land in town and convert it to a park, rather than see it sold to a developer for industrial use or high density housing.

Hypothetically, would you support or oppose the adoption of the Community Preservation Act in Lakeville?

- ☐ Definitely support
- ☐ Leaning support
- ☐ Unsure
- ☐ Leaning oppose
- ☐ Definitely oppose



## 2021 Lakeville Open Space and Recreation Survey

\* 8. If the CPA is passed in Lakeville, which uses of funds would you support?

- ☐ Preserving farmland
- ☐ Preserving open space
- ☐ Protecting water quality by acquiring land along the Great Ponds and its tributaries
- ☐ Preserving historic buildings and landscapes
- ☐ Creating senior affordable housing
- ☐ Creating ballfields, trails, and other outdoor recreational assets
- ☐ None of the above



## 2021 Lakeville Open Space and Recreation Survey

### Demographic Information

Why are we asking? We want to determine whether survey responders are representative of the town. Your answers are optional, but very helpful. This data will never be shared externally.

9. How many people live in your household at each age group?

Under 15

15 to 24

25 to 34

35 to 44

45 to 54

55 to 64

65 or above

10. What is your current housing status?

☐ Rent

☐ Own

☐ Other (e.g., reside with family)

11. What is your current residency status?

☐ Year-round resident of Lakeville

☐ Seasonal resident of Lakeville

☐ Not a current resident of Lakeville



## 2021 Lakeville Open Space and Recreation Survey

\* 12. To confirm you are a resident of Lakeville, and to mail your raffle prize if you win, please enter the address of your local residence. You will never receive any unsolicited mail. This data will never be shared for any reason, and will be permanently deleted one month after survey completion.

Residence number

Street name

Unit number

13. (Optional) If you would like to receive future communications about the Community Preservation Act in Lakeville, please add your email address below.

Survey Results and Graphs

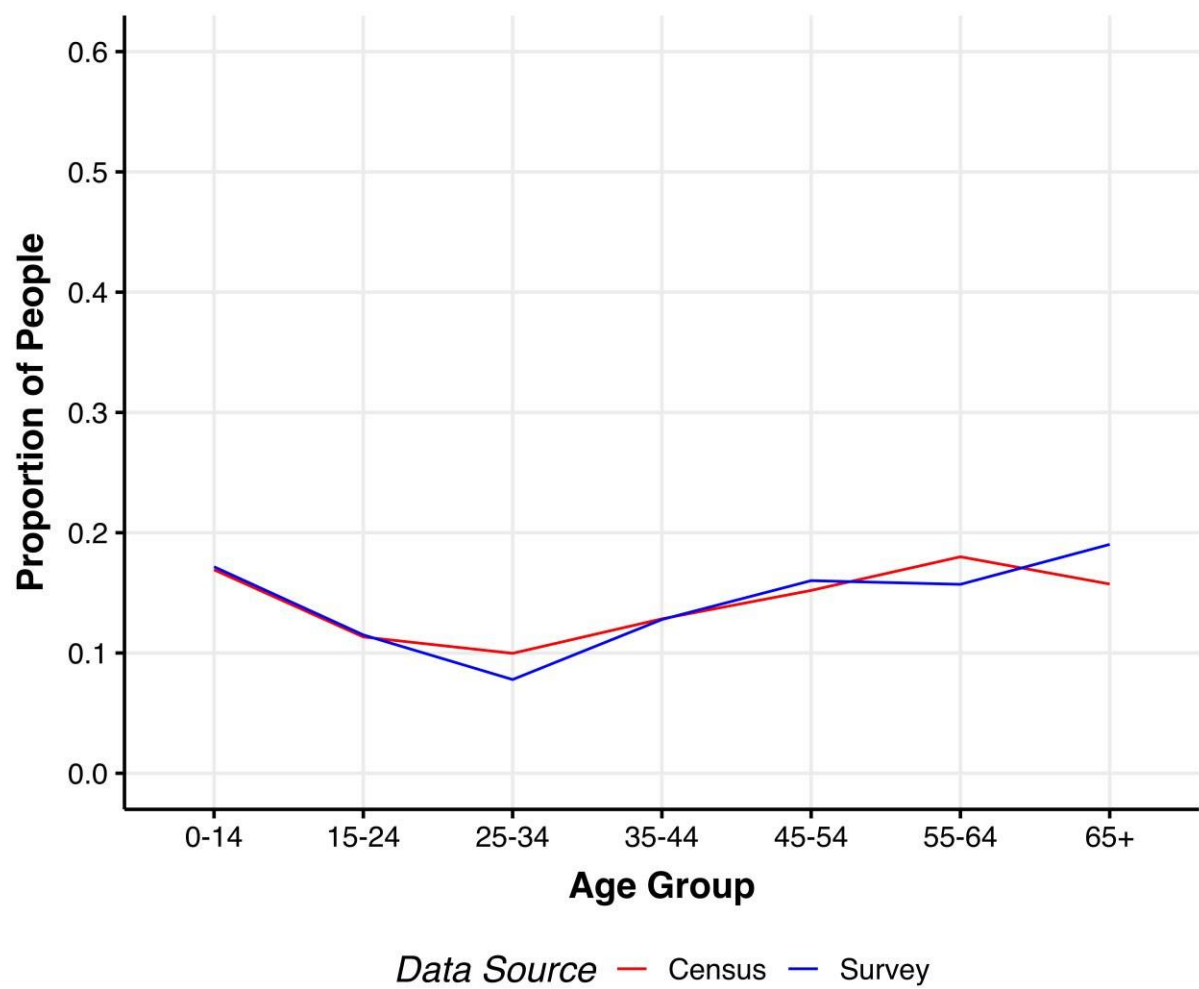


**Figure A1.** Proportion of Lakeville Residents in the Census and Survey by Age Group.

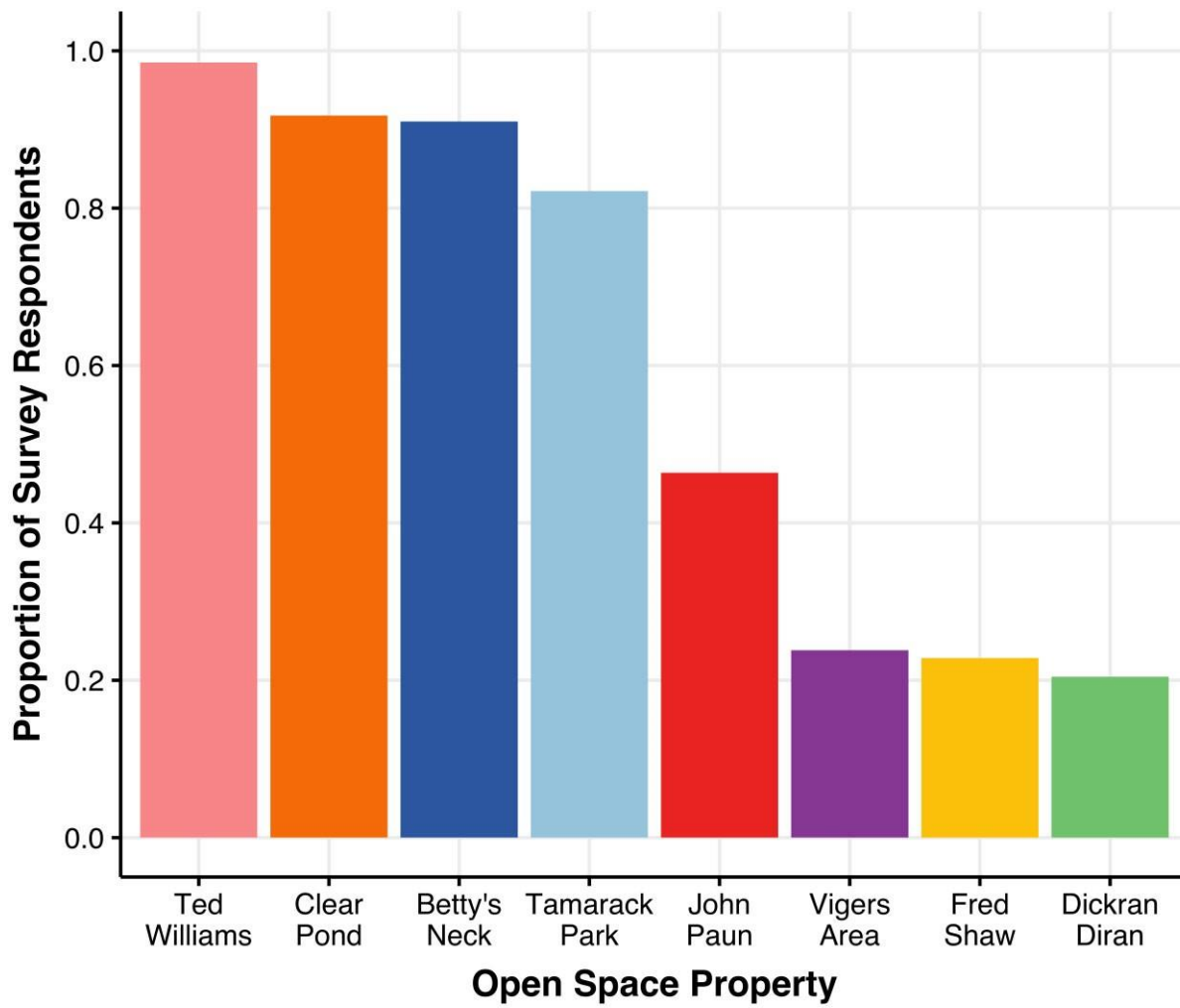


**Figure A2.** Proportion of Survey Respondents who have heard of each Open Space Property.

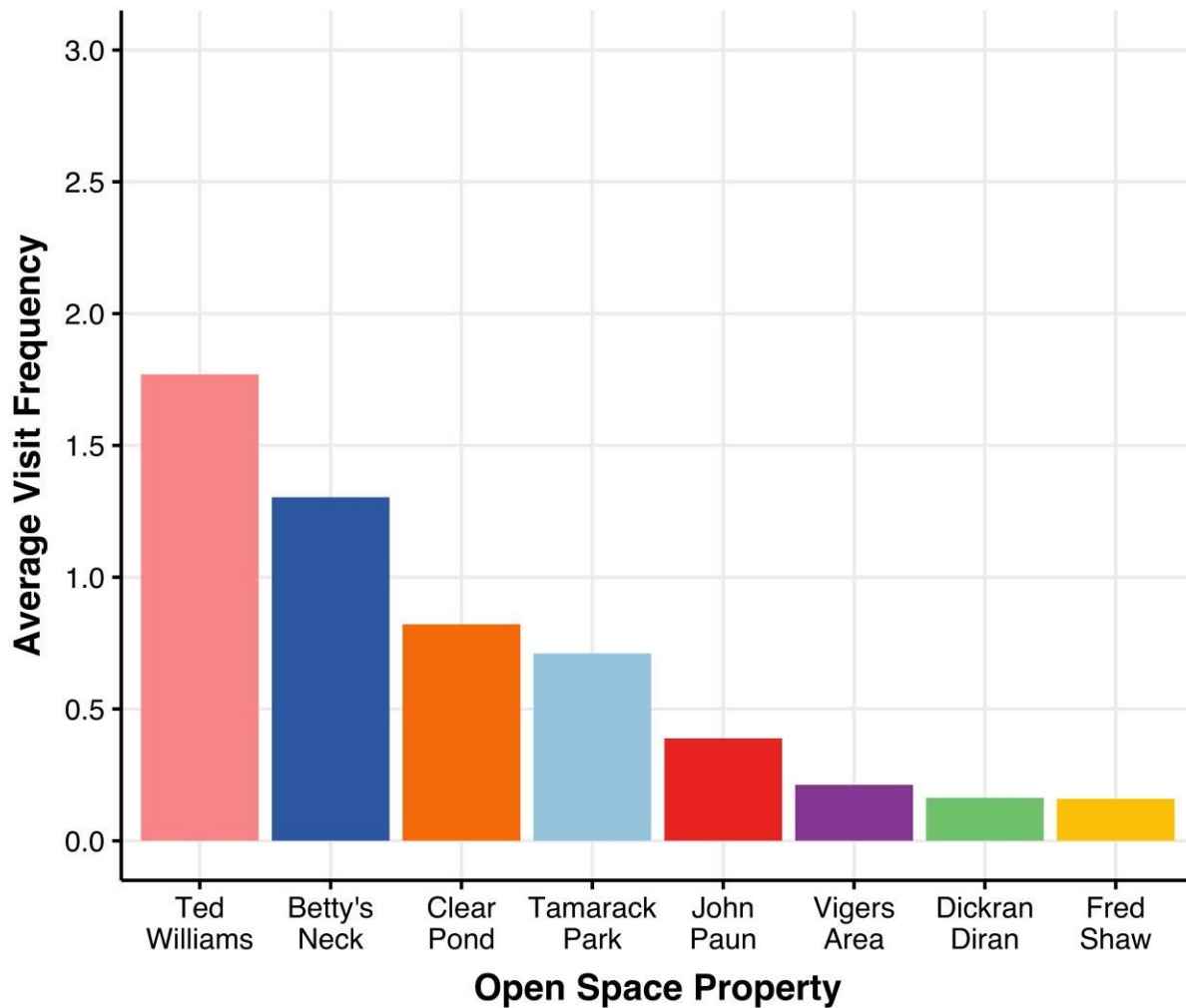


**Figure A3.** Average Visit Frequency of a Lakeville family by Open Space Property. Note that Frequency is not the number of occurrences: see the text for its definition.

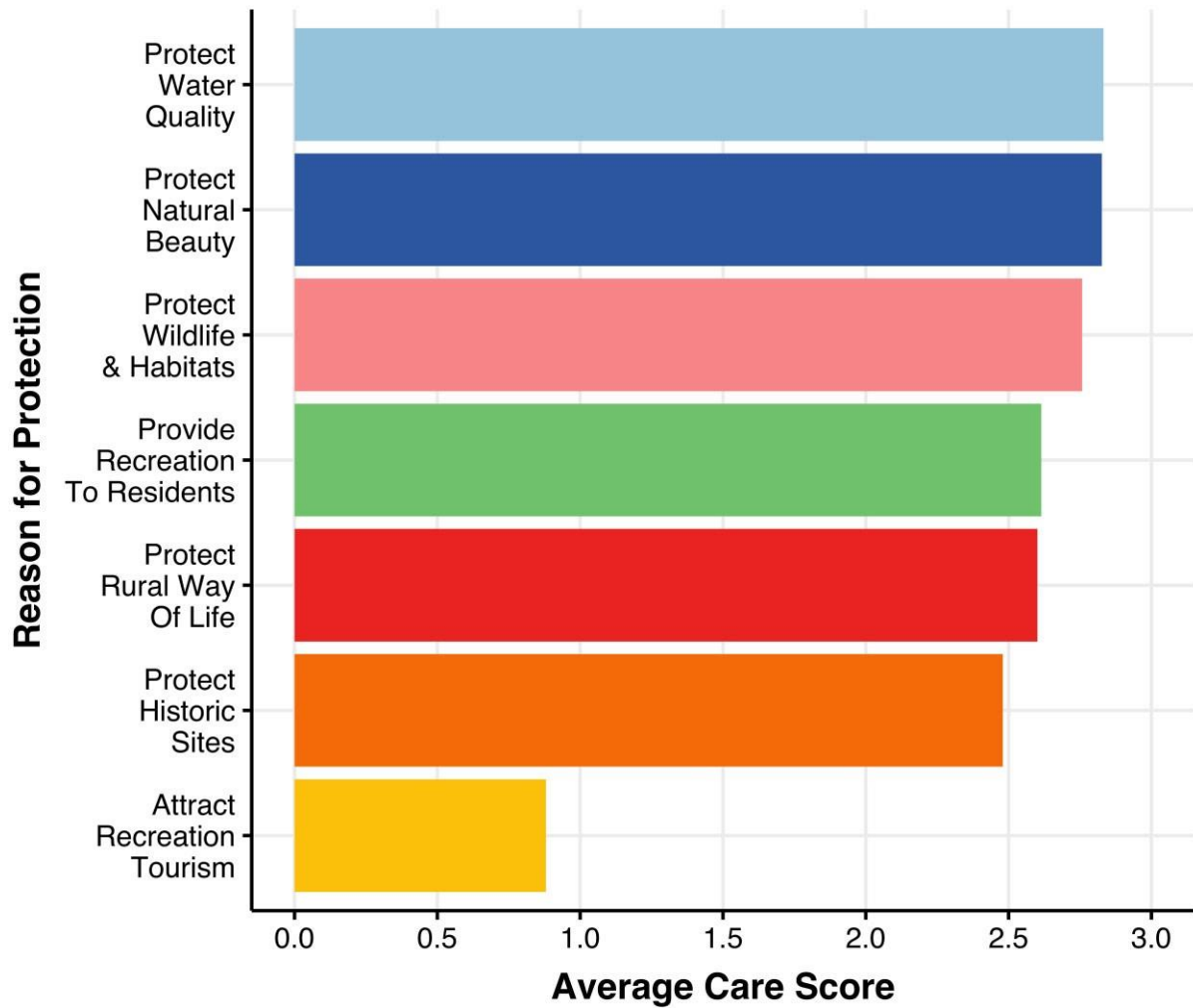


**Figure A4.** Average Care Score for various potential reasons for protecting open spaces in Lakeville. See the text for how Care Score is defined.

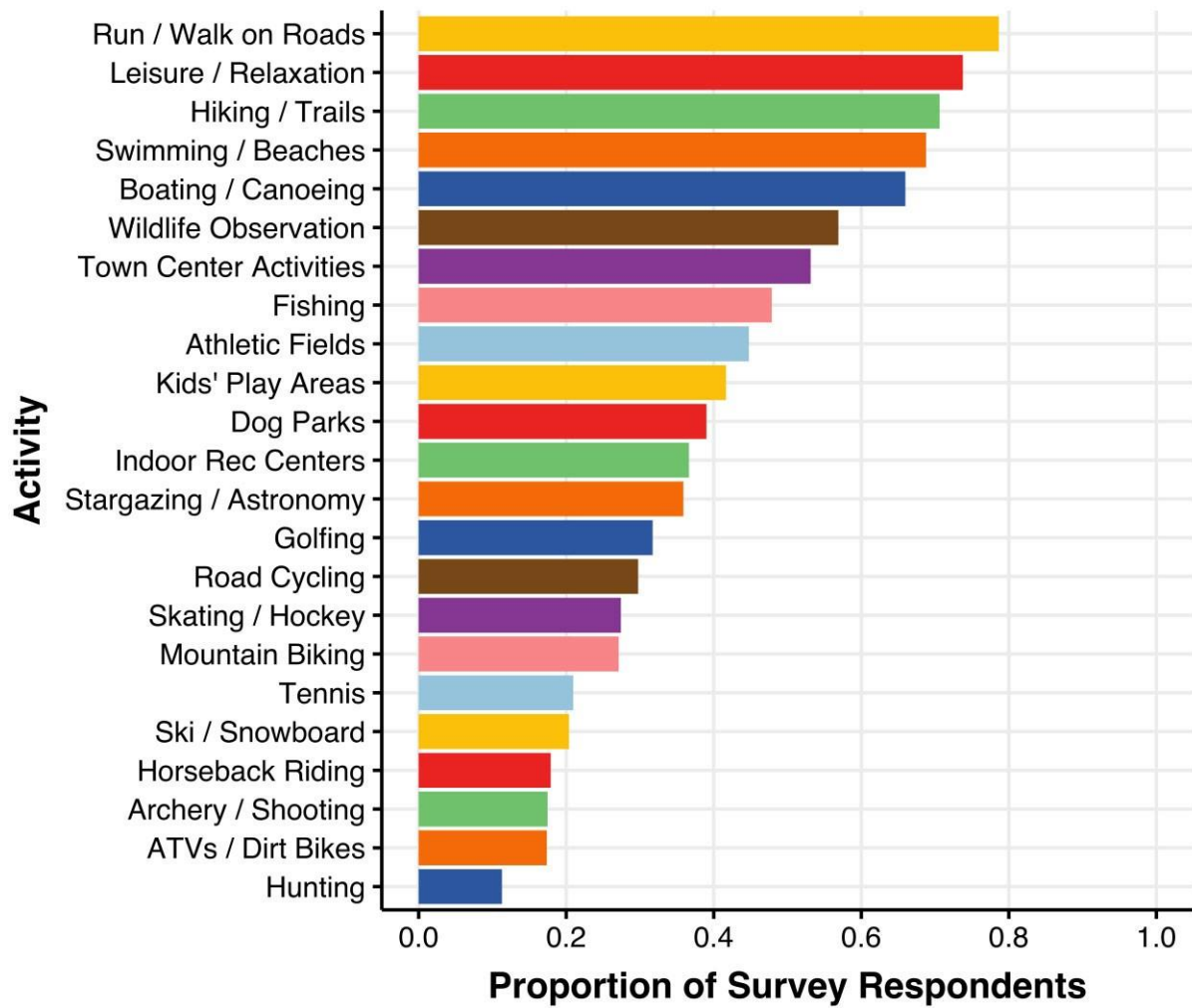


**Figure A5.** Proportion of survey respondents for whom a member of their household either does or would like to do a given recreational activity.

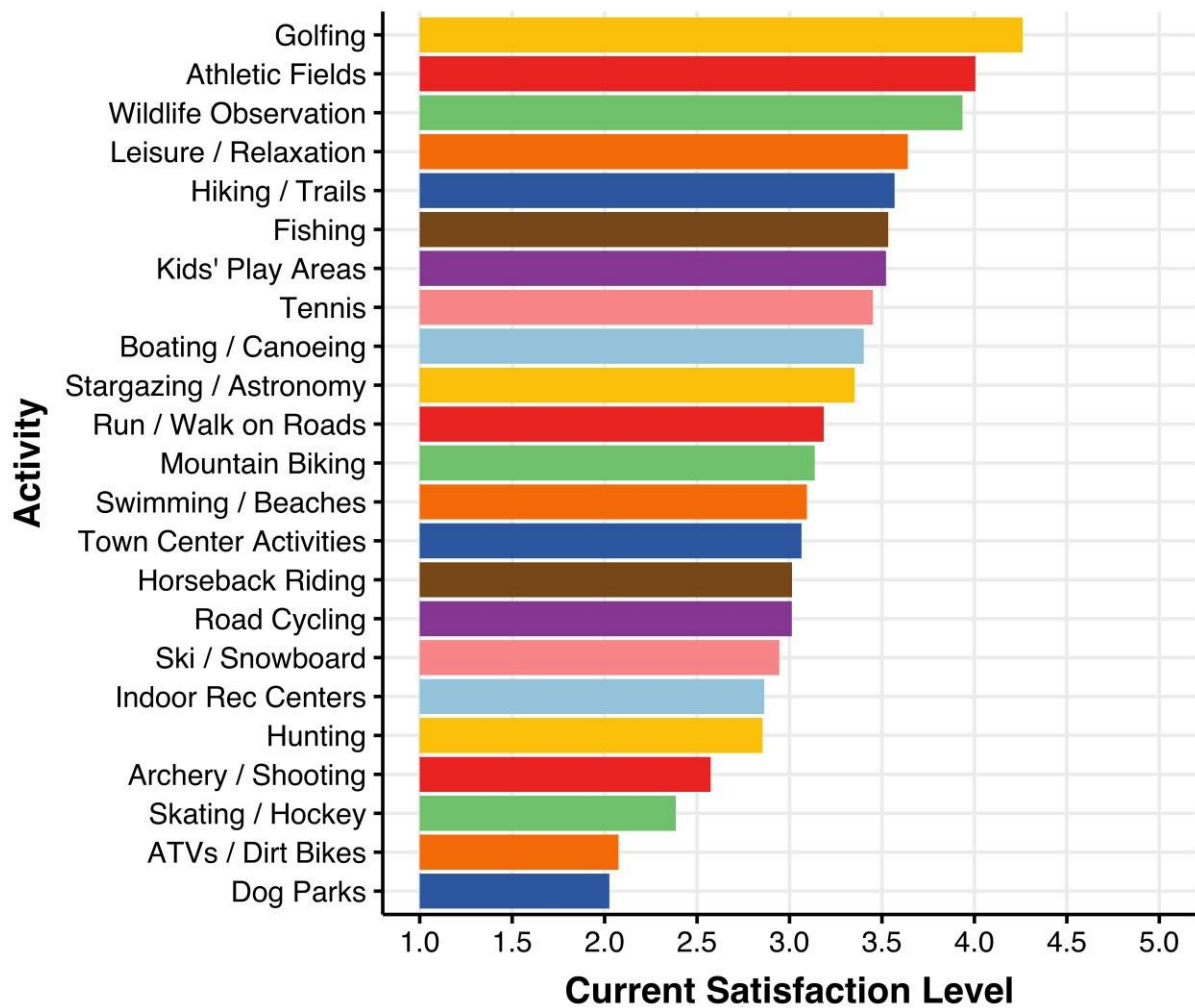


**Figure A6.** Average satisfaction level for each activity. “1” indicates “Very dissatisfied” and “5” indicates “Very satisfied”.

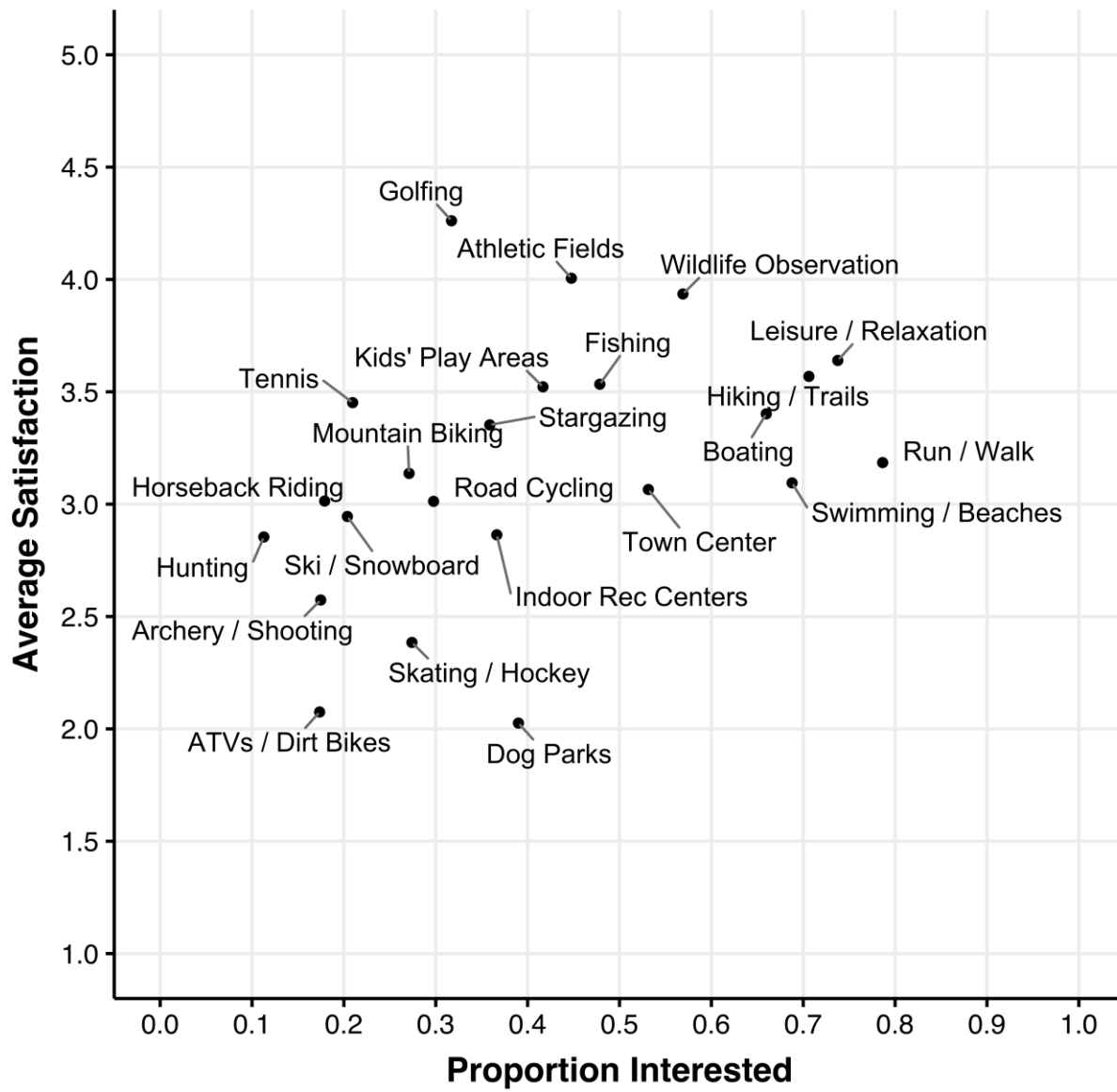


**Figure A7.** Scatterplot of interest and satisfaction of recreational activities among respondents.

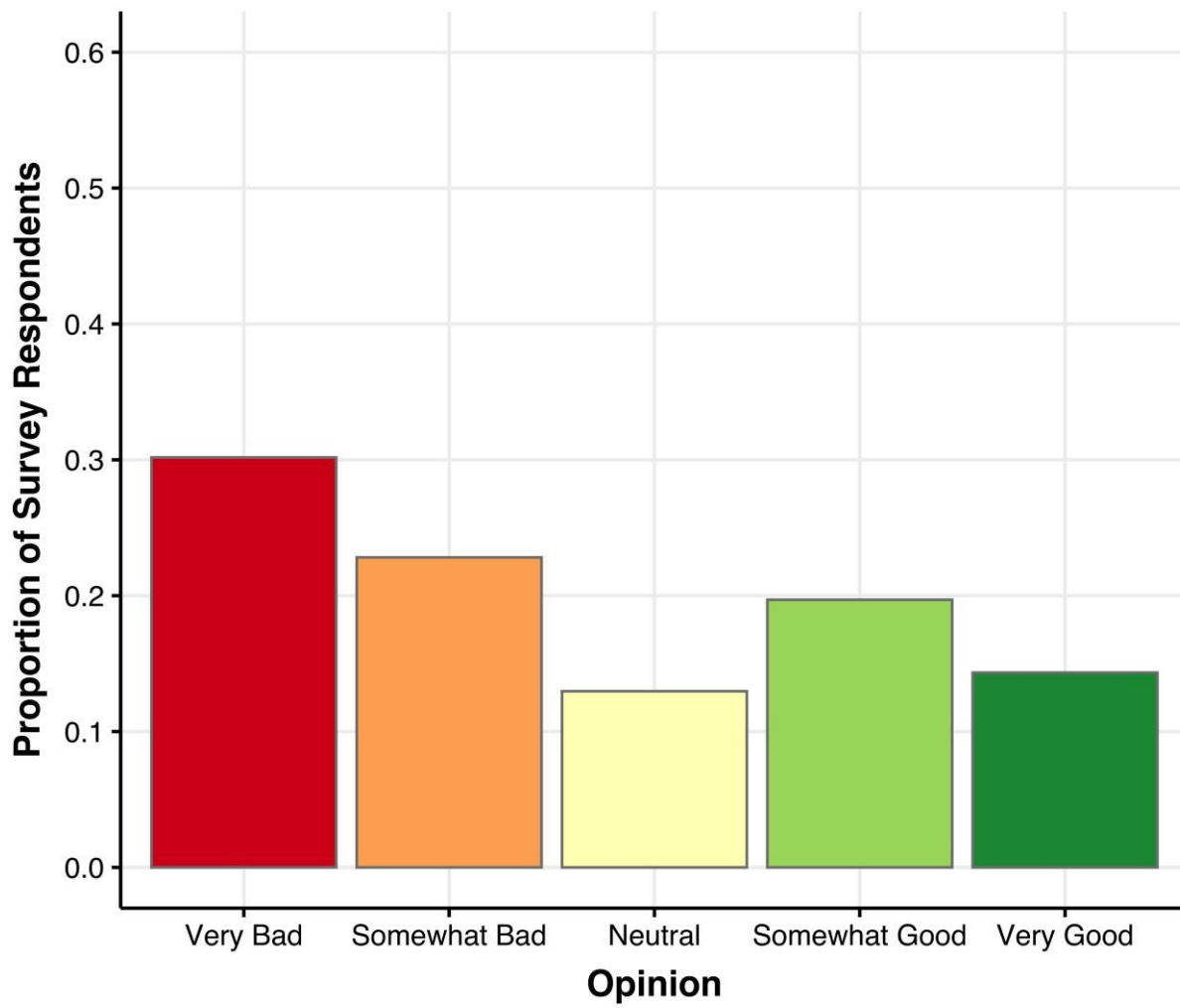


**Figure A8.** Opinions about the Lakeville Hospital site redevelopment for industrial use.

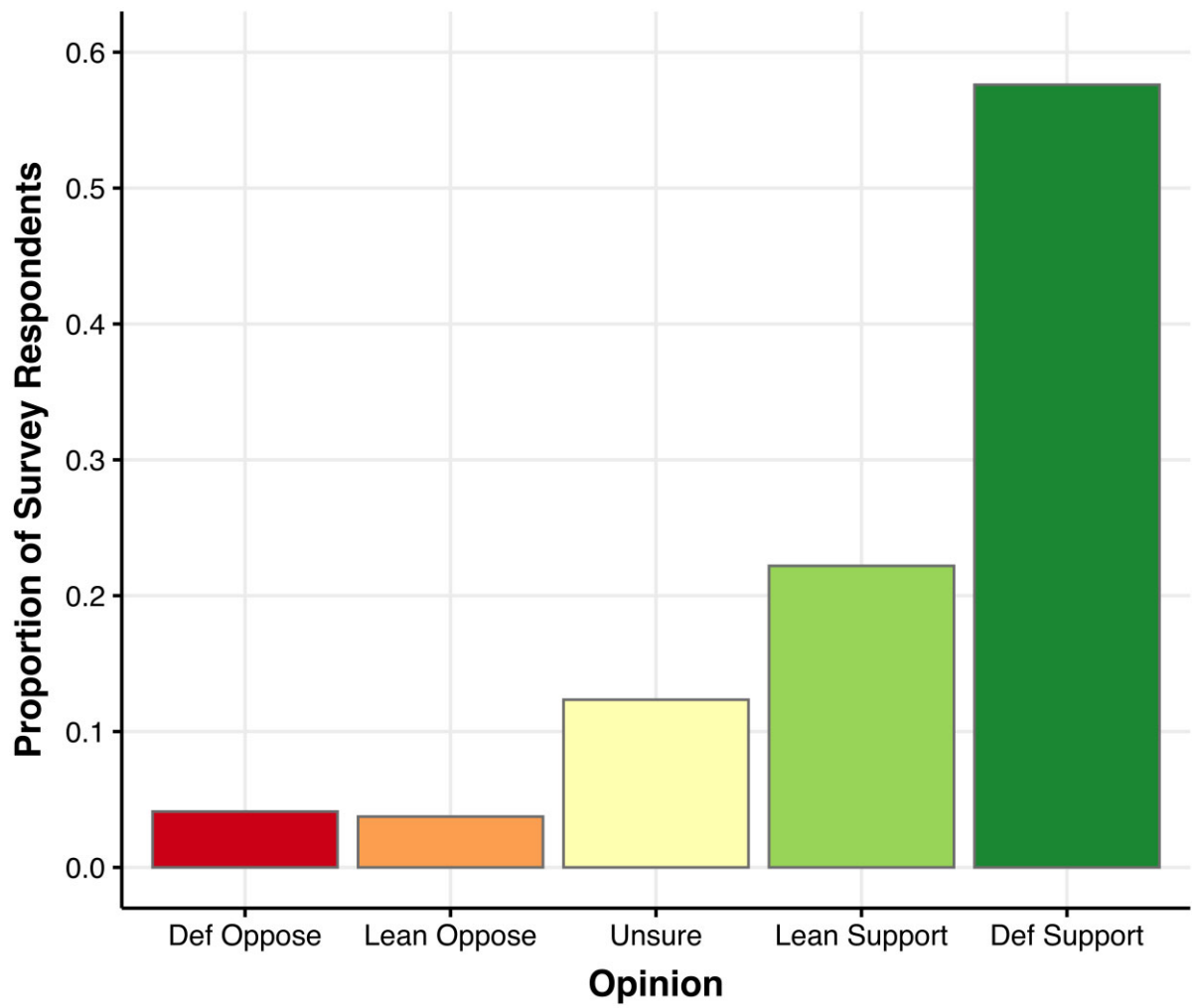


**Figure A9.** Proportion of residents who support or oppose adopting the Community Preservation Act in Lakeville.

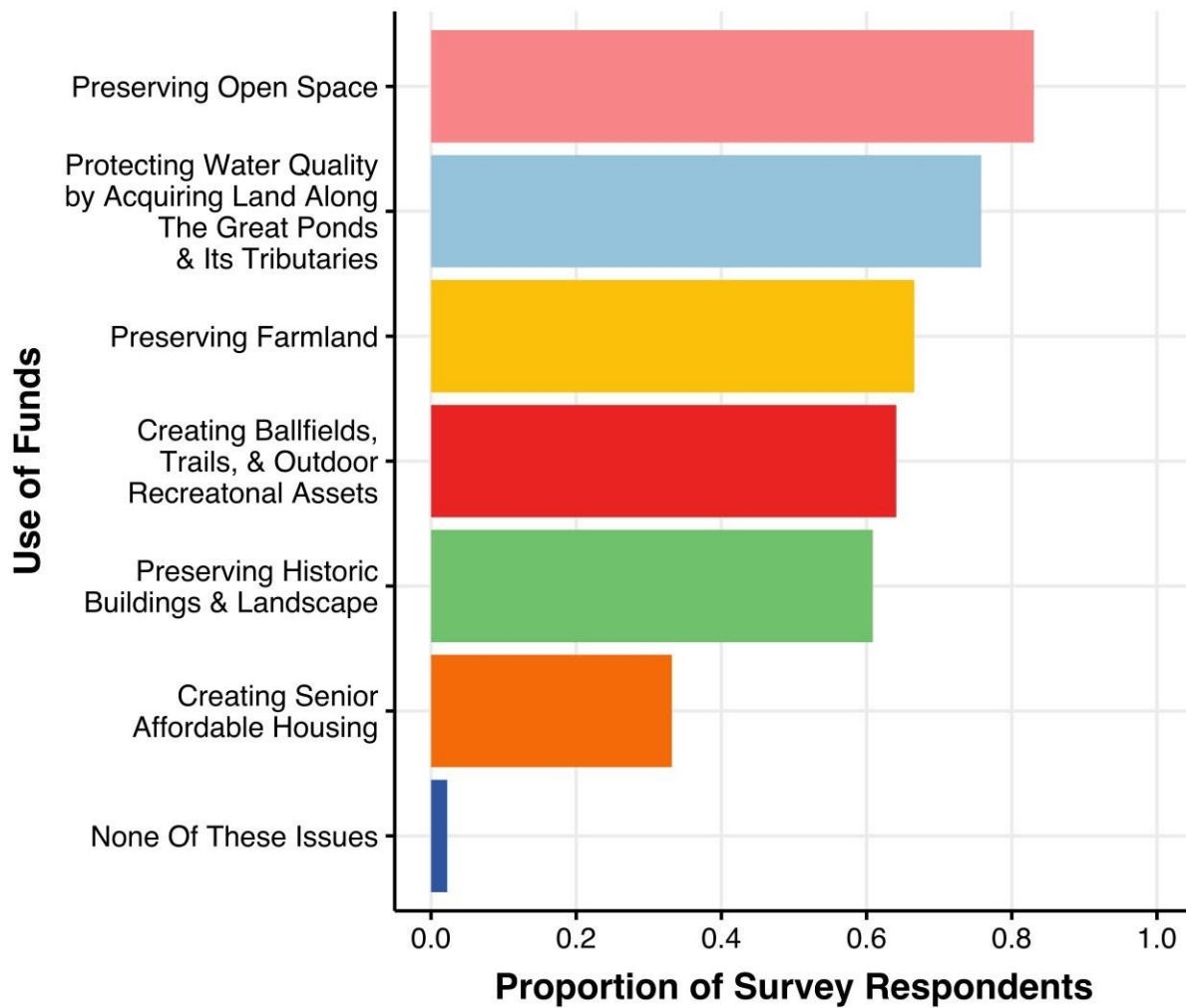


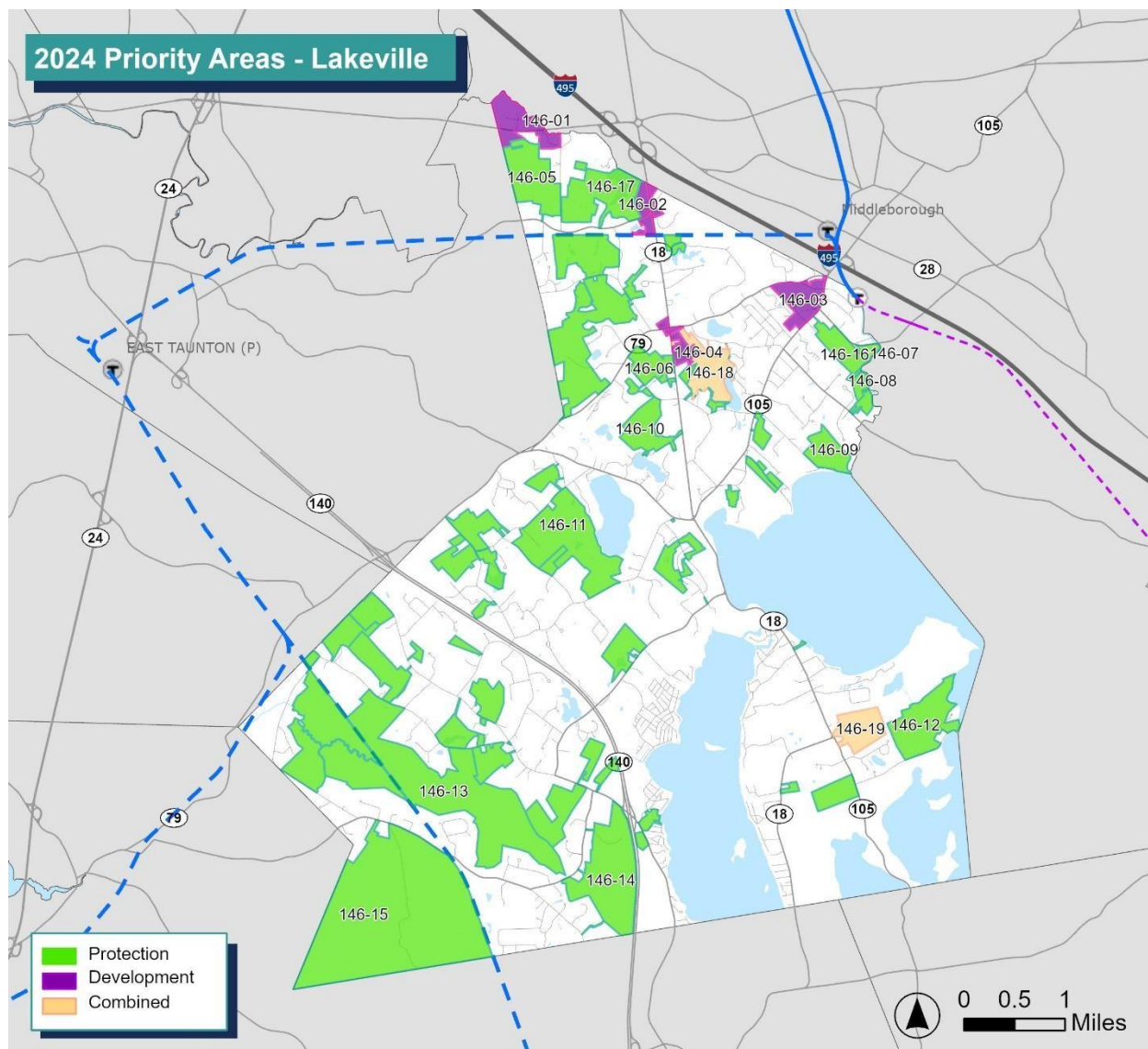
**Figure A10.** Proportion of residents who support the use of CPA funds for various purposes.

## APPENDIX B

### South Coast Rail

#### 2024 Lakeville Priority Areas

Please see an interactive version of your community's priority areas at this link:  
<https://arcg.is/1myS4y>.



### Priority Development Areas

| Priority Area ID | Priority Area Name                   | Acres |
|------------------|--------------------------------------|-------|
| 146-01           | Harding Street Development Area      | 111.7 |
| 146-02           | Ocean Spray and Great Pond Expansion | 49.9  |
| 146-03           | State Hospital Redevelopment         | 97.0  |
| 146-04           | Route 18 and Route 79 Business Node  | 44.0  |

### Priority Protection Areas

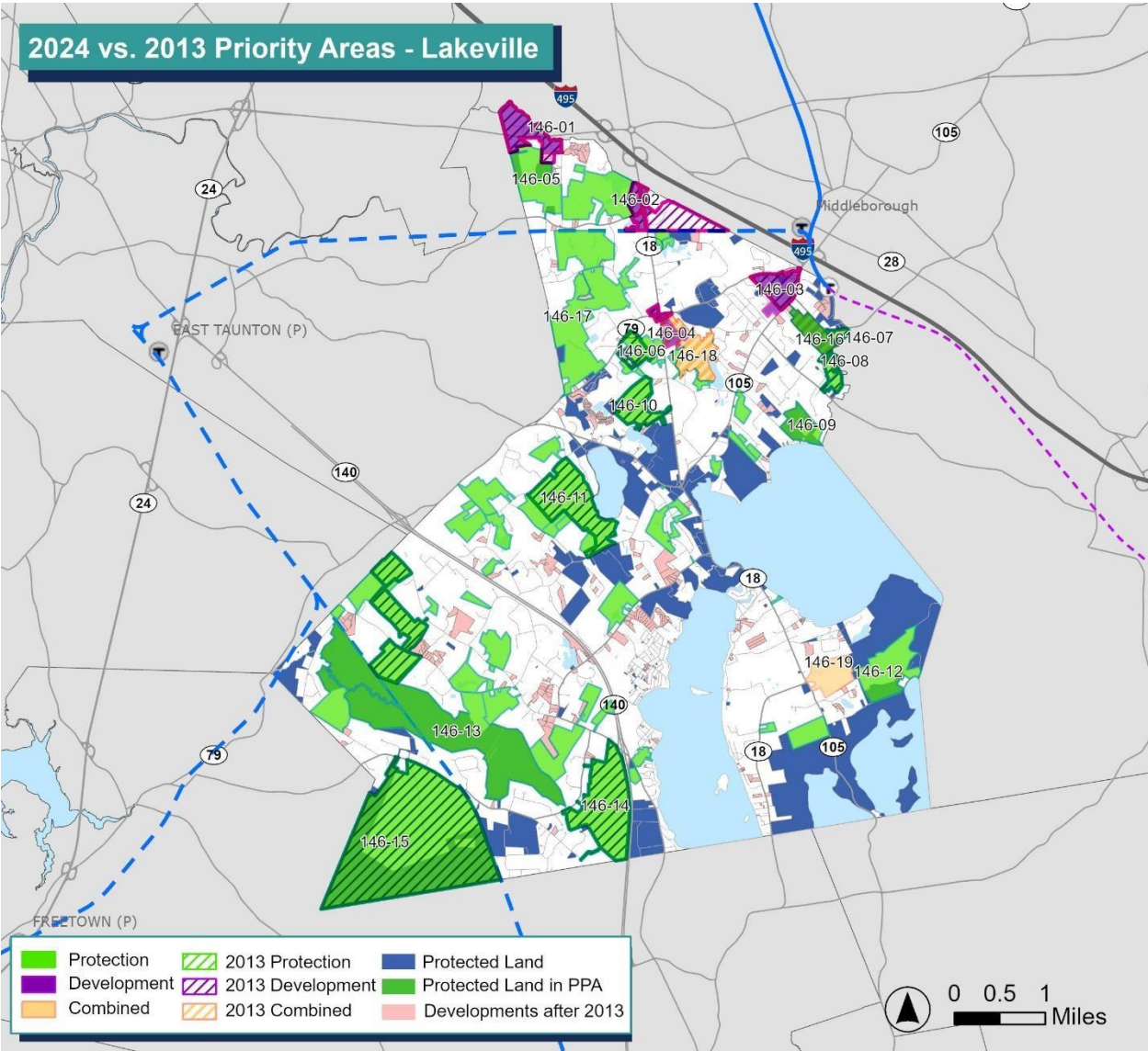
| Priority Area ID | Priority Area Name              | Acres  |
|------------------|---------------------------------|--------|
| 146-05           | Leonard Washburn Brook          | 170.4  |
| 146-06           | Crooked Lane Farm               | 61.5   |
| 146-07           | Bridge Street Farm              | 15.1   |
| 146-08           | Vaughn Street Farms             | 24.6   |
| 146-09           | Staples Shore Conservation Area | 94.9   |
| 146-10           | Loon Pond Farm                  | 99.7   |
| 146-11           | Elders' Pond Farmland           | 322.2  |
| 146-12           | Spring Brook APC                | 244.5  |
| 146-13           | Cedar Swamp Headlands           | 1275.3 |
| 146-14           | Rocky Woods                     | 322.4  |
| 146-15           | Howland Road Conservation Area  | 1209.0 |
| 146-16           | State Hospital Farm             | 71.5   |
| 146-17           | Chapter 61 Lands                | 1555.3 |

### Priority Combined Areas

| Priority Area ID | Priority Area Name     | Acres |
|------------------|------------------------|-------|
| 146-18           | Lakeville Country Club | 123.3 |
| 146-19           | TL Edwards Gravel Pit  | 97.9  |

**Priority Areas: 2013 and 2024 Comparison**

In addition to depicting Lakeville’s past and current PDAs and PPAs, this map also shows areas of recent development (red) and land that is already protected through public ownership or conservation restrictions (blue and darker green). In some cases, community representatives referenced these considerations when making their 2024 Priority Area designations.



## PRIORITY DEVELOPMENT AREAS

### **Harding Street Development Area [146-01]**

*Purpose:* Low-impact business and office park redevelopment that respects adjacent natural resources and existing conservation easements.

*Implementation:* No further action is needed at the moment.

*Boundaries:* Boundaries correspond to selected parcels within the Industrial and Business Zoning Districts.

*Changes from 2013:*

- Boundaries changed to remove parcel containing new subdivision in the southerly portion of eastern district.
- A new Marijuana Overlay District was approved in this location.

### **Ocean Spray and Great Pond Expansion [146-02]**

*Purpose:* Continued economic development within these business parks.

*Implementation:* No further action is needed at the moment.

*Boundaries:* Boundaries correspond to selected parcels containing and abutting these facilities. Parcels are within Business and Residential Zoning Districts, with a portion of the designation within the Planned Special Purpose Overlay District.

*Changes from 2013:*

- Boundaries changed to remove parcels north of the railroad tracks and Tyler's Way piece due to deed restriction.

### **State Hospital Redevelopment [146-03]**

*Purpose:* Potential mixed-use or business redevelopment of this former hospital site and its abutting areas adjacent to the existing MBTA Commuter Rail station and the Chapter 40R district.

*Implementation:* This priority area is near the future Middleborough rail station.

*Boundaries:* Boundaries correspond to selected parcels within the Mixed-Use Development and the Business Zoning Districts. The site contains a Chapter 43D Priority Development Site (PDS).

*Changes from 2013:*

- Boundaries updated to include parcels containing the bank and bowling alley.

#### **Route 18 and Route 79 Business Node [146-04]**

*Purpose:* Continue business activities at the intersection of Route 18 and Route 79.

*Implementation:* Potential rezoning of this area from Residential to correspond to the surrounding Business and Industrial Zoning.

*Boundaries:* Boundaries correspond to selected parcels surrounding the intersection and abutting Industrial and Business Zoning Districts.

*Changes from 2013:*

- Boundaries updated to include properties that were in review, including parcels near the Country Club and a 25-acre property.

## **PRIORITY PROTECTION AREAS**

#### **Leonard Washburn Brook [146-05]**

*Purpose:* To protect undeveloped parcels associated with the watershed around this waterway.

*Implementation:* Evaluate whether the Town should acquire additional parcels for permanent protection.

*Boundaries:* Boundaries correspond to undeveloped parcels in the Northwest corner of the Town. The Priority Area contains BioMap3 Habitats and wetlands.

*Changes from 2013:* New PPA in 2024.

#### **Crooked Lane Farm [146-06]**

*Purpose:* To preserve active agriculture and open space.

*Implementation:* No further action is needed at the moment.

*Boundaries:* Boundaries correspond to parcels along Crooked Lane containing active agriculture.

*Changes from 2013:*

- Boundaries updated to reflect recent developments. Removed lots to the southwest with single-family homes and solar farms and the corner where Tyler's property is at the northwest corner. Added property to the northeast in tax title, could be acquired by the town. Added parcel to the East to create additional continuity.

#### **Bridge Street Farm [146-07]**

*Purpose:* To preserve active agriculture and open space adjacent to the Nemasket River.

*Implementation:* No further action is needed at the moment.

*Boundaries:* Boundaries correspond to parcels along Bridge Street containing active agricultural uses adjacent to the Nemasket River.

*Changes from 2013:*

- No changes to boundaries or purpose.

#### **Vaughn Street Farm [146-08]**

*Purpose:* To preserve active agriculture and open space adjacent to the Nemasket River.

*Implementation:* No further action required.

*Boundaries:* Boundaries correspond to parcels along Vaughn Street containing active agricultural uses adjacent to the Nemasket River.

*Changes from 2013:*

- No changes to boundaries or purpose.

#### **Staples Shore Conservation Area [146-09]**

*Purpose:* Town-owned properties that the Town would like to see receive a permanent protection status.

*Implementation:* No further action is needed at the moment.

*Boundaries:* Six town-owned parcels on Staple Shore Rd and one town-owned parcel on Vaughn St in the northeast of town.

*Changes from 2013:* New PPA in 2024.

### **Loon Pond Farm [146-10]**

*Purpose:* To preserve active agriculture and open space.

*Implementation:* No further action is needed at the moment.

*Boundaries:* Boundaries correspond to parcels along Loon Pond Road containing active agriculture.

*Changes from 2013:*

- No changes to boundary or purpose.

### **Elders' Pond Farmland [146-11]**

*Purpose:* To preserve active agriculture and open space.

*Implementation:* Explore potential water quality improvements.

*Boundaries:* Boundaries correspond to parcels along Elders' Pond Road containing active agriculture.

*Changes from 2013:*

- Boundaries changed to include pond area to the northeast containing Taunton's drinking water and expanded towards Hill Street to the southwest, excluding homes. Included Hazel Duley property.

### **Spring Book APC [146-12]**

*Purpose:* These areas are for water preservation for New Bedford's water supply. Protect adjacent properties to improve water quality.

*Implementation:* No further action is needed at the moment.

*Boundaries:* Boundaries correspond to selected parcels, including three large parcels on Long Point Road in the southeast of town, the Long Point Road Property, and another parcel to the north that is currently a cranberry bog (Fruit D'or). These additions will help complete current gaps in the conservation and trail areas that make up Betty's Neck.

*Changes from 2013:* New PPA in 2024.

### **Cedar Swamp Headlands [146-13]**

*Purpose:* To preserve open space near the Cedar Swamp, which contains BioMap 3 Critical Natural Landscapes, BioMap 3 Core Habitats, and DEP Outstanding Resource Water areas.

*Implementation:* No further action is needed at the moment.

*Boundaries:* Boundaries correspond to selected undeveloped parcels west of Route 140.

*Changes from 2013:*

- Boundaries updated to include properties owned by Mass Audubon in the middle and northwest sections of the Swamp area.

### **Rocky Woods [146-14]**

*Purpose:* To preserve open space near the Assawompset Ponds Complex containing NHESP Vernal Pools and DEP Outstanding Resource Water areas.

*Implementation:* No further action is needed at the moment.

*Boundaries:* Boundaries correspond to selected undeveloped parcels directly west of Route 140.

*Changes from 2013:*

- No changes or updates to the boundaries.

### **Howland Road Conservation Area [146-15]**

*Purpose:* To preserve open space near the Assawompset Ponds Complex containing BioMap 3 Core Habitats and DEP Outstanding Resource Water areas.

*Implementation:* No further action is needed at the moment.

*Boundaries:* Boundaries correspond to 1,200 acres of selected undeveloped and underdeveloped parcels west of Route 140.

*Changes from 2013:*

- No changes to boundaries or purpose.

#### **State Hospital Farm [146-16]**

*Purpose:* Potential future mixed-use development that acknowledges and incorporates existing open space and agricultural activities adjacent to the Nemasket River.

*Implementation:* No further action is needed at the moment.

*Boundaries:* Boundaries correspond to parcels along Bridge Street containing active agricultural uses adjacent to the Nemasket River.

*Changes from 2013:*

- No changes to boundaries or purpose.

#### **Chapter 61 Lands [146-17]**

*Purpose:* To preserve Chapter 61 lands.

*Implementation:* No further action is needed at the moment.

*Boundaries:* Boundaries correspond to parcels designated as Forest, Agricultural/Horticultural and Recreational lands valued according to M.G.L. Chapters 61, 61A, 61B and the Lebaron Hills Country Club, as shown in the 2030 Master Plan.

*Changes from 2013:*

- New PPA in 2024.

## **COMBINED PRIORITY AREAS**

### **Lakeville Country Club [146-16]**

*Purpose:* Potential further development or recreational opportunities at the Country Club site.

*Implementation:* No further action is needed at the moment.

*Boundaries:* Boundaries correspond to selected parcels primarily within and directly adjacent to the Business Zoning District.

*Changes from 2013:*

- Boundaries updated to exclude parcels in the eastern portion that are under review by the Planning Board for development; these portions were added to the Route 18 and Route 79 Business node [146-04]

### **TL Edwards Gravel Pit [146-18]**

*Purpose:* Development of industrial site.

*Implementation:* Consider potential zoning change to allow appropriate development.

*Boundaries:* Boundaries correspond to the parcel containing the TL Edwards Gravel Pit, an active gravel pit east of Lakeside and Bedford.

*Changes from 2013:* New Combined Priority Area in 2024.

## APPENDIX C

### State-listed Rare Species

#### LAKEVILLE RARE SPECIES FROM MESA

| Common Name                 | Scientific Name                                      | Taxonomic Group     | MESA Status     | Most Recent Obs. |
|-----------------------------|------------------------------------------------------|---------------------|-----------------|------------------|
| Bald Eagle                  | <i>Haliaeetus leucocephalus</i>                      | Bird                | Threatened      | 2020             |
| Bridle Shiner               | <i>Notropis bifrenatus</i>                           | Fish                | Special Concern | 1994             |
| Canadian Sanicle            | <i>Sanicula canadensis</i>                           | Vascular Plant      | Threatened      | 2000             |
| Climbing Fern               | <i>Lygodium palmatum</i>                             | Vascular Plant      | Special Concern | 2016             |
| Dwarf Bulrush               | <i>Lipocarpus micrantha</i>                          | Vascular Plant      | Threatened      | 2020             |
| Eastern Box Turtle          | <i>Terrapene carolina</i>                            | Reptile             | Special Concern | 2020             |
| Eastern Pondmussel          | <i>Ligumia nasuta</i>                                | Mussel              | Special Concern | 2012             |
| Hessel's Hairstreak         | <i>Callophrys hesseli</i>                            | Butterfly/Moth      | Special Concern | 1988             |
| King Rail                   | <i>Rallus elegans</i>                                | Bird                | Threatened      | 1976             |
| Least Bittern               | <i>Ixobrychus exilis</i>                             | Bird                | Endangered      | 2007             |
| Lion's Foot                 | <i>Nabalus serpentarius</i>                          | Vascular Plant      | Endangered      | 1913             |
| Long-leaved Panic-grass     | <i>Coleataenia longifolia</i> ssp. <i>longifolia</i> | Vascular Plant      | Threatened      | 2018             |
| Midland Chubtail            | <i>Gomphurus fraternus</i>                           | Dragonfly/Damselfly | Special Concern | 2023             |
| Mocha Emerald               | <i>Somatochlora linearis</i>                         | Dragonfly/Damselfly | Special Concern | 2005             |
| New England Boneset         | <i>Eupatorium novae-angliae</i>                      | Vascular Plant      | Endangered      | 1995             |
| Northern Harrier            | <i>Circus hudsonius</i>                              | Bird                | Threatened      | 1898             |
| Northern Parula             | <i>Setophaga americana</i>                           | Bird                | Threatened      | 1978             |
| Northern Red-bellied Cooter | <i>Pseudemys rubriventris</i>                        | Reptile             | Endangered      | 2019             |
| Plymouth Gentian            | <i>Sabatia kennedyana</i>                            | Vascular Plant      | Special Concern | 2020             |
| Resupinate Bladderwort      | <i>Utricularia resupinata</i>                        | Vascular Plant      | Threatened      | 1979             |
| Ringed Boghaunter           | <i>Williamsonia lintrieri</i>                        | Dragonfly/Damselfly | Threatened      | 1987             |
| Round-fruited Seedbox       | <i>Ludwigia sphaerocarpa</i>                         | Vascular Plant      | Endangered      | 2013             |
| Three-angled Spike-sedge    | <i>Eleocharis tricostrata</i>                        | Vascular Plant      | Endangered      | 2019             |
| Tidewater Mucket            | <i>Leptodea ochracea</i>                             | Mussel              | Special Concern | 2021             |
| Water-willow Stem Borer     | <i>Papaipema sulphurata</i>                          | Butterfly/Moth      | Threatened      | 1987             |
| Wood Turtle                 | <i>Glyptemys insculpta</i>                           | Reptile             | Special Concern | 1992             |

## APPENDIX D

### Fauna of Lakeville

Butterflies of Lakeville, MA  
50 species

Sources: K. Holmes and MA NHESP

#### *PAPILIONIDAE* -- Swallowtails

|                           |                          |
|---------------------------|--------------------------|
| Pipevine Swallowtail      | <i>Battus philenor</i>   |
| Black Swallowtail         | <i>Papilio polyxenes</i> |
| Eastern Tiger Swallowtail | <i>Papilio glaucus</i>   |
| Spicebush Swallowtail     | <i>Papilio troilus</i>   |

#### *PIERIDEA* -- Whites and Sulphurs

|                 |                         |
|-----------------|-------------------------|
| Cabbage White   | <i>Pieris rapae</i>     |
| Clouded Sulphur | <i>Colias philodice</i> |
| Orange Sulphur  | <i>Colias eurytheme</i> |
| Little Yellow   | <i>Eurema lisa</i>      |

#### *LYCAENIDAE* -- Harvesters and Coppers

|                 |                        |
|-----------------|------------------------|
| American Copper | <i>Lycaena phlaeas</i> |
|-----------------|------------------------|

#### *LYCAENIDAE* -- Hairstreaks

|                     |                                      |
|---------------------|--------------------------------------|
| Coral Hairstreaks   | <i>Satyrus titus</i>                 |
| Edwards' Hairstreak | <i>Satyrus edwardsii</i>             |
| Banded Hairstreak   | <i>Satyrus calanus</i>               |
| Southern Hairstreak | <i>Satyrus favonius</i>              |
| Brown Elfin         | <i>Callophrys augustinus</i>         |
| Frosted Elfin       | <i>Callophrys irus</i>               |
| Eastern Pine Elfin  | <i>Callophrys niphon</i>             |
| Hessel's Hairstreak | <i>Callophrys (=Mitoura) hesseli</i> |

*LYCAENIDAE* -- Blues

Eastern Tailed Blue  
'Hops' Spring Azure

*Everes comyntas*  
*Celastrina humulus*

*NYMPHALIDAE* -- Brushfoots

Varigated Fritillary  
Great Spangled Fritillary  
Aphrodite Fritillary  
Harris' Checkerspot  
Pearl Crescent  
Baltimore Checkerspot  
Question Mark  
Eastern Comma  
Mourning Cloak  
American Lady  
Painted Lady  
Red Admiral  
Common Buckeye  
White Admiral  
Red-spotted Purple  
Viceroy

*Euptoieta claudia*  
*Speyeria cyblfe*  
*Speyeria aphrodite*  
*Chlosvne harrusii*  
*Phyciodes tharos*  
*Euphydryas phaeton*  
*Polygonia interrogationis*  
*Polygonia comma*  
*Nymphalis antioppe*  
*Vanessa virginiensis*  
*Vanessa cardui*  
*Vanessa atafanta*  
*Junonia coenia*  
*Limenitis arthemis*  
*Limenitis arthemis astyanax*  
*Limenitis archippus*

*NYMPHALIDAE* -- Satyrs

Little Wood-satyr  
Common Wood-nymph

*Megisto cymela*  
*Cercyonis pegala*

*NYMPHALIDAE* -- Milkweed Butterflies

Monarch

*Danaus plexippus*

*HESPERIIDAE* - Spreadwing Skippers

Silver-spotted Skipper Hoary  
Edge

*Epargyreus clarus*  
*Achalarus lyciades*

Horace's Duskwing  
Common Sootywing

*Erynnis horatius*  
*Pholisora catallus*

*HESPERIIDAE* -- Grass Skippers

Least Skipper  
European Skipper  
Peck's Skipper  
Tawny-edged Skipper  
Long Dash  
Northern Broken-dash  
Delaware Skipper  
Black Dash

*Ancyloxypha numitor*  
*Thymelicus lineola*  
*Polites peckius*  
*Polites themistocles*  
*Polites mystic*  
*Wallengrenia egeremet*  
*Anatrytone logan*  
*Euphyes conspicua*

FISH of Lakeville, MA  
23 species

Sources: S. Hurley; K. Leonard; and C. Tuffile, R. Turner

American Eel  
Blueback Herring  
Alewife  
Brook Trout  
Redfin Pickerel  
Chain Pickerel  
Golden Shiner  
Bridle Shiner  
White Sucker  
Lake Chubsucker  
Brown Bullhead  
Banded Killifish  
White Perch  
Banded Sunfish  
Pumpkinseed  
Bluegill  
Smallmouth Bass  
Largemouth Bass

Black Crappie  
Swamp Darter  
Tessellated Darter  
Yellow Perch  
Walleye

#### REPTILES and AMPHIBIANS of Lakeville, MA

28 species

Sources: K. Holmes, C. Tuffile; R. Turner; and N. Yeatts

Spotted Salamander  
Red-Spotted Newt  
Red-backed Salamander  
Two-lined Salamander  
American Toad  
Fowler's Toad  
Spring Peeper  
Gray Treefrog  
Bullfrog  
Green Frog  
Wood Frog  
Northern Leopard Frog  
Pickerel Frog  
Common Snapping Turtle  
Stinkpot  
Spotted Turtle  
Box Turtle  
Plymouth Redbelly Cooter  
Eastern Painted Turtle  
Northern Water Snake  
Brown Snake  
Red-bellied Snake  
Eastern Garter Snake  
Eastern Ribbon Snake  
Eastern Hognosed Snake  
Ring-necked Snake  
Black Racer  
Eastern Milk Snake

BIRDS of Lakeville, MA

245 species

Sources: K. Anderson; W. Petersen; and K. Holmes

|                           |                              |
|---------------------------|------------------------------|
| Red-throated Loon         | <i>Gavia stellata</i>        |
| Common Loon               | <i>Gavia immer</i>           |
| Pied-billed Grebe         | <i>Podilymbus podiceps</i>   |
| Horned Grebe              | <i>Podiceps auritus</i>      |
| Red-necked Grebe          | <i>Podiceps grisegena</i>    |
| Great Cormorant           | <i>Phalacrocorax carbo</i>   |
| Double-crested Cormorant  | <i>Phalacrocorax auritus</i> |
| American Bittern          | <i>Botaurus lentiginosus</i> |
| Least Bittern             | <i>Ixobrychus exilis</i>     |
| Great Blue Heron          | <i>Ardea herodias</i>        |
| Great Egret               | <i>Ardea alba</i>            |
| Snowy Egret               | <i>Egretta thula</i>         |
| Little Blue Heron         | <i>Egretta caerulea</i>      |
| Tricolored Heron          | <i>Egretta tricolor</i>      |
| Cattle Egret              | <i>Bubulcus ibis</i>         |
| Green Heron               | <i>Butorides virescens</i>   |
| Black-crowned Night-Heron | <i>Nycticorax</i>            |
| Glossy Ibis               | <i>Plegadis falcinellus</i>  |
| Tundra Swan               | <i>Cygnus columbianus</i>    |
| Mute Swan                 | <i>Cygnus olor</i>           |
| Snow Goose                | <i>Chen caerulescens</i>     |
| Canada Goose              | <i>Branta canadensis</i>     |
| Wood Duck                 | <i>Aix sponsa</i>            |
| Green-winged Teal         | <i>Anas crecca</i>           |
| American Black Duck       | <i>Anas rubripes</i>         |
| Mallard                   | <i>Anas platyrhynchos</i>    |
| Northern Pintail          | <i>Anas acuta</i>            |
| Blue-winged Teal          | <i>Anas discors</i>          |
| Northern Shoveler         | <i>Anas clypeata</i>         |
| Gadwall                   | <i>Anas strepera</i>         |
| American Wigeon           | <i>Anas americana</i>        |
| Canvasback                | <i>Aythya valisineria</i>    |
| Redhead                   | <i>Aythya americana</i>      |

Ring-necked Duck  
Tufted Duck  
Greater Scaup  
Lesser Scaup  
Common Eider  
Oldsquaw  
Black Seater  
Surf Seater  
White-winged Scoter  
Common Goldeneye  
Barrow's Goldeneye  
Bufflehead  
Hooded Merganser  
Common Merganser  
Red-breasted Merganser  
Ruddy Duck  
Turkey Vulture  
Osprey  
Bald Eagle  
Northern Harrier  
Sharp-shinned Hawk  
Cooper's Hawk  
Northern Goshawk  
Red-shouldered Hawk  
Broad-winged Hawk  
Red-tailed Hawk  
Rough-legged Hawk  
Golden Eagle  
American Kestrel  
Merlin  
Peregrine Falcon  
Ring-necked Pheasant  
Ruffed Grouse  
Wild Turkey  
Northern Bobwhite  
King Rail  
Virginia Rail

*Aythya collaris*  
*Aythya fuligula*  
*Aythya marila*  
*Aythya affinis*  
*Somateria mollissima*  
*Clangula hyemalis*  
*Melanitta nigra*  
*Melanitta perspicillata*  
*Melanitta fusca*  
*Bucephala clangula*  
*Bucephala islandica*  
*Bucephala albeola*  
*Lophodytes cucullatus*  
*Mergus merganser*  
*Mergus serrator*  
*Oxyura jamaicensis*  
*Cathartes aura*  
*Pandion haliaetus*  
*Haliaeetus leucocephalus*  
*Circus cyaneus*  
*Accipiter striatus*  
*Accipiter cooperii*  
*Accipiter gentilis*  
*Buteo lineatus*  
*Buteo platypterus*  
*Buteo jamaicensis*  
*Buteo lagopus*  
*Aquila chrysaetos*  
*Falco sparverius*  
*Falco columbarius*  
*Falco peregrinus*  
*Phasianus colchicus* I  
*Bonasa umbellus*  
*Meleagris gallopavo*  
*Colinus virginianus*  
*Raflus elegans*  
*Raflus limicola*

Sora  
American Coot  
Black-bellied Plover  
Lesser Golden-Plover  
Semipalmated Plover  
Killdeer  
Greater Yellowlegs  
Lesser Yellowlegs  
Solitary Sandpiper  
Spotted Sandpiper  
Semipalmated Sandpiper  
Western Sandpiper  
Least Sandpiper  
White-rumped Sandpiper  
Baird's Sandpiper  
Pectoral Sandpiper  
Common Snipe  
American Woodcock  
Red Phalarope  
Laughing Gull  
Bonaparte's Gull  
Ring-billed Gull  
Herring Gull  
Iceland Gull  
Glaucous Gull  
Great Black-backed Gull  
Common Tern  
Forster's Tern  
Least Tern  
Sooty Tern  
Rock Dove  
Mourning Dove  
Black-billed Cuckoo  
Yellow-billed Cuckoo  
Eastern Screech-Owl  
Great Horned Owl  
Snowy Owl

*Porzana carolina*  
*Fulica americana*  
*Pluvialis squatarola*  
*Pluvialis dominica*  
*Charadrius semipalmatus*  
*Charadrius vociferus*  
*Tringa melanoleuca*  
*Tringa flavipes*  
*Tringa solitaria*  
*Actitis macularia*  
*Calidris pusilla*  
*Calidris mauri*  
*Calidris minutilla*  
*Calidris fuscicollis*  
*Calidris bairdii*  
*Calidris melanotos*  
*Gallinago*  
*Scolopax minor*  
*Phalaropus fulicaria*  
*Larus atricilla*  
*Larus philadelphia*  
*Larus delawarensis*  
*Larus argentatus*  
*Larus glaucoides*  
*Larus hyperboreus*  
*Larus marinus*  
*Sterna hirundo*  
*Sterna forsteri*  
*Sterna antillarum*  
*Sterna fuscata*  
*Columba livia*  
*Zenaida macroura*  
*Coccyzus erythrophthalmus*  
*Coccyzus americanus*  
*Otus asio*  
*Bubo virginianus*  
*Nyctea scandiaca*

Barred Owl  
Long-eared Owl  
Short-eared Owl  
Northern Saw-whet Owl  
Common Nighthawk  
Whip-poor-will  
Chimney Swift  
Ruby-throated Hummingbird  
Belted Kingfisher  
Red-headed Woodpecker  
Red-bellied Woodpecker  
Yellow-bellied Sapsucker  
Downy Woodpecker  
Hairy Woodpecker  
Northern Flicker  
Pileated Woodpecker  
Olive-sided Flycatcher  
Eastern Wood-Pewee  
Yellow-bellied Flycatcher  
Alder Flycatcher  
Willow Flycatcher  
Least Flycatcher  
Eastern Phoebe  
Great Crested Flycatcher  
Eastern Kingbird  
Horned Lark  
Purple Martin  
Tree Swallow  
Northern Rough-winged  
Swallow  
Bank Swallow  
Cliff Swallow  
Barn Swallow  
Blue Jay  
American Crow  
Fish Crow  
Black-capped Chickadee  
Boreal Chickadee

*Strix varia*  
*Asio otus*  
*Asio flammeus*  
*Aegolius acadicus*  
*Chordeiles minor*  
*Caprimulgus vociferous*  
*Chaetura pelagica*  
*Archilochus colubris*  
*Ceryle alcyon*  
*Melanerpes erythrocephalus*  
*Melanerpes carolinus*  
*Sphyrapicus varius*  
*Picoides pubescens*  
*Picoides villosus*  
*Colaptes auratus*  
*Dryocopus pileatus*  
*Contopus cooperi*  
*Contopus virens*  
*Empidonax flaviventris*  
*Empidonax alnorum*  
*Empidonax traillii*  
*Empidonax minimus*  
*Sayornis phoebe*  
*Myiarchus crinitus*  
*Tyrannus*  
*Eremophila alpestris*  
*Progne subis*  
*Tachycineta bicolor*  
  
*Stelgidopteryx serripennis*  
*Riparia*  
*Petrochelidon pyrrhonota*  
*Hirundo rustica*  
*Cyanocitta cristata*  
*Corvus brachyrhynchos*  
*Corvus ossifragus*  
*Poecile atricapillus*  
*Poecile hudsonicus*

Tufted Titmouse  
Red-breasted Nuthatch  
White-breasted Nuthatch  
Brown Creeper  
Carolina Wren  
House Wren  
Winter Wren  
Marsh Wren  
Golden-crowned Kinglet  
Ruby-crowned Kinglet  
Blue-gray Gnatcatcher  
Eastern Bluebird  
Veery  
Gray-cheeked Thrush  
Swainson's Thrush  
Hermit Thrush  
Wood Thrush  
American Robin  
Gray Catbird  
Northern Mockingbird  
Brown Thrasher  
Water Pipit  
Cedar Waxwing  
Northern Shrike  
European Starling  
White-eyed Vireo  
Solitary Vireo  
Yellow-throated Vireo  
Warbling Vireo  
Philadelphia Vireo  
Red-eyed Vireo  
Blue-winged Warbler  
Tennessee Warbler  
Orange-crowned Warbler  
Nashville Warbler  
Northern Parula  
Yellow Warbler

*Baeolophus bicolor*  
*Sitta canadensis*  
*Sitta carolinensis*  
*Certhia americana*  
*Thryothorus ludovicianus*  
*Troglodytes aedon*  
*Troglodytes*  
*Cistothorus palustris*  
*Regulus satrapa*  
*Regulus calendula*  
*Polioptila caerulea*  
*Sialia sialis*  
*Catharus fuscescens*  
*Catharus minimus*  
*Catharus ustulatus*  
*Catharus guttatus*  
*Catharus mustelinus*  
*Turdus migratorius*  
*Dumetella carolinensis*  
*Mimus polyglottos*  
*Toxostoma rufum*  
*Anthus spinoletta*  
*Bombycilla cedrorum*  
*Lanius excubitor*  
*Stumus vulgaris*  
*Vireo griseus*  
*Vireo solitarius*  
*Vireo flavifrons*  
*Vireo gilvus*  
*Vireo philadelphicus*  
*Vireo olivaceus*  
*Vermivora pinus*  
*Vermivora peregrina*  
*Vermivora celata*  
*Vermivora ruficapilla*  
*Parula americana*  
*Dendroica petechia*

|                              |                                |
|------------------------------|--------------------------------|
| Chestnut-sided Warbler       | <i>Dendroica pensylvanica</i>  |
| Magnolia Warbler             | <i>Dendroica magnolia</i>      |
| Cape May Warbler             | <i>Dendroica tigrina</i>       |
| Black-throated Blue Warbler  | <i>Dendroica caerulescens</i>  |
| Yellow-rumped Warbler        | <i>Dendroica coronata</i>      |
| Black-throated Green Warbler | <i>Dendroica virens</i>        |
| Blackburnian Warbler         | <i>Dendroica fusca</i>         |
| Pine Warbler                 | <i>Dendroica pinus</i>         |
| Prairie Warbler              | <i>Dendroica discolor</i>      |
| Palm Warbler                 | <i>Dendroica palmarum</i>      |
| Bay-breasted Warbler         | <i>Dendroica castanea</i>      |
| Blackpoll Warbler            | <i>Dendroica striata</i>       |
| Black-and-white Warbler      | <i>Mniotilta varia</i>         |
| American Redstart            | <i>Setophaga ruticilla</i>     |
| Worm-eating Warbler          | <i>Helmitheros vermivorus</i>  |
| Ovenbird                     | <i>Seiurus aurocapillus</i>    |
| Northern Waterthrush         | <i>Seiurus noveboracensis</i>  |
| Louisiana Waterthrush        | <i>Seiurus motacilla</i>       |
| Connecticut Warbler          | <i>Oporornis agilis</i>        |
| Mourning Warbler             | <i>Oporornis philadelphia</i>  |
| Common Yellowthroat          | <i>Geothlypis trichas</i>      |
| Hooded Warbler               | <i>Wilsonia citrina</i>        |
| Wilson's Warbler             | <i>Wilsonia pusilla</i>        |
| Canada Warbler               | <i>Wilsonia canadensis</i>     |
| Yellow-breasted Chat         | <i>Icteria virens</i>          |
| Scarlet Tanager              | <i>Piranga olivacea</i>        |
| Northern Cardinal            | <i>Cardinalis</i>              |
| Rose-breasted Grosbeak       | <i>Pheucticus ludovicianus</i> |
| Indigo Bunting               | <i>Passerina cyanea</i>        |
| Rufous-sided Towhee          | <i>Pipilo erythrophthalmus</i> |
| American Tree Sparrow        | <i>Spizella arborea</i>        |
| Chipping Sparrow             | <i>Spizella passerina</i>      |
| Clay-colored Sparrow         | <i>Spizella pallida</i>        |
| Field Sparrow                | <i>Spizella pusilla</i>        |

Vesper Sparrow  
 Savannah Sparrow  
 Grasshopper Sparrow  
 Fox Sparrow  
 Song Sparrow  
 Lincoln's Sparrow  
 Swamp Sparrow  
 White-throated Sparrow  
 White-crowned Sparrow  
 Dark-eyed Junco  
 Lapland Longspur  
 Snow Bunting  
 Bobolink  
 Red-winged Blackbird  
 Eastern Meadowlark  
 Rusty Blackbird  
 Common Grackle  
 Brown-headed Cowbird  
 Orchard Oriole  
 Northern Oriole  
 Pine Grosbeak  
 Purple Finch  
 House Finch  
 Red Crossbill  
 White-winged Crossbill  
 Common Redpoll  
 Pine Siskin  
 American Goldfinch  
 Evening Grosbeak  
 House Sparrow

*Pooecetes gramineus*  
*Passerculus sandwichensis*  
*Ammodramus savannarum*  
*Passerella iliaca*  
*Melospiza melodia*  
*Melospiza lincolnii*  
*Melospiza georgiana*  
*Zonotrichia albicollis*  
*Zonotrichia leucophrys*  
*Junco hyemalis*  
*Calcarius lapponicus*  
*Plectrophenax nivalis*  
*Dolichonyx oryzivorus*  
*Agelaius phoeniceus*  
*Stumella magna*  
*Euphagus carolinus*  
*Quiscalus quiscula*  
*Molothrus ater*  
*Icterus spurius*  
*Icterus galbula*  
*Pinicola enucleator*  
*Carpodacus purpureus*  
*Carpodacus mexicanus*  
*Loxia curvirostra*  
*Loxia leucoptera*  
*Carduelis flammea*  
*Carduelis pinus*  
*Carduelis tristis*  
*Coccothraustes vespertinus*  
*Passer domesticus*

## MAMMALS of Lakeville, MA

34 species

Source: K. Holmes; L. Anderson; and MA DFW records

Virginia Opossum  
 Masked Shrew  
 Short-tailed Shrew  
 Eastern Mole  
 Star-nosed Mole  
 Little Brown Myotis Bat  
 Silver-haired Bat  
 Eastern Pipistrelle Bat  
 Big Brown Bat  
 Red Bat  
 Eastern Cottontail

New England Cottontail (1972 record)  
Eastern Chipmunk  
Woodchuck  
Gray Squirrel  
Red Squirrel  
Southern Flying Squirrel  
White-footed Mouse  
Meadow Vole  
Pine Vole  
Muskrat  
Norway Rat  
House Mouse  
Meadow Jumping Mouse  
Coyote  
Red Fox  
Gray Fox  
Raccoon  
Shorttail Weasel  
Longtail Weasel  
Mink  
Striped Skunk  
River Otter  
White-tailed Deer  
Fisher

## APPENDIX E

### Historical Assets

1. Lakeville Cemeteries
2. Resolution No. 2019-057
3. MACRIS

#### 1. Cemeteries in the Town of Lakeville

| Name                      | Location/vicinity                         | Ownership         |
|---------------------------|-------------------------------------------|-------------------|
| 1. Booth #1               | County Street near 167                    |                   |
| 2. Booth #2               | County Street near 174                    | Town of Lakeville |
| 3. Canedy                 | Highland Road near 97                     | Town of Lakeville |
| 4. Clark                  | Bedford Street near 457                   | Town of Lakeville |
| 5. Douglas Yard           | Highland Road in woods near 49            | Private           |
| 6. Hafford                | Near 177 County Street                    | Town of Lakeville |
| 7. Haskell                | Bedford St near Rochester line            | New Bedford       |
| 8. Haskins                | Rhode Island Road near Southworth         | Town of Lakeville |
| 9. Horr                   | Bedford Street near 457                   | Town of Lakeville |
| 10. Howland               | Road near 74                              | Town of Lakeville |
| 11. Indian Shore          | Off Betty's Neck Road                     | Town of Lakeville |
| 12. Keith                 | County Road near Peirce Ave.              | Town of Lakeville |
| 13. Lang                  | Street/Peirce off County Road on Lang St. | Town of Lakeville |
| 14. Malbone               | Street & Emerson Drive                    | Town of Lakeville |
| 15. McCully               | Highland Road near Rte. 140               | Town of Lakeville |
| 16. Mullein Hill          | Highland Road near 86                     | Private           |
| 17. Orrall Family         | Next to Haskins                           | Private           |
| 18. Pickens #1            | Pickens Street near Virginia Dr.          | Town of Lakeville |
| 19. Pickens #2            | Vigers Conservation Area off Pickens      | Town of Lakeville |
| 20. Pierce/Haskins/Allen  | Accessed off Adams Lane in Berkley        | Town of Lakeville |
| 21. Pond                  | Bedford Street south of Highland Rd.      | Town of Lakeville |
| 22. Precinct              | Rhode Island Road near golf course        | Town of Lakeville |
| 23. Race Course           | Race Course Road near 12                  | Private           |
| 24. Reynolds              | County Street near 184                    | Private           |
| 25. Richmond              | Taunton Street at Cross Street            | Town of Lakeville |
| 26. Robbins               | Race Course Rd.                           | Town of Lakeville |
| 27. Royal Wampanoag       | Bedford Street near Rochester line        | New Bedford       |
| 28. Sampson               | Bedford Street near Old Town Hall         | Private           |
| 29. Small Pox/Enoch Davis | Lot County Street                         | Private           |
| 30. Strobbridge           | Kingman Street near 60                    | Town of Lakeville |
| 31. Thompson Hill         | Rhode Island Road near golf course        | Town of Lakeville |
| 32. Veterans Cemetery     | At Thompson Hill                          | Town of Lakeville |
| 33. Ward                  | Off 45 Crooked Lane                       | Town of Lakeville |

Ownership information listed here has been taken from Lakeville, Massachusetts Gravestone Inscriptions 1711 - 2003 by Jean A. Douillette and is based on information she obtained from the Lakeville Assessors Office. Deed research needs to be done to confirm that the cemeteries listed as being owned by the Town of Lakeville are actually owned by the Town. Except for Sampson and Mullein Hill Cemeteries, which are privately owned and maintained, ownership of most of the remaining cemeteries listed is unclear, although the Town of Lakeville maintains them.

## 2. Resolution No. 2019-057



United South and Eastern Tribes, Inc.  
711 Stewarts Ferry Pike • Suite 100 • Nashville, TN 37214  
(P): 615-872-7900 • (F): 615-872-7417

### USET Resolution No. 2009:057

#### PARTNERSHIPS TO PRESERVE SACRED CEREMONIAL LANDSCAPES

- WHEREAS,** United South and Eastern Tribes Incorporated (USET) is an intertribal organization comprised of twenty-five (25) federally recognized Tribes; and
- WHEREAS,** the actions taken by the USET Board of Directors officially represent the intentions of each member Tribe, as the Board of Directors comprises delegates from the member Tribes' leadership; and
- WHEREAS,** USET Resolution 2003:022 on October 31, 2002 acknowledged an initial eight (8) town "sacred landscape which is of particular cultural value to certain USET member Tribes;" and
- WHEREAS,** for thousands of years before the immigration of Europeans, the *Pau Waus* and medicine people of today's New England region used sacred ceremonial landscapes to sustain the people's reliance on Mother Earth and the spirit energies of balance and harmony; and
- WHEREAS,** the properties which comprise these sacred landscapes are threatened by the encroachments of imminent development; and
- WHEREAS,** these sacred sites of our past ceremonial practices are no longer hidden by their remote locations, but many now stand in desirable development land without local ordinances to protect them; and
- WHEREAS,** since 2002, Tribal preservation authorities and non-Tribal field researchers have, now, documented the presence of ceremonial landscape locales from the Atlantic coast states to states beyond the Mississippi River; and
- WHEREAS,** on December 11, 2008, the Keeper of the National Register signed a Determination of Eligibility for the Turners Falls Sacred Ceremonial Hill Site; and
- WHEREAS,** this sacred ceremonial landscape, which features ceremonial stone structures, is the first in the eastern United States to be officially affirmed and determined eligible; and
- WHEREAS,** in order to protect all these sacred ceremonial landscapes from desecrations and destruction by blind development or wanton vandalism, local and regional preservation partnerships should be fostered to encourage the crafting and implementation of local and regional protective ordinances and preservation accords; therefore, be it
- RESOLVED** the USET Board of Directors supports those member Tribes who wish to partner with individual landholders, agencies, towns, counties, and states that have stewardship of these properties, in order to create historic preservation initiatives that will support the permanent protection of such sacred landscapes.

#### CERTIFICATION

This resolution was duly passed at the USET Annual Meeting, at which a quorum was present, in Hollywood, FL, on Thursday, October 29, 2009.

Brian Patterson, President  
United South and Eastern Tribe, Inc.

Robert McGhee, Secretary  
United South and Eastern Tribes, Inc.

### 3. MACRIS (Massachusetts Cultural Resource Information System)

#### MACRIS Search Results

Search Date: 10/2/2024

Search Criteria: Town(s): Lakeville;

| Inv. No. | Property Name                                                         | Street          | Town      | Year   | Designations |
|----------|-----------------------------------------------------------------------|-----------------|-----------|--------|--------------|
| LAK.A    | Tack Factory Neighborhood                                             |                 | Lakeville |        |              |
| LAK.B    | Lakeville State Sanatorium                                            |                 | Lakeville |        |              |
| LAK.C    | Camp Joe Hooker                                                       |                 | Lakeville |        |              |
| LAK.D    | Assonet Cedar Swamp                                                   |                 | Lakeville |        |              |
| LAK.E    | Crooked Lane - Old Main Street Area                                   |                 | Lakeville |        |              |
| LAK.F    | Assawompset Ponds Complex                                             |                 | Lakeville |        |              |
| LAK.G    | Beechwoods                                                            |                 | Lakeville |        |              |
| LAK.810  | Pierce and Haskins Cemetery                                           | Adams Ln        | Lakeville | C 1785 |              |
| LAK.66   | Fuller House - Hill Top Farm                                          | 2 Apponequet Dr | Lakeville | C 1670 |              |
| LAK.68   | Hill Top Farm                                                         | 3 Apponequet Dr | Lakeville | 1902   |              |
| LAK.67   | Hill Top Farm                                                         | 6 Apponequet Dr | Lakeville | C 1760 |              |
| LAK.927  | Fall River Secondary Line Railroad Bridge No. 0.92 over Assonet River | Assonet River   | Lakeville | 1908   |              |
| LAK.905  | Bedford Street Bridge over N.Y. and N.H. Railroad                     | Bedford St      | Lakeville | 1931   |              |
| LAK.908  | Old Pond Meeting House Marker                                         | Bedford St      | Lakeville | C 1910 |              |
| LAK.804  | Pond Cemetery                                                         | Bedford St      | Lakeville | 1724   |              |
| LAK.920  | Taunton Pumping Station Breakwater and Screen House                   | Bedford St      | Lakeville | 1894   |              |
| LAK.34   | Leonard, Zebulon House                                                | 28 Bedford St   | Lakeville | 1780   |              |
| LAK.79   | Jackson House                                                         | 30 Bedford St   | Lakeville | C 1831 |              |
| LAK.81   | Harris, Frank E. Jr. Garage                                           | 32 Bedford St   | Lakeville | R 1950 |              |
| LAK.80   | Harris, Frank E. Jr. House                                            | 32 Bedford St   | Lakeville | R 1950 |              |
| LAK.3    | Barney, Jonathan and George House                                     | 86 Bedford St   | Lakeville | C 1830 |              |
| LAK.127  | Haskins, Andrew House                                                 | 149 Bedford St  | Lakeville | C 1800 |              |
| LAK.116  | U. S. Post Office - Lakeville Station Branch                          | 157 Bedford St  | Lakeville | 1879   |              |
| LAK.117  | Lakeville Station Railroad Depot                                      | 160 Bedford St  | Lakeville | 1879   |              |
| LAK.37   | Caswell, Eliab House                                                  | 202 Bedford St  | Lakeville | R 1820 |              |
| LAK.26   | Kingman, Calvin House                                                 | 345 Bedford St  | Lakeville | 1845   |              |
| LAK.11   | Taunton Pumping Station                                               | 346 Bedford St  | Lakeville | 1894   |              |
| LAK.63   | Sampson, Uriah House                                                  | 364 Bedford St  | Lakeville | C 1831 |              |
| LAK.6    | Briggs, Daniel - Nelson, Thomas House                                 | 393 Bedford St  | Lakeville | C 1800 |              |
| LAK.22   | Nelson, Thomas House                                                  | 401 Bedford St  | Lakeville | 1717   |              |
| LAK.19   | Nelson, Samuel and William House                                      | 416 Bedford St  | Lakeville | C 1800 |              |
| LAK.61   | Cudworth, Capt. Elisha House                                          | 421 Bedford St  | Lakeville | C 1860 |              |
| LAK.38   | Macomber, Joseph House                                                | 433 Bedford St  | Lakeville | C 1760 |              |
| LAK.4    | Grove Chapel Congregational Church - Union Grove                      | 442 Bedford St  | Lakeville | 1875   |              |
| LAK.45   | Horr, Job - Spooner, Thomas House                                     | 466 Bedford St  | Lakeville | R 1835 |              |
| LAK.40   | Clark, Noah - Nye, Loren House                                        | 472 Bedford St  | Lakeville | 1821   |              |
| LAK.41   | Phinney, Jonathan - Harvey, Oliver House                              | 481 Bedford St  | Lakeville | C 1805 |              |
| LAK.118  | Peirce, Thomas Jr. - Clark, Ezra House                                | 24 Clark Rd     | Lakeville | C 1744 |              |

## MACRIS (continued)

| Inv. No. | Property Name                               | Street               | Town      | Year   | Designations |
|----------|---------------------------------------------|----------------------|-----------|--------|--------------|
| LAK.911  | Woodland Path, The - Colonial Road          | Colonial Rd          | Lakeville | 1715   |              |
| LAK.805  | Keith Cemetery                              | County Rd            | Lakeville |        |              |
| LAK.64   | Hoard - White House                         | 12 County St         | Lakeville | C 1830 |              |
| LAK.50   | Parris, Moses House                         | 62 County St         | Lakeville | 1866   |              |
| LAK.15   | South Lakeville School                      | 119 County St        | Lakeville | C 1925 |              |
| LAK.14   | Canedy, Alexander House                     | 140 County St        | Lakeville | C 1815 |              |
| LAK.922  | Brehaut, John Twin Silos                    | 141 County St        | Lakeville | C 1880 |              |
| LAK.13   | Canedy, Zebulon Leonard House               | 141 County St        | Lakeville | C 1820 |              |
| LAK.16   | Sampson Tavern, Old                         | 161 County St        | Lakeville | C 1830 |              |
| LAK.802  | Hafford Cemetery                            | 177 County St        | Lakeville | C 1799 |              |
| LAK.24   | Hafford, Samuel House                       | 177 County St        | Lakeville | C 1724 |              |
| LAK.111  | Bump - Wilkie Farm Bank Barn                | Crooked Ln           | Lakeville | R 1880 |              |
| LAK.112  | Bump - Wilkie Farm Carriage Shed            | Crooked Ln           | Lakeville | R 1880 |              |
| LAK.104  | Bump - Wilkie Farm Hay and Cattle Barn      | Crooked Ln           | Lakeville | C 1900 |              |
| LAK.110  | Bump - Wilkie Farm Hay Barn                 | Crooked Ln           | Lakeville | C 1900 |              |
| LAK.923  | Bump - Wilkie Farmland                      | Crooked Ln           | Lakeville | R 1820 |              |
| LAK.918  | Crooked Lane - Old Main Street              | Crooked Ln           | Lakeville | R 1720 |              |
| LAK.103  | Ward, George Carriage House                 | Crooked Ln           | Lakeville | R 1865 |              |
| LAK.919  | Ward, George House Driveway Entrance Piers  | Crooked Ln           | Lakeville | R 1865 |              |
| LAK.107  | Wilkie Farm Cow Barn                        | Crooked Ln           | Lakeville | R 1920 |              |
| LAK.108  | Wilkie Farm Milk House                      | Crooked Ln           | Lakeville | R 1920 |              |
| LAK.105  | Wilkie Farm Milk House                      | Crooked Ln           | Lakeville | R 1920 |              |
| LAK.109  | Wilkie Farm Open Garage                     | Crooked Ln           | Lakeville | R 1920 |              |
| LAK.2    | Bump, Josiah House                          | 32 Crooked Ln        | Lakeville | C 1820 |              |
| LAK.119  | Washburn, Salmon M. House                   | 2 Freetown St        | Lakeville | C 1838 |              |
| LAK.120  | Bishop, Dexter - Staples, George House      | 6 Freetown St        | Lakeville | R 1835 |              |
| LAK.121  | Winslow, Asa - Baker, Marcus House          | 8 Freetown St        | Lakeville | C 1825 |              |
| LAK.926  | Lakeville - Rochester Boundary Stone        | Great Island         | Lakeville | C 1830 |              |
| LAK.74   | Hotz Farm Barn                              | 5 Harding St         | Lakeville | R 1920 |              |
| LAK.75   | Hotz Farm Greenhouse #1                     | 5 Harding St         | Lakeville | C 1980 |              |
| LAK.76   | Hotz Farm Greenhouse #2                     | 5 Harding St         | Lakeville | C 1980 |              |
| LAK.77   | Hotz Farm Shed                              | 5 Harding St         | Lakeville | R 1920 |              |
| LAK.73   | Hotz Farm Tractor Shed                      | 5 Harding St         | Lakeville | R 1920 |              |
| LAK.72   | Hotz Mink Farm                              | 5 Harding St         | Lakeville | R 1920 |              |
| LAK.925  | Sailors' Home Tower                         | 17A Heritage Hill Dr | Lakeville | 1882   |              |
| LAK.122  | Nelson, Sidney T. House                     | 1 Highland Rd        | Lakeville | 1879   |              |
| LAK.71   | Foster, Nathaniel - Sampson, Ebenezer House | 2 Highland Rd        | Lakeville | R 1775 |              |
| LAK.58   | Foster, Gershom House                       | 6 Highland Rd        | Lakeville | 1787   |              |

## MACRIS (continued)

| Inv. No. | Property Name                                   | Street           | Town      | Year   | Designations |
|----------|-------------------------------------------------|------------------|-----------|--------|--------------|
| LAK.46   | Shaw, Abraham House                             | 22 Highland Rd   | Lakeville | 1814   |              |
| LAK.123  | Briggs, Silas House                             | 36 Highland Rd   | Lakeville | R 1815 |              |
| LAK.29   | Hinds, Sumner - Hinds, Stephen V. House         | 47 Highland Rd   | Lakeville | 1876   |              |
| LAK.124  | Smith, Capt. Joshua - McCully, Ezra House       | 60 Highland Rd   | Lakeville | C 1794 |              |
| LAK.125  | Robbins House                                   | 69 Highland Rd   | Lakeville | C 1910 |              |
| LAK.30   | McCully, Ezra House                             | 72 Highland Rd   | Lakeville | 1823   |              |
| LAK.126  | Barden, Joseph - Ashley, Luther House           | 83 Highland Rd   | Lakeville | 1809   |              |
| LAK.17   | Lakeville Christian Baptist Church              | 86 Highland Rd   | Lakeville | 1842   |              |
| LAK.69   | Pickens, Silas House                            | 12 Hill St       | Lakeville | C 1831 |              |
| LAK.906  | Howland Road Bridge over Conrail                | Howland Rd       | Lakeville | 1893   |              |
| LAK.910  | Howland Road Bridge over Howland Brook          | Howland Rd       | Lakeville |        |              |
| LAK.32   | Howland, Eseck - Sears, Earl House              | 83 Howland Rd    | Lakeville | C 1750 |              |
| LAK.53   | Ashley, Noah House                              | 129 Howland Rd   | Lakeville | C 1790 |              |
| LAK.803  | Strobridge Cemetery                             | Kingman St       | Lakeville | 1833   |              |
| LAK.59   | Strobridge, William House                       | 69 Kingman St    | Lakeville | C 1775 |              |
| LAK.115  | Long Point Road Screen House and Gate House     | Long Point Rd    | Lakeville | 1899   |              |
| LAK.114  | Eaton, William Storer House                     | 57 Long Point Rd | Lakeville | 1914   |              |
| LAK.55   | Cushman, Robert House                           | 7 Main St        | Lakeville | C 1775 |              |
| LAK.65   | Hoar, Maj. Peter House                          | 64 Main St       | Lakeville | C 1790 |              |
| LAK.36   | Pawn, Capt. John H. House                       | 65 Main St       | Lakeville | 1873   |              |
| LAK.25   | Southworth, Seth - Shaw, Francis House          | 71 Main St       | Lakeville | 1830   |              |
| LAK.44   | Hackett, Peleg House                            | 73 Main St       | Lakeville | 1871   |              |
| LAK.43   | Lakeville District #3 Upper Four Corners School | 81 Main St       | Lakeville | 1853   |              |
| LAK.51   | Coombs, J. Archer House                         | 102 Main St      | Lakeville | C 1820 |              |
| LAK.1    | Staples, Capt. Nathaniel House                  | 129 Main St      | Lakeville | 1834   |              |
| LAK.5    | Windy Hill                                      | 134 Main St      | Lakeville | R 1895 |              |
| LAK.56   | Cushman, Elbridge House                         | 145 Main St      | Lakeville | C 1870 |              |
| LAK.54   | Peirce, Capt. Job House and Farm                | 150 Main St      | Lakeville | C 1870 |              |
| LAK.113  | Elliott Farm                                    | 202 Main St      | Lakeville | R 1880 |              |
| LAK.8    | Lakeville Public Library                        | 241 Main St      | Lakeville | 1914   |              |
| LAK.807  | Malbone Cemetery                                | Malbone St       | Lakeville | R 1780 |              |
| LAK.93   | Pierce - Haskins House                          | 12 Malbone St    | Lakeville | C 1810 |              |
| LAK.94   | Reynolds Farm                                   | 11 Mill St       | Lakeville | R 1820 |              |
| LAK.28   | Little, Ephriam - Williams, George House        | 33 Myricks St    | Lakeville | C 1705 |              |
| LAK.70   | Williams, Elkanah House                         | 47 Myricks St    | Lakeville | R 1820 |              |
| LAK.902  | Poor Farm Bridge - Alms House Bridge            | Old Bridge St    | Lakeville | 1910   |              |
| LAK.903  | Old Main Street Stone Bridge                    | Old Main St      | Lakeville | R 1835 |              |
| LAK.904  | Unpaved Portion of Old Main Street              | Old Main St      | Lakeville | R 1800 |              |

## MACRIS (continued)

| Inv. No. | Property Name                           | Street              | Town      | Year   | Designations |
|----------|-----------------------------------------|---------------------|-----------|--------|--------------|
| LAK.7    | Sampson, Isaac House                    | 58 Old Main St      | Lakeville | C 1855 |              |
| LAK.18   | Sampson, Dr. John House                 | 215 Old Main St     | Lakeville | C 1800 |              |
| LAK.33   | Nelson, William and Dea. Amos House     | 2 Old Mead Rd       | Lakeville | C 1762 |              |
| LAK.909  | Parris Bridge                           | Parris Ln           | Lakeville | C 1770 |              |
| LAK.915  |                                         | Pierce Ave          | Lakeville | 1875   |              |
| LAK.917  | Baptismal Pulpit                        | Pierce Ave          | Lakeville | R 1760 |              |
| LAK.924  | Elkanah's Bridge                        | Pierce Ave          | Lakeville | C 1765 |              |
| LAK.916  | Logging Road Causeway                   | Pierce Ave          | Lakeville | R 1780 |              |
| LAK.809  | Staples - Smiths Cemetery               | Pierce Ave          | Lakeville | R 1750 |              |
| LAK.95   | Pierce, A. House                        | 8 Pierce Ave        | Lakeville | C 1860 |              |
| LAK.20   | Pierce, Hermon and Phillip House        | 18 Pierce Ave       | Lakeville | C 1792 |              |
| LAK.96   | Pierce, Levi House                      | 22 Pierce Ave       | Lakeville | C 1820 |              |
| LAK.97   | Pierce, Enos House                      | 44 Pierce Ave       | Lakeville | C 1830 |              |
| LAK.912  | Balancing Stone                         | 48 Pierce Ave       | Lakeville |        |              |
| LAK.913  |                                         | 59 Pierce Ave       | Lakeville | 1730   |              |
| LAK.12   | Allen, Samuel House                     | 59 Pierce Ave       | Lakeville | C 1765 |              |
| LAK.98   |                                         | 71 Pierce Ave       | Lakeville | R 1820 |              |
| LAK.99   | Hoard House                             | 71 Pierce Ave       | Lakeville | C 1800 |              |
| LAK.914  | Horse Block                             | 71 Pierce Ave       | Lakeville |        |              |
| LAK.100  | Peirce, Oliver House                    | 85 Pierce Ave       | Lakeville | C 1810 |              |
| LAK.101  | Winslow, Jirah House                    | 105 Pierce Ave      | Lakeville | C 1826 |              |
| LAK.102  | Winslow Estate Annex House              | 114 Pierce Ave      | Lakeville | R 1850 |              |
| LAK.901  | Middleborough - Taunton Boundary Marker | Precinct St         | Lakeville | C 1853 |              |
| LAK.900  | Williams, Ted Baseball Training Camp    | Precinct St         | Lakeville | 1923   |              |
| LAK.21   | Lakeville United Church of Christ       | 1 Precinct St       | Lakeville | 1835   |              |
| LAK.10   | Lakeville Town Hall                     | 2 Precinct St       | Lakeville | 1856   | NRIND;       |
| LAK.128  | Lakeville Town Hall Privy               | 2 Precinct St       | Lakeville | 1857   |              |
| LAK.27   | Smith, Job House                        | 15 Precinct St      | Lakeville | C 1800 |              |
| LAK.60   | Reed, L. House                          | 143 Rhode Island Rd | Lakeville | C 1830 |              |
| LAK.800  | Thompson Hill Cemetery                  | 185 Rhode Island Rd | Lakeville | 1711   |              |
| LAK.801  | Royal Wampanoag Cemetery                | Rt 105              | Lakeville | 1794   | NRIND;       |
| LAK.921  | Route 105 South                         | Rt 105 South        | Lakeville |        |              |
| LAK.62   | Kinsley, Unite House                    | 12 Southworth St    | Lakeville | 1816   |              |
| LAK.9    | Sproat, James Garrison House            | 43 Stetson St       | Lakeville | 1712   |              |
| LAK.52   | McCully - Ashley House                  | 2 Susan Ln          | Lakeville | 1760   |              |
| LAK.78   | Young, Jonathan S. House                | 1 Taunton St        | Lakeville | C 1935 |              |
| LAK.82   |                                         | 3 Taunton St        | Lakeville | R 1910 |              |
| LAK.83   | Hambly, Charles B. House                | 4 Taunton St        | Lakeville | C 1929 |              |

## MACRIS (continued)

| Inv. No. | Property Name                                     | Street        | Town      | Year   | Designations |
|----------|---------------------------------------------------|---------------|-----------|--------|--------------|
| LAK.84   |                                                   | 5 Taunton St  | Lakeville | R 1910 |              |
| LAK.85   | Pierce, Seabury B. House                          | 6 Taunton St  | Lakeville | R 1910 |              |
| LAK.88   | Elmes House                                       | 7 Taunton St  | Lakeville | R 1820 |              |
| LAK.39   | Leonard, James House                              | 8 Taunton St  | Lakeville | R 1835 |              |
| LAK.87   | Silva, Manuel House                               | 10 Taunton St | Lakeville | 1941   |              |
| LAK.89   | Bisbee, William A. House                          | 11 Taunton St | Lakeville | R 1910 |              |
| LAK.90   | Elbridge, S. - Holloway, George H. House          | 12 Taunton St | Lakeville | R 1870 |              |
| LAK.91   | Vinal, Maurice House                              | 15 Taunton St | Lakeville | R 1910 |              |
| LAK.92   | Union Chapel                                      | 19 Taunton St | Lakeville | 1876   |              |
| LAK.35   | Leonard, Elkanah III House                        | 40 Taunton St | Lakeville | R 1780 |              |
| LAK.23   | North Lakeville School                            | 49 Taunton St | Lakeville | 1915   |              |
| LAK.31   | Richmond, John House                              | 52 Taunton St | Lakeville | C 1725 |              |
| LAK.129  | Richmond, Eleazer II House                        | 68 Taunton St | Lakeville | R 1830 |              |
| LAK.907  | Vaughan Street Bridge over Nemasket River         | Vaughan St    | Lakeville | 1900   |              |
| LAK.42   | Pierce, Capt. Job House                           | 2 Vaughan St  | Lakeville | C 1850 |              |
| LAK.47   | Southworth, Gideon Jr. - Richmond, Benjamin House | 60 Vaughan St | Lakeville | R 1800 |              |
| LAK.49   | Southworth, Capt. Nathaniel House                 | 65 Vaughan St | Lakeville | 1811   |              |
| LAK.48   | Morton, Caleb House - Riverside Farm              | 88 Vaughan St | Lakeville | R 1815 |              |