



**Lakeville Master Plan**  
*Services & Facilities*  
*and*  
*Transportation & Circulation*  
**Public Workshop Report**  
Saturday - June 1, 2019



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## Introduction

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

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

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

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



### Opportunities to Participate *Lakeville Needs Your Input!*



*Master Plan Public Workshop Schedule*

## Public Workshops

### *Discovery Workshop (May, 2018)*

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



*Discovery Workshop*

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

The second workshop addressed the (1) Land Use, (2) Housing, and (3) Economic Development Master Plan elements. It took place at the Lakeville Public Library on Wednesday, October 16, 2018. Similar to the Discovery Workshop, the objectives were to inform attendees about the update process and to gather feedback on the three specific topics. Two break-out groups discussed items such as the current land uses, existing housing stock and types of businesses in town. In addition, specific attention was paid to how they felt the town should look and feel in the next 10 years. That is to say, the participants focused on questions such as: 1) "What types of businesses are best for Lakeville?", 2) "What types of housing are needed in town?" and 3) "Where are areas in town that are appropriate for growth?" Approximately 20 participants attended and shared their thoughts about Lakeville's current and future Land Use, Housing, and Economic Development. That workshop summary report (found on the project website) provides all of the recorded comments and specific event details.



*Land Use, Housing, Economic Development Workshop*

*Natural & Cultural and Open Space & Recreation Workshop (March, 2019)*

The third workshop addressed the (1) Natural & Cultural and (2) Open Space & Recreation Master Plan elements. It took place at the Lakeville Public Library on Saturday, March 16, 2019. Similar to the previous two workshops, the objectives were to inform attendees about the update process and to gather feedback on the specific topics. The five break-out groups participated in a table-top mapping exercise focused on identifying and documenting topic related significant areas in town. Specifically, each group focused on identifying those key locations on a town map with a colored sticker representing: (1) Open Space - green sticker; (2) Recreation - red sticker; (3) Natural Resource - yellow sticker; and, (4) Cultural or Historic - blue sticker. At the end of the exercise, a volunteer reported the findings from their discussion to the larger group of workshop participants. Nearly 50 participants attended and shared their thoughts about Lakeville’s Natural & Cultural Resources and Open Space & Recreation. That workshop summary report (found on the project website) provides all of the recorded comments and specific event details.



*Natural & Cultural Resources and Open Space & Recreation Workshop*

**Town Events**

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



*Master Plan Table at the 2018 Special Spring Town Meeting*



*Master Plan Table at the 2018 Outdoor Concert Series*



*Master Plan Table at the 2018 Arts & Music Festival*



*Master Plan Table at the 2019 Recreational Sports Game Day*

# The Day of the Workshop

## Welcome and Introduction

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

## Group Discussions

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

The two groups focused on identifying locations on a town map with a colored theme sticker (see right) representing: (1) Bicycle - green sticker; (2) Pedestrian - blue sticker; (3) Bus - orange sticker; (4) Truck - pink sticker; (5) Car - brown sticker; and, (6) Train - purple sticker. During this conversation, SRPEDD’s facilitators helped guide the discussion and answered questions



while a volunteer from the group transcribed the specific location and supporting documentation on a large note pad. At the end of the exercise, a volunteer reported the findings from their discussion to the larger group of workshop participants. This portion of the workshop took approximately one (1) hour. Information resulting from the group discussions and the voting exercise is available in Appendix C.

*Group Discussion Table-Top Map Exercise*

## Closing Remarks

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

## Comments & Site Identification

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

### Comments Summary

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

#### *Services & Facilities*

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

#### *Transportation & Circulation*

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

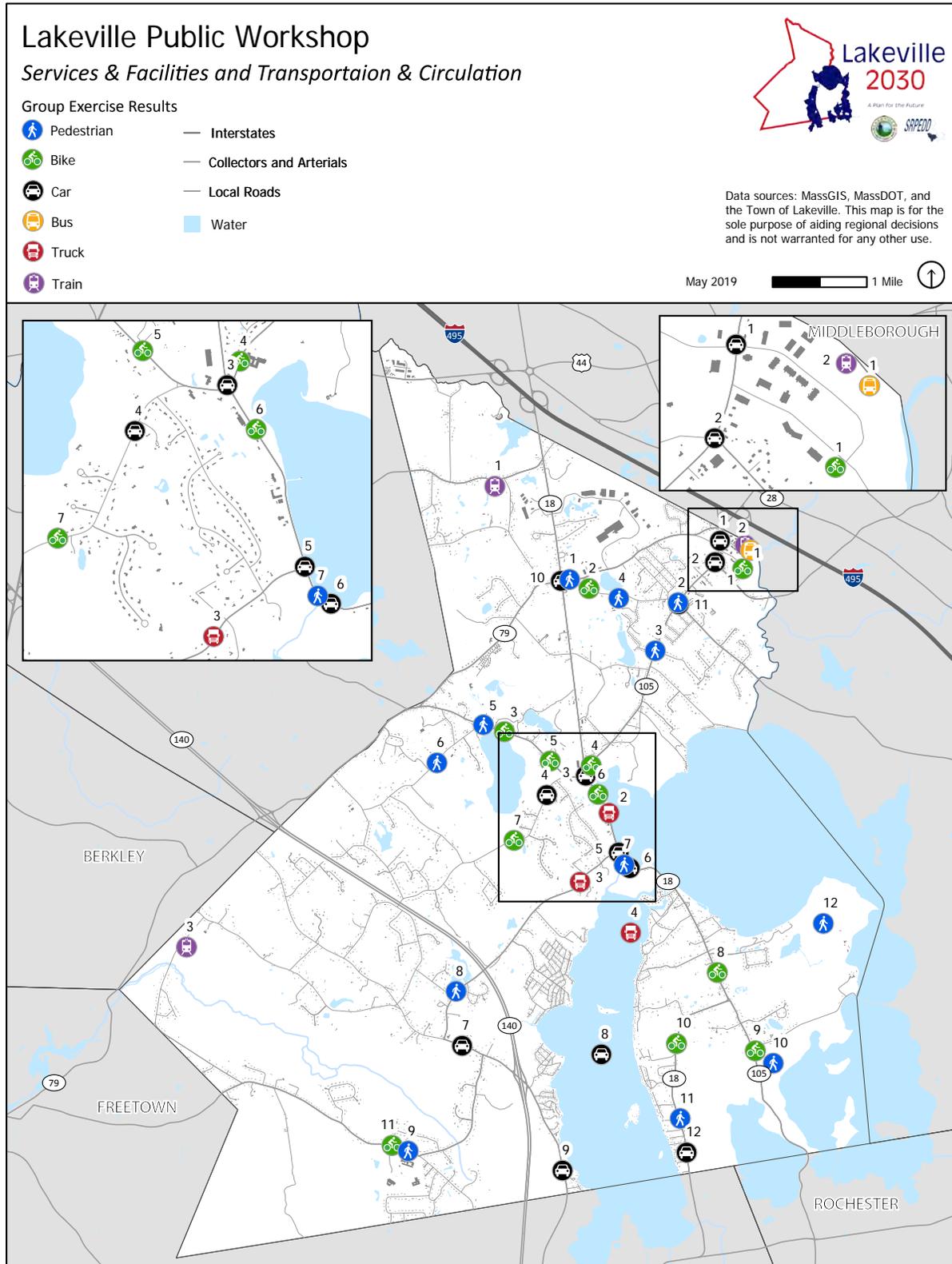
Figure 1, on the following page, displays all of the locations identified by the workshop participants and the entire list of all 46 comments is available in Appendix C, organized and coded by Master Plan element. The following sections of this report present more of the comments received.



*Group Discussions*



**Figure 1: Group Discussion Results**



## Services & Facilities

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

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

## Transportation & Circulation

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

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

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

## Transportation & Circulation (continued)

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

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

## Conclusion

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

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

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

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

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



# **Appendix A**

*Workshop Flyer & Sign-In Sheet*



# Lakeville 2030

*A Plan for the Future*

## Services & Facilities and Transportation & Circulation

### Master Plan Public Workshop

**Saturday  
June 1, 2019  
10:00 AM to 12:00 PM**

**Lakeville Public Library  
4 Precinct Street**





## MASTER PLAN WORKSHOP: Saturday, June 1, 2019

Name	Address (optional)	Email (optional)	Affiliation
Joseph Gumbert		BMW Joe 7 @ Yahoo.com	
Cynthia Barber		clbarb00@yahoo.com	
Nathaniel Bradley		nbradley428@gmail.com	
BRIAN HOEG			
Fred Beal			
Jim Kenney		KenneyJim@comcast.net	
Domani Carboni		lcarboni@lakevillema.org	Town Coordinator
Rita Garbitt		rgarbitt@lakevillema.org	Town Administrator
Hilary Wood	Somerset Lane	hilaryawood@gmail.com	
Pat Bessette	Bedford St	prbessette@aol.com	comcast.net
Laura Stanley	Bullfinch	lss4stanley@verizon.net	
Stephen Stanley	Baker Lane		
BRIAN REYNOLDS			
RODNEY R. DIXON		rodneymrdixone.comcast.net	





## **Appendix B**

*Workshop Presentation & Handout*



# Lakeville

# 2030

*A Plan for the Future*

## **Lakeville Master Plan**

### ***Services & Facilities and Transportation & Circulation Workshop***

Saturday - June 1, 2019

Public Library - 4 Precinct Street, Lakeville, MA 02347



# Agenda for Today

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

10:00 - 10:15: **Introductions**

10:15 - 10:55: Master Plan Introduction and Information Presentation

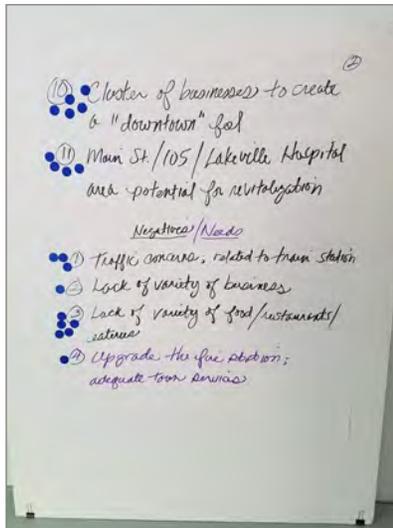
10:55 - 11:00: Refreshment Break

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

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

# What is SRPEDD's role here?

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



**Main Goals**

+



**Who/What Info**

=

What opportunities do we have?

What actions are needed?

What resources are required?

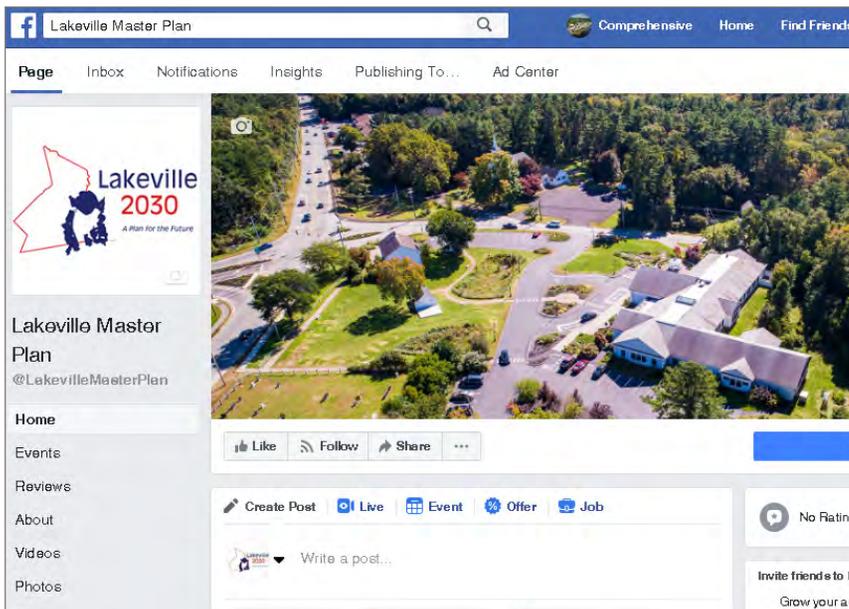
Who's in charge?

What are the main hurdles?

**Planning**

# Public Engagement

## On the web



## In person



*Spring Special Town Meeting  
April, 2018*



*Outdoor Concert Series  
July, 2018*



*Arts & Music Festival  
September, 2018*



*Baseball & Soccer Games  
May, 2019*

# Public Engagement



**Opportunities to Participate**  
*Lakeville Needs Your Input!*

WORKSHOP #1



Vision



WORKSHOP #2



Land Use  
Housing  
Economic  
Development



WORKSHOP #3



Natural  
& Cultural  
Resources  
Open Space  
& Recreation



WORKSHOP #4



Services  
& Facilities  
Transportation  
& Circulation



OPEN HOUSE



Implementation  
All Final Draft  
Elements

# Main Themes



## Lakeville Master Plan: **Main Themes**

- 1 Balance future growth with maintaining Lakeville's semi-rural character, animal habitat areas, and natural beauty.
- 2 Support the local economy while exploring additional opportunities to create new businesses and economic development in appropriate areas.
- 3 Continue to support the current and future maintenance and creation of open space and recreation areas while working to enhance accessibility and connectivity.
- 4 Pursue additional sidewalks and bike facilities to allow for alternative transportation options.
- 5 Enhance the information sharing efforts using all available tools to ensure the public can make informed decisions.
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- 7 Add professional staff to help guide future residential and business growth.
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# What is a Master Plan?

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

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

# What are the Elements of a Master Plan?

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

- Statement of Goals and Policies
- Land Use
- Housing
- Economic Development
- Natural and Cultural Resources
- Open Space and Recreation
- ***Services and Facilities***
- ***Transportation and Circulation***
- Implementation Strategies

# What type of information do we consider?



land use patterns



zoning and laws



town priority areas



ownership and rights



*facilities and assets*



water resources



conservation



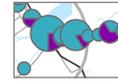
habitat areas



agriculture



*transportation*



*crash rates*



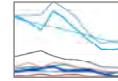
environmental hazards



land values



development history



demographic and economic trends

**and ...**

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



Services & Facilities and  
Transportation & Circulation

Master Plan Public Workshop



Public Workshops

Community Events

Website and Facebook

**Comment Cards**

Master Plan Committee

Existing Plans



# Why Create a Master Plan?

*A Master Plan helps municipalities to:*

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

# What Does the Data Say?

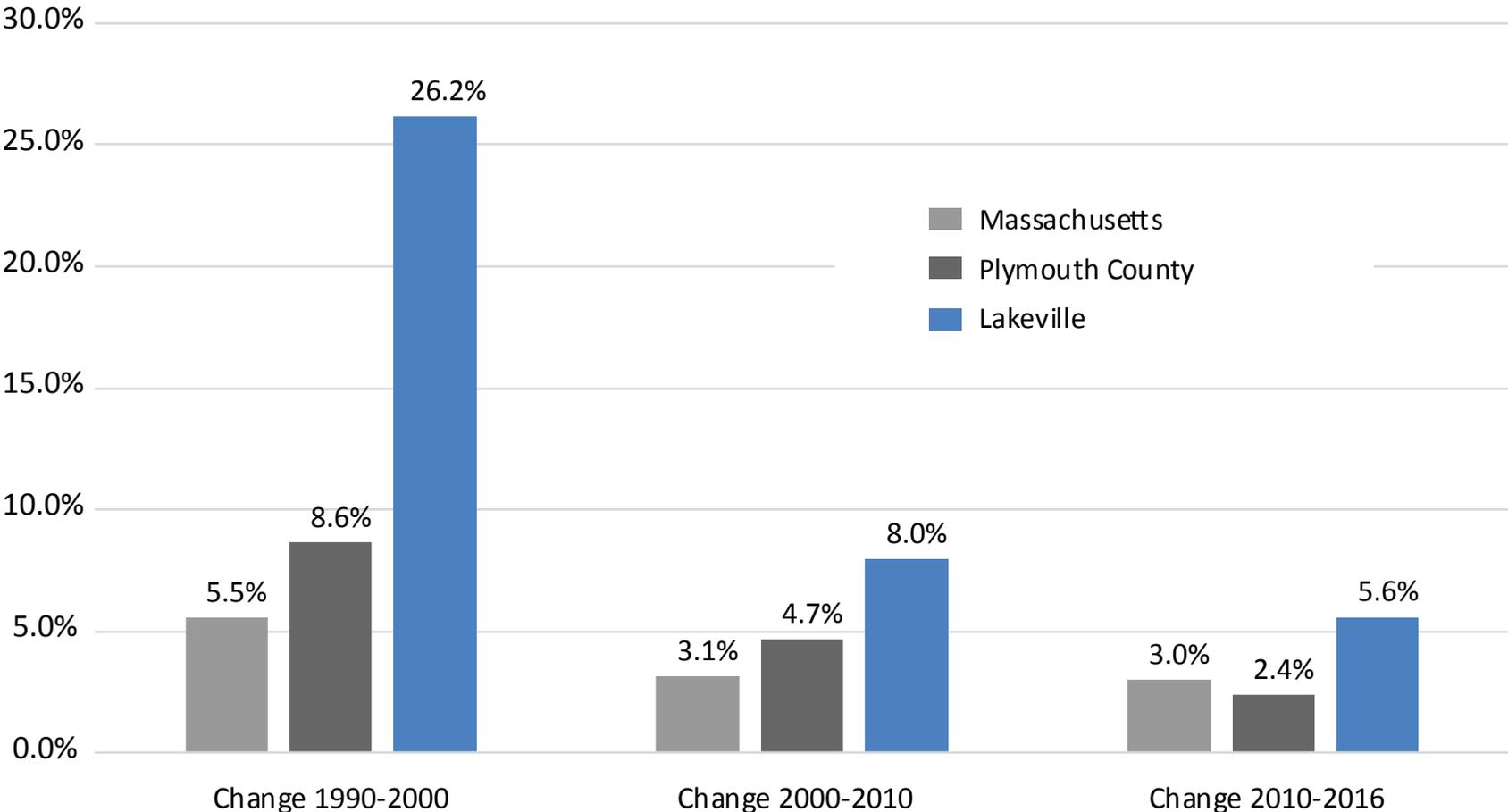
Let's explore some data from the following sources:

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

***Who are we planning for?***

# Population Growth Rates by Decade

Source: U.S. Census Bureau



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



# Households

Average household size  
has decreased slightly.



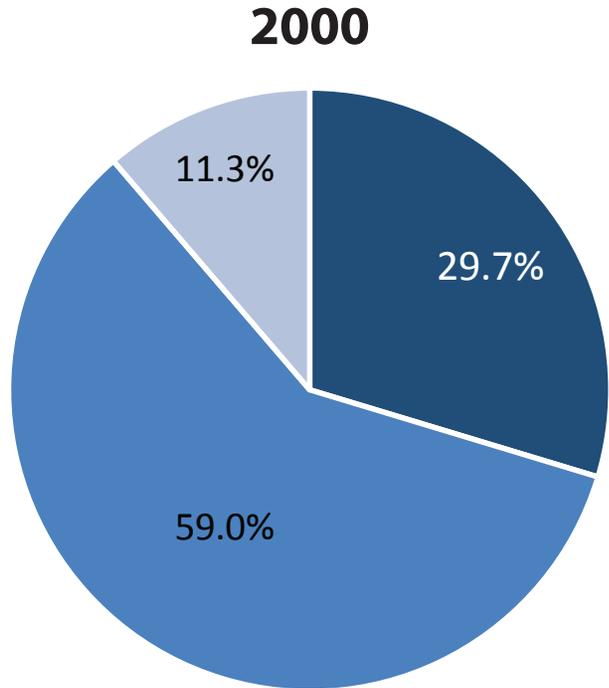
**30.3%** of Lakeville households  
include a person age **65+**  
(up significantly from 20.2% in 2000)

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

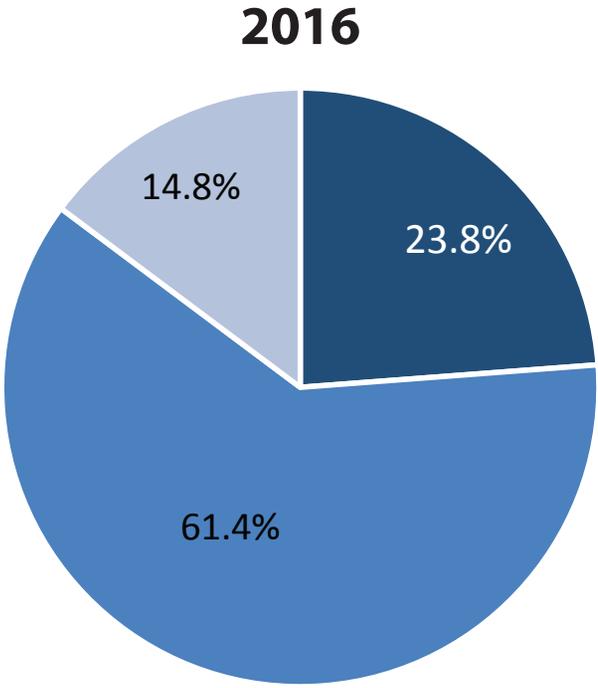


Source: U.S. Census Bureau

# Age Trends



**Median Age: 37.8**



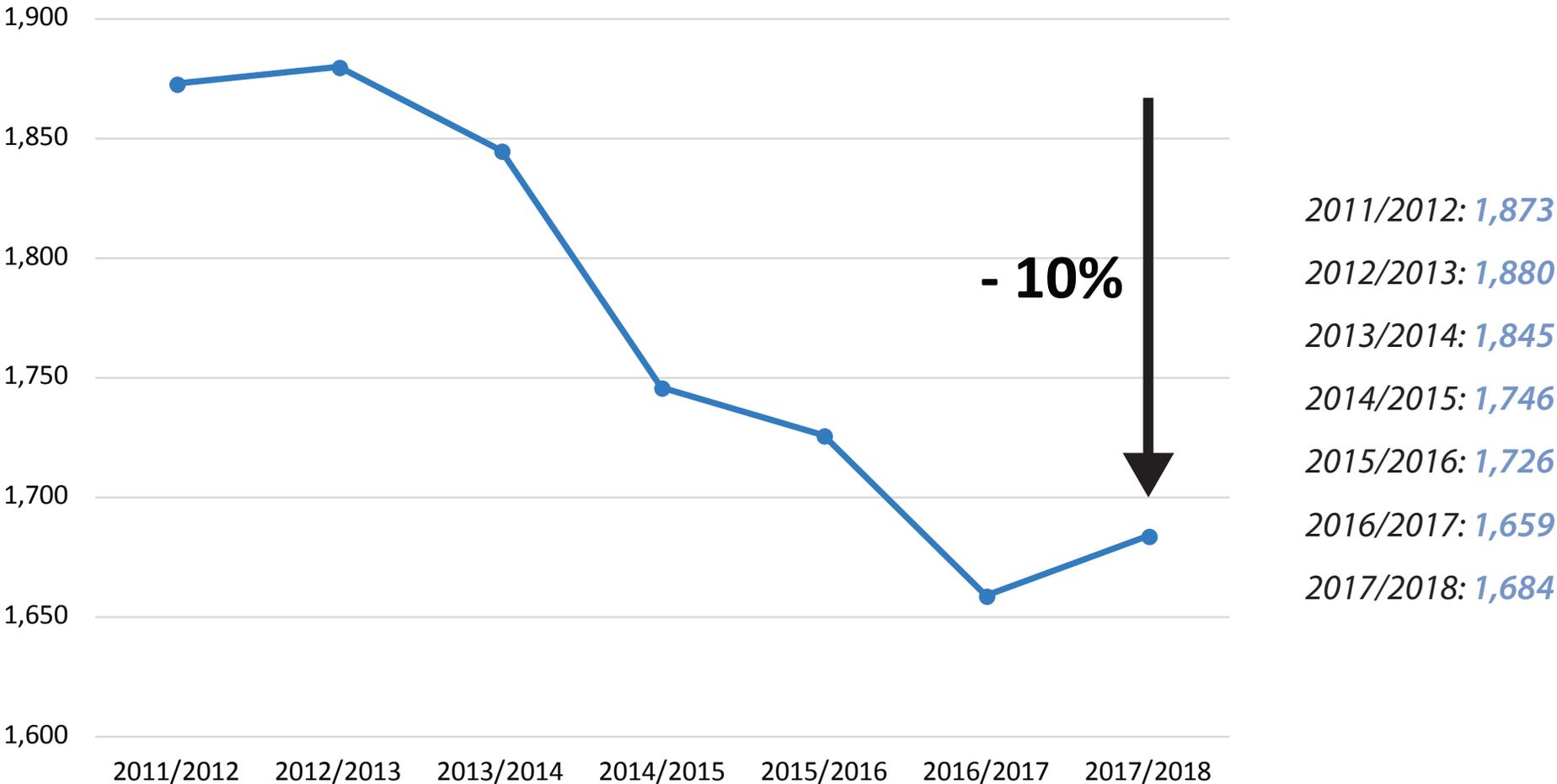
**Median Age: 44.2**

■ "School Age" (Under 20)      ■ "Working Age" (20 - 59)      ■ "Retirement Age" (65 +)

*Source: U.S. Census Bureau*

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

# School Enrollment



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

**Lakeville's student population declined between 2012 and 2018.**



# Income

Median Household Income in Lakeville is estimated at

**\$93,691**

*Source: U.S. Census Bureau*

This is much higher than  
median incomes in:

<b>Plymouth County</b>	<b>\$77,627</b>
<b>Bristol County</b>	<b>\$59,343</b>
<b>Massachusetts</b>	<b>\$70,954</b>

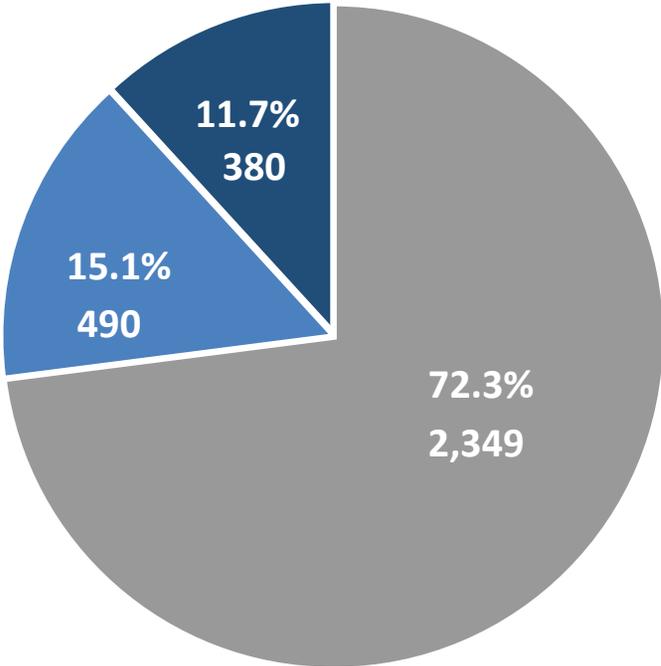
Surrounding towns:

<b>Rochester</b>	<b>\$103,081</b>
<b>Berkley</b>	<b>\$95,186</b>
<b>Freetown</b>	<b>\$91,618</b>
<b>Middleborough</b>	<b>\$76,961</b>

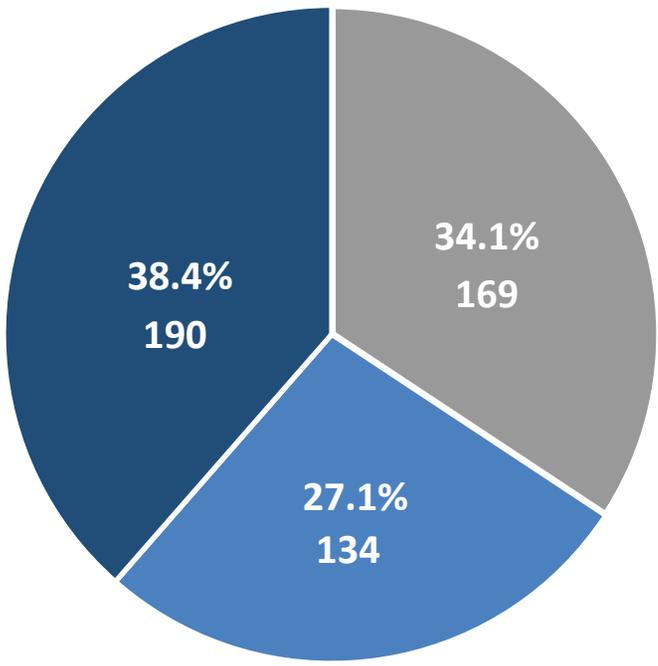


# Households Spending More than 30% of Income on Housing

## Owners



## Renters



- Cost Burdened (30%-50% of income spent on housing)
- Severely Cost Burdened (50%+ of income spent on housing)
- Not Cost Burdened

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

**A quarter of owner households are housing cost burdened. More than half of renters are burdened, with many spending over 50% of their income on housing.**

# Lakeville's Subsidized Housing Inventory (SHI)

## Chapter 40B Affordable Housing Stock

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

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

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

**It currently has 7.1%.**

# Affordable Housing vs. Housing that is Affordable

## “Affordable” Housing:

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

## Housing that is “affordable”:

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

Lakeville AMFI: \$81,000

80% Limit (family of four): \$66,250

*Please note that this is a very basic description of the differences and is not meant to be an all inclusive definition.*

# Chapter 40B vs. Chapter 40R

*Both were enacted to produce affordable housing stock*

## **“40B”** (1969)

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

## **“40R”** (2004)

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

*Please note that this is a very basic description of the differences and is not meant to be an all inclusive definition.*

# Job Growth, 2006 - 2016

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

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

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

# Jobs by Sector, 2006 - 2016

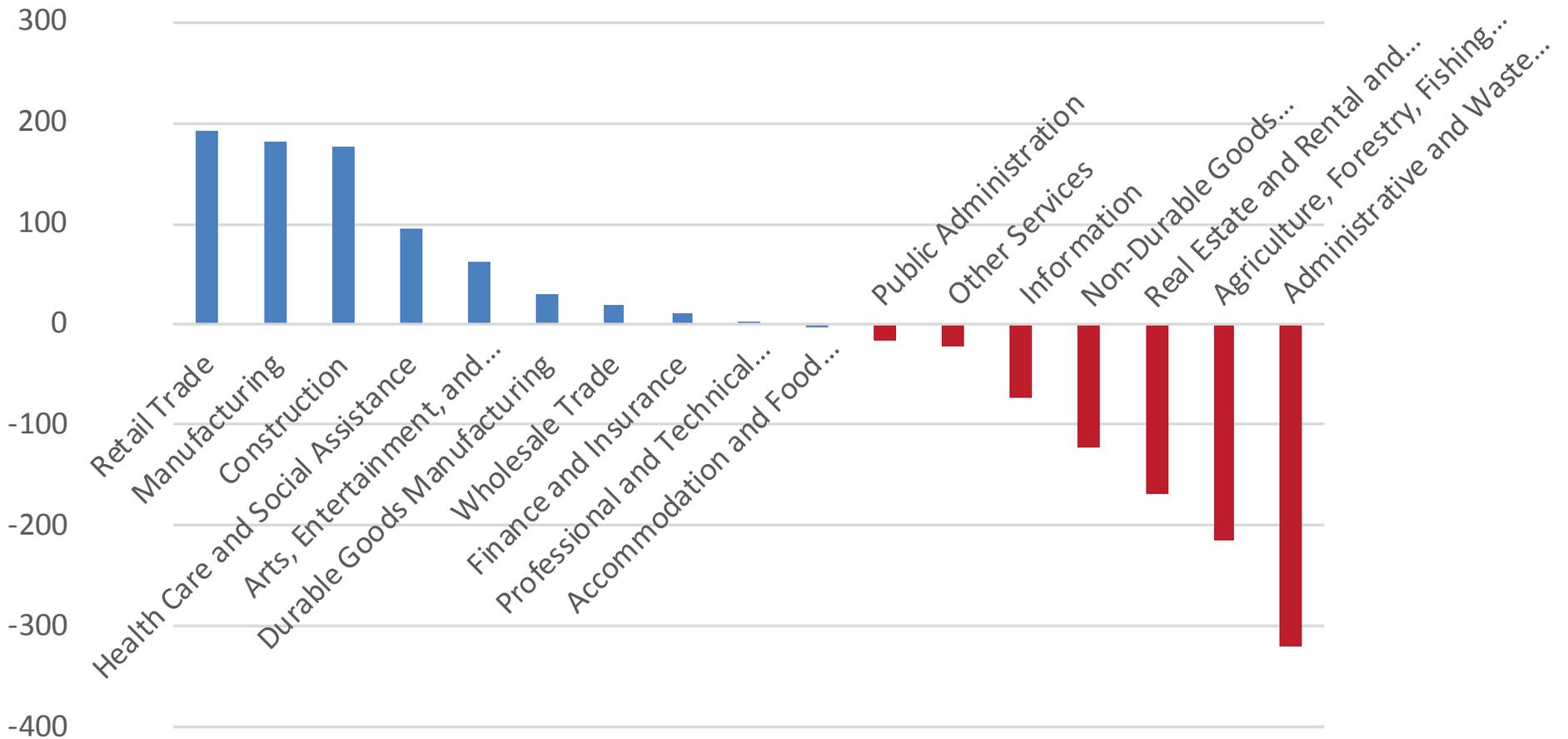
NAICS Code and Industry	2006 Jobs	2016 Jobs	# Change 2006-2016	% Change 2006-2016
62 - Health Care and Social Assistance	300	395	95	31.7%
23 - Construction	191	366	175	<b>91.6%</b>
31-33 - Manufacturing	73	255	182	<b>249.3%</b>
92 - Public Administration	237	220	-17	-7.2%
44-45 - Retail Trade	17	210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

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

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

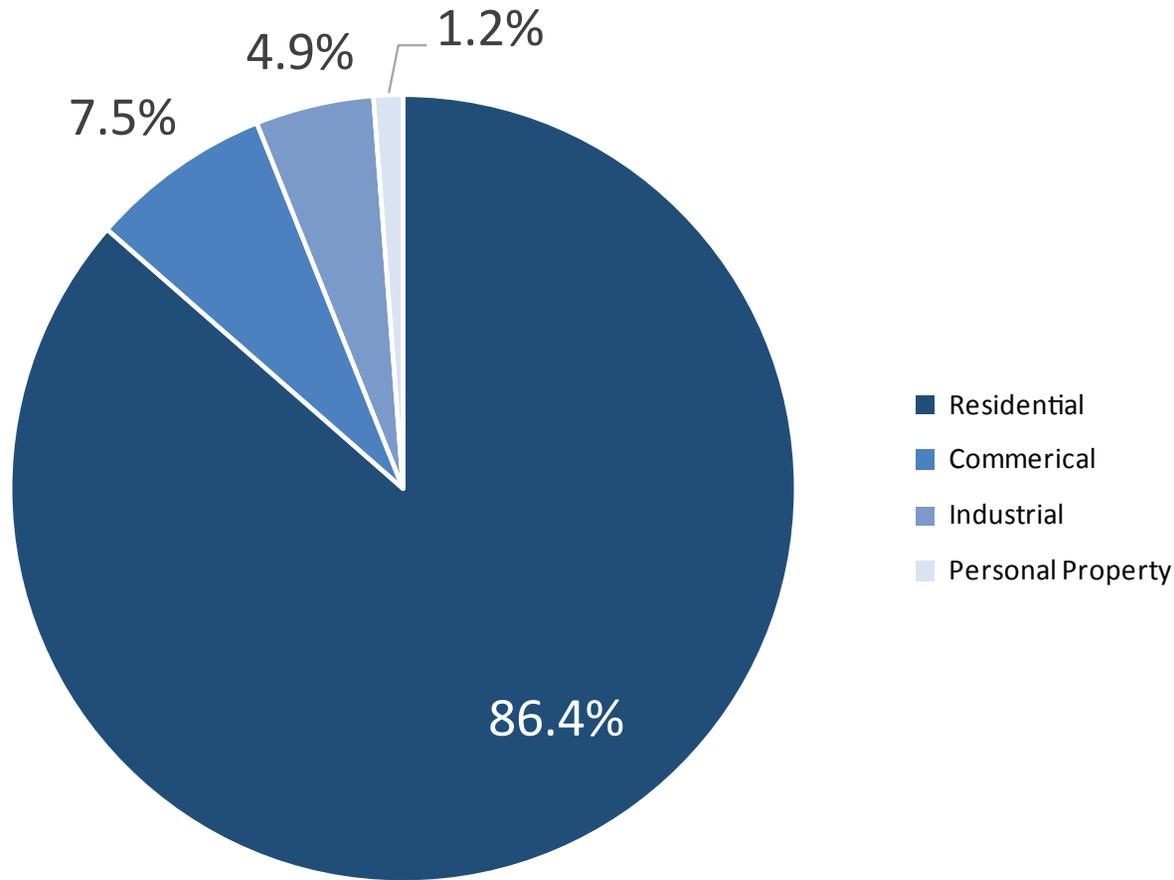


# Job Growth by Sector, 2006 - 2016



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

# Tax Base, 2018



**63.0% in Taunton**  
**70.6% in Freetown**  
**79.9% in Middleborough**  
**85.7% in Rochester**  
**94.4% in Berkley**

Source: MA Division of Local Services (DLS)

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

# Tax Rates Per \$1,000 of Value (Millage Rates), 2018

Jurisdiction	Residential tax rate	Commercial tax rate
Berkley	\$14.02	\$14.02
Freetown	\$13.31	\$21.42
<b>Lakeville</b>	<b>\$13.59</b>	<b>\$13.59</b>
Middleborough	\$15.60	\$16.57
Rochester	\$14.11	\$14.11
Taunton	\$15.72	\$34.43

Source: MA Division of Local Services (DLS)

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

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

## Services & Facilities

Maintain and enhance *quality educational opportunities* for Lakeville's residents.



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

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

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

Explore options for *new cemetery space.*

Hire a Town Planner/Conservation Agent.

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

## Transportation & Circulation

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



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

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

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

Permit and advocate for *shared access*.

# Before We Break...



# Group Discussion Questions

## Services & Facilities

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

## Transportation & Circulation

- How is the condition of the town's infrastructure (roads, sidewalks, signage, etc.)?
- How are the transportation options in Lakeville?
- Do you walk or bike to certain places in town? Do you feel safe?
- Are there particularly unsafe or challenging intersections in town?
- Where would new sidewalks be appropriate?

**Refreshment Break!**

**5 minutes**



# Agenda for Today

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

10:00 - 10:15: Introductions

10:15 - 10:55: Master Plan Introduction and Information Presentation

10:55 - 11:00: Refreshment Break

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

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

# What is Next?



Come out and see what it's all about!



2018

**MAY**

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**JUNE**

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2019

**JANUARY**

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**MARCH**

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**JUNE**

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**SEPTEMBER**

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**OCTOBER**

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**NOVEMBER**

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**DECEMBER**

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30	31					

Dates have not been confirmed

Dates may be subject to change.

Please see the project website or Facebook for more information about a specific event.

**Community Events**

**Board/Committee Meetings**

**Public Workshops**

Public Workshops

Community Events

Committee Meetings



# Keeping in Touch and Participating Online

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

## SRPEDD Southeastern Regional Planning and Economic Development District

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### Lakeville Master Plan

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

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#### Welcome to the Lakeville Master Plan Home Page!

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**Lakeville**  
**2030**  
*A Plan for the Future*

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

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

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

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

Also...



# Contact



# Lakeville 2030

*A Plan for the Future*

**Rita Garbitt**

*Town Administrator*

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508.746.8803

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[jcornock@srpedd.org](mailto:jcornock@srpedd.org)

508.824.1367 x213

[www.srpedd.org](http://www.srpedd.org)



# Lakeville

# 2030

*A Plan for the Future*

## **Lakeville Master Plan**

### ***Services & Facilities and Transportation & Circulation Workshop***

#### **Town Facilities**

# Town Hall/Fire Department (346 Bedford Street)

## *Town Hall*

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

## *Fire Department*

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



# Police Department (323 Bedford Street)

- Built in 2019
- 12,000 s.f.
- Condition: New
- Proposals/Plans: Under Construction



# Assawompset Elementary School (232 Main Street)

- Built in 1949
- 83,000 s.f.
- Condition: Fair to Poor
- Proposals/Plans: Statement of Interest was submitted to the MSBA this spring to explore the possibility of building improvement/renovation project.



# Apponequet Regional High School (100 Howland Road) Freetown/Lakeville Middle School George R. Austin Intermediate School

## *High School*

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

## *Middle School*

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

## *Intermediate School*

- Built in 1972 (*Renovated in 2004*)
- 110,000 s.f.
- Condition: Excellent
- Proposals/Plans: None at this time



# Public Library (4 Precinct Street)

- Built in 2005
- 15,600 s.f.
- Condition: Good
- Proposals/Plans: None at this time



## Highway Department (6 Montgomery Street)

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



## Senior Center (1 Dear Crossing)

- Built in 2003
- 6,000 s.f.
- Condition: Good
- Proposals/Plans: None at this time



# Transfer Station (100 Kenneth Welch Drive)

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



## **Appendix C**

*Workshop Comment Pads & Summary Table*

*C. Huber*

*17 Feb*

# Lakeville Bicycle, Pedestrian, & Transit Network



- Sidewalk Network
- GATRA Bus Service
- Existing On-Road Bicycle Lane
- Proposed On-Road Bicycle Lane
- MBTA Commuter Rail
- MBTA Seasonal Commuter Rail
- Pan Mass Challenge Route 2019
- MS Cape Cod Route 2019
- Interstates
- Collectors and Arterials
- Local Roads
- Water
- Structures

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

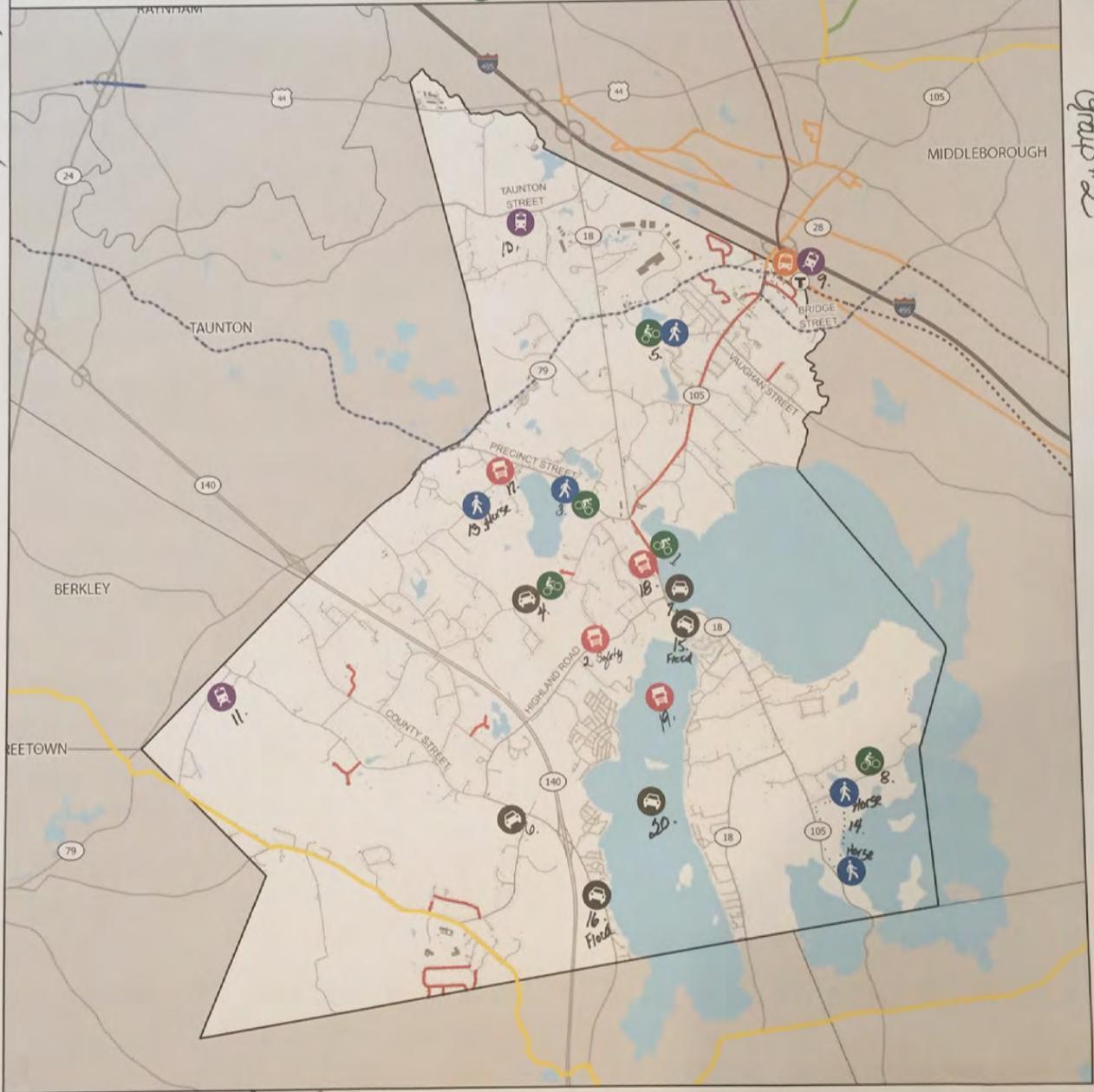
April 2018

1 Mile



*Jim Hanover  
50 E  
HAMBERLIN*

*Group #2*



*S. ZIEMKIEWICZ*

*Brian J.*

*Soprano Liberi*

## GROUP 2

? Are we understaffed/up-to-current population in 1st Responders?

1. Bike lane on <sup>rt.</sup> 18 from Intersection w/ 105 <sup>state</sup> south to <sup>rt.</sup> 18 separation (Lakeside Ave) <sub>from rt 105</sub>
2. Truck-safety awareness. Increased tractor trailer traffic often using <sup>(noise)</sup> brake ~~brake~~ implying they are traveling too fast. (engine "ing")
3. Bike path + pedestrian <sub>on Precinct St.</sub> from Fern Ave. to intersection of Rtes. 18 + 105 (Le Barron) <sub>Town</sub>
4. Pickens St. - SAFETY ISSUE - improve biking, reduce conflicts w/ bikes + motorized vehicles
5. <sup>town</sup> Clear Pond Rd. Consideration for improvements for bikes + pedestrians in street improvements/upgrades.

6. Freetown<sup>town</sup> St. @ County<sup>state</sup> Rd.

Safety issue seasonal/daily. Ice on pavement in winter. Traffic turning, etc.

7. Highland<sup>town</sup> Rd. @ Bedford<sup>state</sup> St.

SAFETY ISSUE ... Speed, turning traffic

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

9. <sup>STATE</sup> Southcoast Rail Initiative, regarding shuttle service/traffic impact/during Phase I.

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

11. Southcoast Rail / Freight line rehab. on Malbone St.

<sup>town</sup>

12. General Comment:  
contact local bicycle business owner  
regarding needs of biking groups who  
gain town approval for events.
13. Shared use path on Montgomery St.  
(bike, ped., horseback).
14. Long Point Rd. equestrian usage
15. Flooding issue:  
Rte 105 @ Snake river culvert
16. Flooding issue:  
County Rd @ Cap't. Bub's
17. DPW - building improvement/replacement
18. Fire Station - expansion
19. Long Pond emergency access ➔  
~~public parking~~
20. Long Pond public parking for  
recreational access

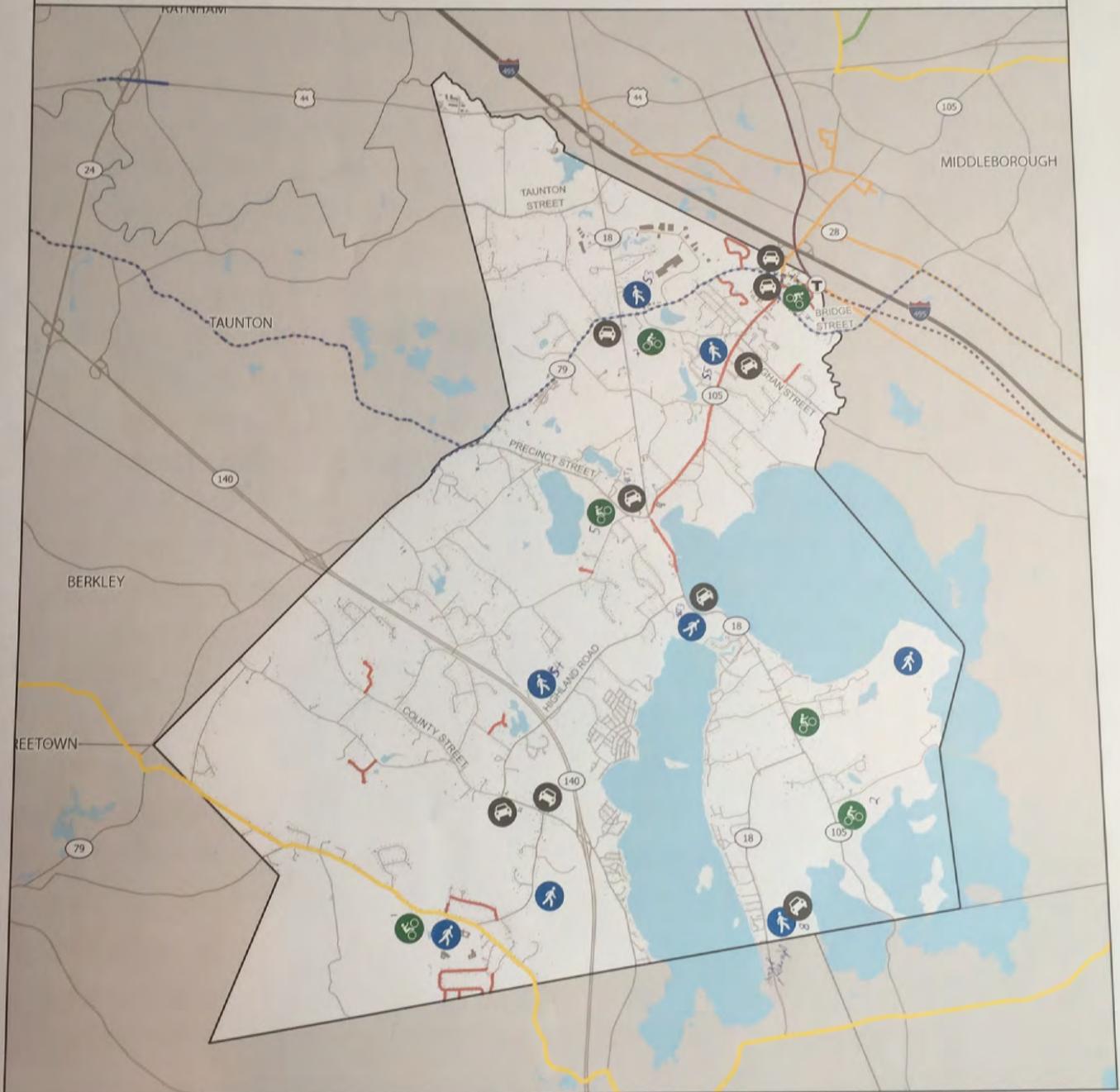
# Lakeville Bicycle, Pedestrian, & Transit Network



- Sidewalk Network
- GATRA Bus Service
- Existing On-Road Bicycle Lane
- - - Proposed On-Road Bicycle Lane
- MBTA Commuter Rail
- - - MBTA Seasonal Commuter Rail
- Pan Mass Challenge Route 2019
- MS Cape Cod Route 2019
- Interstates
- Collectors and Arterials
- Local Roads
- Water
- Structures

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

April 2018  1 Mile ↑



## Accident + Traffic

- 1) Rt 105 + 18 - High accident, traffic + congestion (peak periods)
- 2) Rt. 105 + Bridge St. " Morning - NORTH  
Evening - SOUTH
- 3) Highland Rd + 18 - traffic congestion + accident
- 4) Freetown + County Rd - "  
(High-School / Middle School)
- 5) Access to Train St + Rt 105 - "

## Sidewalks

- 1) In front of School - Freetown St + Highland Rd.
- 2) Bedford St (Rt. 18) from Highland to Tamarac Park.
- 3) Rt. 79 portions w/crosswalks
- 4) Portion of Highland Rd. Rt. 140 to County Rd
- 5) Rt. 105 Vaughn + Clear Pond Rd - Cross walk
- 6) Settlement + Rt 105 - Cross-walk

- 1) Bike Paths + Crosswalks  
Near Schools (Howland)
- 2) Rt 18 / Rt 105 to Long Point Rd  
(lots of bike clubs on weekends)
- ~~2~~ 3) and on Long Point Rd to Betty's Neck  
to Marion Rd. (on Road options)
- 4) From current train Station to New Train Station  
(+ Sidewalk options)
- 5) Ted Williams back entrance - Crosswalk, Bike  
(Precinct St) - Interior Circulation
- 6) Crosswalk - Something Brewin to school
- 7) Bike + access Clear Pond Rd. (Clear Pond)  
Sidewalks
- 8) Lakeside Ave - Parking for people  
Launching boats (possible crosswalks)  
(park on side streets now)

Year 2019/2 (HON/109)

## Municipal

9) Town Hall / Fire Dept — combined

→ too old/outdated, separated

Do town offices need to be separate? — Feasibility

Study for both Town Hall AND Fire Station

(use stats from Police Station for baseline)

10) Assowampsett Elementary Feasibility Study Opt  
+ Middle School — (combine or single)

\* (currently working on complete renovations)

11) DPW - active plan in works

12) Animal Shelter — Improve aesthetics  
+ Improvements (parking, visibility)

box

b) Lack of meeting centers

c) TED Williams - Loon Pond Lodge  
can we utilize better?

## Lakeville Master Plan - Services Facilities and Transportation Circulation Workshop Comments

June 1, 2019 - 10AM

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

## **Appendix D**

*Workshop Photos*



## Lakeville Master Plan *Services & Facilities and Transportation & Circulation* Public Workshop Saturday - June 1, 2019

