Lakeville Master Plan

*Discovery Workshop*

Saturday - May 19, 2018

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

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

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

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

Main Goals + Who/What Info = Planning

What opportunities do we have?

What actions are needed?

What resources are required?

Who’s in charge?

What are the main hurdles?
Opportunities to Participate

Lakeville 2030
A Plan for the Future

Public Input Process
★ YOU ARE HERE!

WORKSHOP #1
VISION
05-19-18

WORKSHOP #2
LAND USE
Oct. 2018

WORKSHOP #3
OPEN SPACE & RECREATION
Feb. 2019

WORKSHOP #4
SERVICES & FACILITIES
Jun. 2019

OPEN HOUSE
IMPLEMENTATION
Oct. 2019

Vision
Land Use
Housing
Economic Development
Open Space & Recreation
Natural & Cultural Resources
Services & Facilities
Transportation & Circulation
Implementation
All Final Draft Elements
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- 10:15 - 10:45: **Master Plan Introduction and Information Presentation**
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- 11:00 - 11:45: Discussion Groups
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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- A **long-range document** (typical 5 to 10 year “life”; Lakeville’s dates from 2005 and is, therefore, out-of-date)
- A guide for local public policy

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

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

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

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

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

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

A Master Plan helps municipalities to:

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

Average household size has decreased slightly.

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

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

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

**2000**
- "School Age" (Under 20): 11.3%
- "Working Age" (20 - 59): 29.7%
- " Retirement Age" (65 +): 59.0%

**2016**
- "School Age" (Under 20): 14.8%
- "Working Age" (20 - 59): 23.8%
- " Retirement Age" (65 +): 61.4%

**Median Age: 37.8**

**Median Age: 44.2**

Lakeville’s median age increased by 6 years from 2000 - 2016. The share of young, “School Age” people is declining.
Lakeville’s student population declined between 2012 and 2018.
Median Household Income in Lakeville is estimated at $93,691. This is much higher than median incomes in:

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

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%.

<table>
<thead>
<tr>
<th>Community</th>
<th>2010 Census Year Round Housing Units</th>
<th>SHI Units</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Berkley</td>
<td>2,169</td>
<td>24</td>
<td>1.1%</td>
</tr>
<tr>
<td>Freetown</td>
<td>3,263</td>
<td>86</td>
<td>2.6%</td>
</tr>
<tr>
<td>Lakeville</td>
<td>3,852</td>
<td>274</td>
<td>7.1%</td>
</tr>
<tr>
<td>Middleborough</td>
<td>8,921</td>
<td>589</td>
<td>6.6%</td>
</tr>
<tr>
<td>Rochester</td>
<td>1,865</td>
<td>8</td>
<td>0.4%</td>
</tr>
<tr>
<td>Taunton</td>
<td>23,844</td>
<td>1,529</td>
<td>6.4%</td>
</tr>
</tbody>
</table>
## Job Growth, 2006 - 2016

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

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

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

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

**Housing**

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

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

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


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

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

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

**Economic Development**

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

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


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

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


**Open Space & Recreation**

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

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

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

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

**Transportation & Circulation**

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

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

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

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

Permit and advocate for shared access (2005 MP).
Main Messages

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Natural &amp; Cultural Resources</th>
<th>Services &amp; Facilities</th>
<th>Other Goals &amp; Priorities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Promote land use patterns that are consistent with the town’s character by encouraging new to protect open space and natural features (2005 MP).</td>
<td>Protect the town’s surface water, groundwater, ponds, rivers, and wetland resources for current and future generations (2005 MP, 2012 OSRP).</td>
<td>Maintain and enhance quality educational opportunities for Lakeville’s residents (2005 MP).</td>
<td>“In the future, Lakeville will remain a small, semi-rural community with great natural and scenic beauty” (2005 MP).</td>
</tr>
<tr>
<td>Improve land use regulations and policies to provide additional environmental protection and growth management guidelines (2005 MP).</td>
<td>Protect the habitat of rare and endangered species as well as critical wildlife habitat and exemplary natural communities as identified in the Open Space and Recreation Plan (2005 MP, 2012 OSRP).</td>
<td>Maintain Lakeville’s safe living environment through adequate and efficient police, fire, and emergency medical services. (2005 MP).</td>
<td>“Open space is our greatest asset and defines our community. In the coming years, Lakeville will make a strong commitment to protecting open land of scenic, cultural, and ecological importance.” (2005 MP).</td>
</tr>
<tr>
<td>Develop guidelines for signage and lighting associated with commercial development, including roads and driveways (2005 MP).</td>
<td>Preserve Lakeville’s historic structures and sites, including archeological site and cemeteries (2005 MP, 2012 OSRP).</td>
<td>Continue to provide efficient and high-quality community services with as little tax burden as possible (2005 MP).</td>
<td>“Lakeville will remain a place where people of all generations can live—from schoolchildren to senior citizens. We will seek to provide housing opportunities and community services for young families, single persons, empty nesters, and the elderly.” (2005 MP).</td>
</tr>
<tr>
<td>Create a Rural Residential Zoning District (2005 MP).</td>
<td>Promote the retention of agricultural landscape and support the viability of local farms both as valuable open space features and as business enterprises (2005 MP, 2012 OSRP).</td>
<td>Tie public water and sewer services to targeted areas of town that could accommodate increased density.</td>
<td>We support small businesses as well as low-impact commercial uses in areas where they will not harm the town’s environment or scenic beauty:” (2005 MP).</td>
</tr>
</tbody>
</table>
Refreshment Break!
10 - 15 minutes
Agenda for Today

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Keeping in Touch and Participating Online

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

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

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

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

Also...
## What is Next?

### Lakeville 2030

**A Plan for the Future**

### Come out and see what it's all about!

<table>
<thead>
<tr>
<th>Month</th>
<th>Public Workshops</th>
<th>Community Events</th>
<th>Committee Meetings</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAY</td>
<td>●</td>
<td></td>
<td></td>
</tr>
<tr>
<td>JUNE</td>
<td></td>
<td>●</td>
<td></td>
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<tr>
<td>JULY</td>
<td></td>
<td></td>
<td>●</td>
</tr>
<tr>
<td>AUGUST</td>
<td></td>
<td>●</td>
<td></td>
</tr>
<tr>
<td>SEPTEMBER</td>
<td></td>
<td>●</td>
<td></td>
</tr>
<tr>
<td>OCTOBER</td>
<td></td>
<td>●</td>
<td></td>
</tr>
<tr>
<td>NOVEMBER</td>
<td></td>
<td>●</td>
<td></td>
</tr>
<tr>
<td>DECEMBER</td>
<td></td>
<td>●</td>
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</tbody>
</table>

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

Rita Garbitt
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508.746.8803

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