Lakeville Master Plan

Services & Facilities and Transportation & Circulation Workshop

Saturday - June 1, 2019

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

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

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

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

Main Goals + Who/What Info = Planning

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

On the web

- Spring Special Town Meeting
  April, 2018

- Outdoor Concert Series
  July, 2018

In person

- Arts & Music Festival
  September, 2018

- Baseball & Soccer Games
  May, 2019
Public Engagement

Lakeville 2030
A Plan for the Future

Opportunities to Participate
Lakeville Needs Your Input!

WORKSHOP #1
May 2018
Vision

WORKSHOP #2
October 2018
Land Use
Housing
Economic Development

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

WORKSHOP #4
June 2019
Services & Facilities
Transportation & Circulation

OPEN HOUSE
October 2019
Implementation
All Final Draft Elements
Main Themes

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

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

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

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

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

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

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

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

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

A Master Plan helps municipalities to:

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

Let’s explore some data from the following sources:

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

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

Average household size has decreased slightly.

2.91 2000
2.82 2010
2.88 2016

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

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

Source: U.S. Census Bureau
Age Trends

2000

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

Median Age: 37.8

2016

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

Median Age: 44.2

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

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

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

This is much higher than median incomes in:

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

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

Source: U.S. Census Bureau
Households Spending More than 30% of Income on Housing

**Owners**
- 11.7% (380) Severely Cost Burdened (50%+ of income spent on housing)
- 15.1% (490) Cost Burdened (30%-50% of income spent on housing)
- 72.3% (2,349) Not Cost Burdened

**Renters**
- 38.4% (190) Cost Burdened (30%-50% of income spent on housing)
- 27.1% (134) Severely Cost Burdened (50%+ of income spent on housing)
- 34.1% (169) 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

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

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

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

“Affordable” Housing:

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

Housing that is “affordable”:

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

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

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

Both were enacted to produce affordable housing stock

### “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

<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>Lakeville</td>
<td>3,170</td>
<td>3,227</td>
<td>1.8%</td>
</tr>
<tr>
<td>Middleborough</td>
<td>8,596</td>
<td>9,381</td>
<td>8.4%</td>
</tr>
<tr>
<td>Rochester</td>
<td>735</td>
<td>780</td>
<td>5.8%</td>
</tr>
<tr>
<td>Taunton</td>
<td>25,653</td>
<td>23,351</td>
<td>-9.9%</td>
</tr>
<tr>
<td>SRPEDD</td>
<td>242,106</td>
<td>246,628</td>
<td>1.8%</td>
</tr>
<tr>
<td>Plymouth County</td>
<td>176,853</td>
<td>189,197</td>
<td>6.5%</td>
</tr>
<tr>
<td>Massachusetts</td>
<td>3,197,325</td>
<td>3,494,564</td>
<td>8.5%</td>
</tr>
</tbody>
</table>

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

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

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

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

Source: MA Executive Office of Labor and Workforce Development (EOLWD)
Many job sectors saw large changes. In raw numbers of jobs, the biggest gains were in Retail, Manufacturing, and Construction. The biggest losses were in Real Estate, Agriculture and Administration.
Lakeville’s tax base is 86.4% residential.
For FY2018, the average single family tax bill in Lakeville is $4,669 compared to $3,945 in Taunton, $4,623 in Middleborough, and $5,175 in Rochester.

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

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Residential tax rate</th>
<th>Commercial tax rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Berkley</td>
<td>$14.02</td>
<td>$14.02</td>
</tr>
<tr>
<td>Freetown</td>
<td>$13.31</td>
<td>$21.42</td>
</tr>
<tr>
<td>Lakeville</td>
<td><strong>$13.59</strong></td>
<td><strong>$13.59</strong></td>
</tr>
<tr>
<td>Middleborough</td>
<td>$15.60</td>
<td>$16.57</td>
</tr>
<tr>
<td>Rochester</td>
<td>$14.11</td>
<td>$14.11</td>
</tr>
<tr>
<td>Taunton</td>
<td>$15.72</td>
<td>$34.43</td>
</tr>
</tbody>
</table>

*Source: MA Division of Local Services (DLS)*
Maintain and enhance *quality educational opportunities* for Lakeville’s residents.

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

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

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

Explore options for *new cemetery space*.

Hire a Town Planner/Conservation Agent.
Transportation & Circulation

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

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

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

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

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

Services & Facilities

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

Transportation & Circulation

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

5 minutes
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What is Next?

Public Workshops

Community Events

Committee Meetings

Dates may be subject to change. Please see the project website or Facebook for more information about a specific event.
Welcome and thank you for visiting the Lakeville Master Plan website!

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

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

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

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