

**TOWN OF LAKEVILLE FIRE STATION BUILDING COMMITTEE**  
**October 19, 2023 – 7:00 PM**  
**Lakeville Police Station**  
**323 Bedford St. Lakeville, MA**

On October 19, 2023, the Fire Station Building Committee held a joint meeting with the Parks Commission at the Lakeville Police Station. The Fire Station Building Committee meeting was called to order at 7:00 PM by Chairman Lorraine Carboni. Members present were: Lorraine Carboni; Ari Sky; Michael O'Brien; Nathan Darling; Peter Conroy; Matthew Simon; Larry Kostant; and Michael McCullough. Members not present: Kate Shing. Also present: Taylor MacDonald, Owner's Project Manager (OPM), Peter Murdy, Parks Commission Clerk; and Parks Commission Board Members Melissa Turcotte; Scott Holmes; Michael Smith; and Paula Houle. LakeCAM was recording the meeting for broadcast.

**Meet with the Parks Commission to discuss the proposed fire station site locations as identified in the Fire Station Feasibility Study conducted by Socotec.**

Chairman Carboni thanked the Parks Commission for having the Fire Station Building Committee (FSBC) at their meeting. She said she was glad that they could take this opportunity to meet with the Parks Commission and talk about what the FSBC is doing, regarding the site location. She advised the Parks Commission that the FSBC has brought on an Owner's Project Manager (OPM), which is Pomroy Associates, and Taylor MacDonald was present to field some of the conversation. She also advised that the FSBC met last night and interviewed three (3) architectural firms. They voted to recommend Saccocchio and Associates to the Select Board at the Select Board meeting on October 30, 2023.

Chairman Carboni stated one of the things that the FSBC has been charged with is to identify a site location for the future Fire Station. She talked about the feasibility study conducted a couple of years ago by Socotec. Socotec looked at some of the site options that may be available and identified three (3) sites to include in the feasibility study. These three (3) sites are located on Park land. The Parks Commission members had been given a document, which illustrated the locations of these three (3) sites. Two (2) of the sites are located next to the Police Station and one (1) site is located near the Senior Center.

Chairman Carboni addressed a fourth option cited in the Feasibility Study, which was the possibility of building a new fire station at the site of the existing fire station. She stated that the feasibility study identified quite a few concerns about this site. One concern pertained to the flood zone. Member A. Sky referenced a flood, in 2010, that cut off the fire station entirely. Member N. Darling reported that, as part of the evaluation, they are looking at some FEMA flood zones. He added that there would also be an impact on the septic system, which is why they originally ruled out the site of the existing fire station.

Member N. Darling stated that there are a lot of factors that go into choosing the building site. He said that they would have to do soil analysis, contact Natural Heritage, look at wetland implications, assess the impact on the parks, as far as their operational functionality. He told the Parks Commission that any input or opinions that they can provide during the site analysis will be beneficial. He added that the FSBC will document their feedback and make sure that the folks analyzing the sites hear their concerns.

Chairman Carboni stated that no site has been chosen at this time. She felt it was prudent to have a conversation with the Parks Commission, as they oversee the Park land. The Parks Commission expressed their concern about losing land, losing parking space, the safety of pedestrians and bicyclists by the soccer fields, and noise during events at Loon Pond Lodge, which may affect their revenue. Member M. O'Brien (Fire Chief) talked about policies that can help the Fire Department be good neighbors. This may include avoiding specific cut throughs to try to save on response time and when and how sirens are used.

Parks Commission Member S. Holmes inquired if the FSBC read the deed to the land. He said the deed states that "property is to be used for Municipal purposes of acquiring and developing of municipal outdoor recreation and athletic facilities". FSBC Member N. Darling stated that he is familiar with the deed. He explained that with Article 97 land, you would be required to seek special legislation to change the use of the property. He advised that House Counsel and Senate Counsel, at the state level, have confirmed that the land is not Article 97 land.

Parks Commission Member S. Holmes inquired if the Parks Commission would receive some land for the land that they lost to the Police Station and land they may lose for a new fire station. He said he believed that they were promised some land when the police station was built, but they haven't received any land to date. Chairman Carboni said he was unaware of that conversation.

Chairman Carboni told the Parks Commission that she wants to continue to have regular conversations. She said that their concerns would be weighed in, and she will look into the agreement, or previous conversation, about the Parks Commission receiving some land for the Police Station land.

Chairman Carboni advised that the plan is to bring the proposed new fire station to the Spring 2024 Town meeting. However, it is an aggressive timeline, and the FSBC will need to discuss whether they should revisit it. She added that they don't want to rush into anything, and they want to make sure they do it right.

### **Adjourn**

Chairman Carboni adjourned the meeting at 7:42 PM.

### **List of Documents Provided at the Meeting**

Documents showing locations of proposed sites for new fire station.