

Lakeville

Open Space and Recreation Plan



2012

LAKEVILLE OPEN SPACE AND RECREATION PLAN, 2012.

The Lakeville Open Space and Recreation Plan 2012 is an update of the 2001 Plan and was revised by Lakeville's standing Open Space Committee:

Donald Foster
Linda Grubb, Chairman
Daniel Hopkins
Joan Morton
Michael Renzi
Brian Reynolds
Martha Schroeder
Jaime Velazquez

with:

Kenneth Leonard
Joanne Michaud

Original text for the 2001 Plan was prepared by the Lakeville Open Space and Recreation Plan Subcommittee of the Lakeville Planning Committee:

Donald Foster
Rita Garbitt, Town Administrator
Robert Joyal
Joanne Michaud, Chair
Roger O'Shea
Caroline Reed
Barry Reynolds
Diane Reynolds
Elizabeth St. George
Kevin St. George
Martha Schroeder
Nancy Yeatts

with:

Kenneth Leonard
William Napolitano, SRPEDD

Maps prepared by:

Karen Porter, SRPEDD
Natural Heritage & Endangered Species Program, Massachusetts Division of Fisheries & Wildlife
Massachusetts Geographic Information System, Technology Division within the Executive Office for Administration and Finance
James Turenne, USDA NRCS

Cover photograph: Cranberry Pond, Mike Renzi

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Preface

Since the publishing of the Open Space and Recreation Plan of 2001, Lakeville has experienced many changes. According to Mass Audubon, over 400 acres of land have been developed in town between 1999 and 2005; many of those acres have been developed since 2001, including Le Baron Estates (200+ acres on the site of a gravel and cranberry operation) and Woodland Ridge (100+ acres between Highland Road and Precinct Street). Apartment complexes have opened adjacent to the railroad station. Riverside and Commercial Drives have been prepared for development almost up to the Nemasket River. However, as on several other commercial sites in town, development of the commercial sites on these roads has temporarily stalled.

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. Plans have been also made to create a new football field with a parking lot and access road on Ted Williams Camp. 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.

Today, over 750 acres in Lakeville are protected by Conservation Restrictions and over 900 more acres under CRs are expected to be approved by 2012.

Fiscal constraints have become more severe with cuts in State Aid, leading to tensions over school budgets and greater regionalization. Unemployment and the foreclosure rate in the Town are high.

The Open Space Committee hopes the information and recommendations contained within this 2012 plan will continue to be valid and pertinent for several years. But Lakeville is a dynamic entity within a dynamic world. As happened in 2010, 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 if properties are to be rebuilt, 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 2012 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 most 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. The Town would be wise either to reserve dedicated funds of its own or to reconsider accepting the Community Preservation Act (CPA), under which the State is currently matching funds raised by participating towns at 30%.

As the Town deals with its current challenges and opportunities, its residents need more than ever to be actively involved in its government, 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 is a time of very rapid change in our town's physical landscape and the feeling is widely held that the decisions made in the next twenty years, 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 2001 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.

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 2001 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 2001 Plan. In light of the current financial difficulties facing Lakeville, implementation of the 2012 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 2005 Master Plan and the 2001 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 2012 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 2007 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 spring of 2008. Announcements were distributed at Town Meeting, on weekends at Ted Williams Camp and the Transfer Station and through the Middleborough Gazette explaining how to access the Survey on the Town's website. The Survey was also available at the Town Office Building, Library and the Senior Center. 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 2001. See Appendix A - Open Space and Recreation Survey for Lakeville, May 2008. A summary of Survey results can be found in Section 7 Analysis of Needs.

The Committee developed a Community Quest (see Appendix A) for sixth graders and their families, in the hope that it would lead children and their parents to explore and learn more about Lakeville's open spaces and become interested in the Town's Open Space and Recreation Plan. The Committee did not get the results it had hoped for, so the Quest was opened up to the whole community. A forum was held on December 4, 2008 to present a Power Point review of the Quest and the results of the 2008 Open Space and Recreation Survey. Though not well attended, the Committee did receive valuable input. On January 11, 2010, the Committee held a joint meeting with the Board of Selectmen to discuss the revised draft of the Plan and to once again seek input from town officials and the public.

Regular open meetings of the standing Open Space Committee have been properly advertised throughout the planning process. The committee consists of members of the Conservation Commission, Historical Commission, Park Commission, Zoning Board of Appeals, and two at-large members from the community.

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

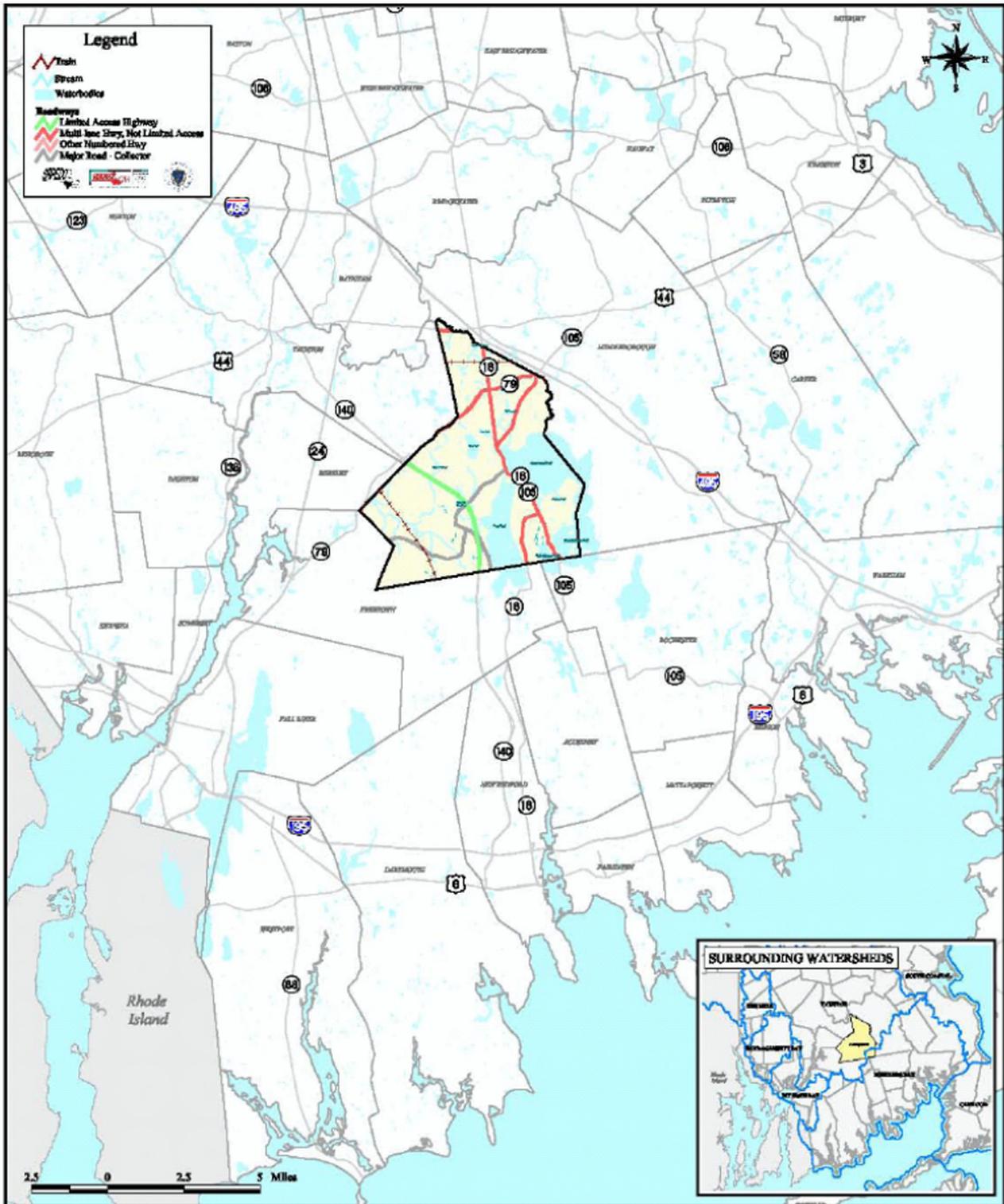
A. Regional Context

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

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 of 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.

Re-introduction 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. Between 1970 and 2000, Lakeville's population increased by 124%, somewhat above Plymouth County's overall 90% population increase in this same period, but significantly greater than the SRPEDD communities' average of 25% and the Commonwealth's 12% increase. (SRPEDD 2001) Lakeville has struggled to retain its relatively low population density. Its rural character, increasingly rare in the region, and its abundant natural and cultural resources notwithstanding, growth and concomitant changes in land use show no sign of abatement.

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 fresh water 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.



October 2010

Town of Lakeville Open Space and Recreation Plan Regional Context Map

Map prepared by SAPPIN for the sole purpose of filing regional planning decisions and not intended for any other use. This map is not bonded for engineering, legal or survey purposes.

Prepared by:
SAPPIN
Old England Service Center

Plan Sheet:
MS0208 - Environmental
Office of Geography and Environmental Information

MS0207
30 Park Place
Water, NH 03155

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, and wastewater treatment within the ground- and surface watershed boundaries of the water supply ponds.

Despite the ponds' location within Lakeville, the Town had not been permitted by the Massachusetts Department of Environmental Protection to withdraw surface water. But, as a result 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 the exception of the Great Ponds Industrial Park at the intersection of Rts. 79 & 18, private residences and businesses along Harding, Precinct and Main Streets, and Lakeville's Senior Center, Library building 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. Betty's Neck, 328 acres, was purchased and is now owned by the Town of Lakeville. It and 149 acres in private ownership are protected by a Conservation Restriction (CR). Subsequent to 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 (gpd) 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 solve this problem, a project is currently underway to construct a water tower to be fed initially by the Town's allotment from the Ponds. See Section 4 for more details on Water Supply.

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

Portions of the following historical accounts are taken from the 2005 Lakeville Master Plan, the 2001 Lakeville Open Space and Recreation Plan, Travers (1961, 1963), Snow (1980), Harrington, et al. (2000), Bangs (2002), Leonard (2003), and others.

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. Recent construction in the vicinity of the Lakeville MBTA station near the Nemasket River continues to yield 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 with 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 Massosoit 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 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 Hall. 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 up 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. Included in the Appendices is a chart prepared by the Lakeville Building Department that shows the numbers of permits issued for new house construction each year between 1982 through 2010.

In 1997, the Massachusetts Bay Transit Authority reinstated commuter rail operations between Boston and Middleborough/Lakeville. The proposed reestablishment of commuter rail lines between Boston, Fall River and New Bedford is currently being evaluated to determine the best route. Currently, Stoughton and Attleboro routes are under consideration for this service. However, no matter which route is chosen, 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 Library was opened in 2005 at the intersection of Precinct Street, Routes 105 and 18, reinforcing this intersection as Lakeville's Town Center. Until the current recession, building lots which passed percolation tests were extremely valuable and in great demand. As the country recovers, Lakeville will once again sharply feel 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 U. S. Census (2000, 2010) compiled by Southeastern Regional Planning & Development District, Spotlight on: Lakeville Town Fall 2010 and Massachusetts Department of Revenue “At a Glance Report for Lakeville” have been used in this discussion, with other sources as noted.

Between 2000 and 2010, Lakeville’s population density (persons per square mile or p/sm) increased 8% from 329 to 355 p/sm. SRPEDD’s region, made up of 20 communities, saw an overall increase in p/sm of 3.2%. This increase ranged from a deduction in p/sm of 4.2% in Marion to an increase of 15.9% in Middleboro. Lakeville’s increase of 8% ranks in the middle of the region, as in the communities that surround Lakeville: Middleboro 15.9%, Raynham 14.0%, Berkley 11.5%, and Freetown 4.7% with Taunton the only surrounding community to show a decrease of 0.2% in p/sm.

Table 1. Lakeville’s Population by Age (actual and projected)

Age Range	1990	2000	2010*	2020**	2030**
00-04	592	751	753	723	769
05-09	566	768	727	709	777
10-14	614	749	757	660	688
15-19	553	645	787	756	725
Total 00-19	2325	2913	3024	2848	2959
20-24	407	346	667	512	480
25-34	1278	1105	874	1015	971
35-44	1440	1946	1845	1479	1778
Total 20-44	3125	3397	3386	3006	3229
45-54	872	1538	2062	1938	1734
55-59	320	493	586	1159	971
60-64	305	370	585	1063	1058
Total 45-64	1497	2401	3233	4160	3763
65-74	480	541	401	1072	1342
75-84	255	376	371	426	651
Total 65-84	735	917	772	1498	1993
Total 85+	103	193	187	171	210
TOTALS	7785	9821	10,602*	11683	12154

Metropolitan Area Planning Council/SRPEDD, January 31, 2006

*Total population for 2010 is actual Census Bureau figure. Age breakdown for 2010 is based on ACS Demographic and Housing Estimates: 2005-2009 American Community Survey 5-Year Estimate factored final 2010 population data to reflect the total.

**Projections based on 2006 data.

The projections for Lakeville's population growth by 2020 range from 11,683, an increase of 10% (see **Table 1 Population by Age**) to as much as 15,291, an increase of 44% (Pg. 9 Table 1.1 South Coast Rail Strategic Environmental Permitting Plan, August 2007, prepared by EOT for the MBTA.) As our population increases, there will be an increased demand for developable land, with concomitant threats to our sensitive conservation areas.

Population forecasts by age group show a significant trend toward growth in the 45 to 64 year age group, up by 35% between 2000 and 2010. The only other group that shows an increase is the birth to 19 year old group with an increase of 4%. All other age groups show decreases in population that range from a tenth of one percent for the 20 to 44 year old group to a 16% decrease for the 65 to 84 year old group. In 2006, the Metropolitan Area Planning Council had projected a 14% increase in 65 to 84 year age group for 2010, and, based on the fact that this group actually decreased, the current projections for 2020 and 2030 are also in question. Table 1 will be updated as new projections are made available.

The median age for Lakeville has increased from 37.8 to 40.4 years. Lakeville's Senior Center, located at Ted Williams Camp, opened in 2003 to meet the growing demands of our aging community. For most categories listed in Section 5, Table 9 Recreational Needs Analysis, Lakeville meets or exceeds current recreational facilities standards.

Lakeville's growing population necessitates housing development sited in 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 does not have any EJ populations. The State's EJ Population map may be viewed on-line at <http://www.mass.gov/mgis/ej.htm>. 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 2010 assessed value of a single family home was \$306,535, almost double the median house value of \$160,000 in 1990, but \$40,000 less than the 2009 value of \$347,841. (This figure represents an estimate of how much a property, including lot, would sell for if on the market.)

4. Income Distribution

Data from the US Census Bureau: American Community Survey 5-Year Estimate (2006-2010) and the 2000 US Census Profile of Selected Economic Characteristics were used in the discussion of income distribution, except where noted. In 1999, the median household income in Lakeville (the middle figure of all household

Table 2. Household Income brackets for Lakeville residents, 2006-2010. Source: US Census

Yearly Income	1999, number of households	1999, percent of households	2006 - 2010, number of households	2006-2010, percent of households
Less than \$10,000	109	3.3	77	2.1
\$10,000 - \$14,999	130	3.9	73	2.0
\$15,000 - \$24,999	154	4.7	134	3.7
\$25,000 - \$34,999	166	5.5	145	4.0
\$35,000 - \$49,999	448	13.6	246	6.9
\$50,000 - \$74,999	777	23.6	652	18.2
\$75,000 - \$99,999	604	18.3	672	18.7
\$100,000 - \$149,999	702	21.3	872	24.3
\$150,000 - \$199,999	129	3.9	472	13.2
\$200,000 or more	79	2.4	245	6.9

incomes in town - that is, half were above, and half were below) was \$70,495, 130% above the state median income, ranking 76th from the top out of 359 municipalities statewide. The per capita income in Lakeville was \$26,046, ranking 189th statewide. The 1999 state average was \$25,952. Income levels of a community can determine the extent to which conservation and recreational amenities can be provided.

According to Massachusetts Department of Revenue (DOR), in 2009, Lakeville registered one of the highest per capita incomes in Southeastern Massachusetts. Regional per capita income 2009: Lakeville \$33,456, Freetown \$30,157, Raynham \$31,136, Bridgewater \$25,790, Berkley \$28,916, Middleborough \$27,039, Taunton \$21,561 and New Bedford \$28,849. Thus, at least relative to our regional neighbors, Lakeville has the potential to expand its conservation and recreation programs.

As DOR figures clearly show, most of the new homes built in the preceding decade were geared to higher-income families and that trend appears to be continuing into the second decade of the 21st century. In part perhaps because the 70,000 square foot building lots add appreciable value to a new home and changes in income distribution towards higher income households. With improved transportation access afforded by the commuter rail, prospective homebuyers employed in Boston, where wages are higher than in Bristol or Plymouth Counties, will continue to be attracted to Lakeville. This apparent trend supports Lakeville's self-image of a bedroom community.

5. Local Employers/Work Force

Lakeville's largest employers as of January 2010 are: Ocean Spray with 450 employees, Talbot's with 250 employees, Freetown/Lakeville Regional School District with 247 employees, Town of Lakeville with 138 full time employees (school 70, Town 68, including elected officials for the Board of Health, Assessors and Selectmen), Massachusetts Department of Environmental Protection with 119 employees, and Island Terrace Nursing Home with 70 full-time, 40 part-time employees. Ocean Spray and Talbot's are located in the northern part of town, supported by a unique infrastructure of utilities and interstate highways, including municipal water from the Taunton distribution system.

Massachusetts Executive Office of Labor and Workforce Development Division of Unemployment Assistance lists Lakeville's March 2011 labor force at 6,195 with 5,659 workers employed, 536 unemployed and an unemployment rate at 8.7%. 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 an Indian path that connected Middleborough and Taunton. In 1709, the Peirce and Booth families, Quakers from Scituate, settled the Beechwoods area in the most southwestern section of Middleborough. This area grew much more rapidly than Middleboro proper in both population and wealth. And, as a 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 Indian Paths/roadways and clustered at various intersections throughout the Town. Early-on Lakeville became a summer-get-away 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 located 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. But, this land has been removed from the tax rolls and from development. Most of the shoreline of the Lakeville Ponds is

controlled and recreational water use restricted, thus eliminating the potential for resort or high-value residential development

a. Recent Development Trends

Before 1950, residential development was fairly slow and evenly distributed across the town. Many farms, some of which were sizable, remained. A number of 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 a considerable number of seasonal residents, most of whom maintained shorefront cottages on the Great Ponds, although some kept a number of the mid-sized farms scattered about the town. In recent years, a number of these farms have been developed. More importantly, large numbers of the 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 inadequate to properly filter wastewater.

Lakeville adopted land zoning relatively early, in 1959, according to the Index and Reference Guide to the Town of Lakeville's Official Zoning Map, as amended.

Recognizing that our town 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) in an attempt to protect groundwater quality. This action had the effect of slowing development, but has also increased the cost of building 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. Now the railways have become important again and the commuter rail, with its easy access to Boston, has brought a new surge in development.

The '80's and '90's have seen unprecedented growth not only in Lakeville, but also in Southeastern Massachusetts as a whole (see Section C Population Characteristics; Vision 2020 Task Force, 2000; and Harvard University Graduate School of Design, 2001). Against this backdrop of regional growth, an additional pressure emerges. Cranberry growers historically maintain sizeable upland buffers around the working bogs. When

an over-supply of the berries brings the price down, many growers face the necessity to sell valuable upland for development. (See Appendix B)

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.

Based on the 2005 Master Plan, 58% of Lakeville's land area (10,952 acres out of 18,944) was undeveloped. Of the undeveloped land, 3,485 acres, or another 19% of Lakeville's land area, is actually protected by ownership, restriction, or intended use stated at acquisition; very little of this, however, is protected in perpetuity. (Note that the amount of undeveloped land cited here is slightly more than was cited in the previous Open Space Plan. This variance is due to improved estimates and accounting used since the previous plan.)

Although there is currently no reliable means to calculate the town-wide area of wetland on already-developed lots, we estimate that about 2,400 acres, or roughly 12.7% of Lakeville's land area, is unprotected wetland unsuitable for development.

On a lot-by-lot basis, then, there remains about 5,070 acres of undeveloped land in Lakeville that is not indicated as wetland on the Wetlands Conservancy maps (i.e., wetlands evident from aerial photography). It remains to be seen how much of this land is actually developable. Certainly, soil or geologic conditions limit the developability of many parcels to some degree. However, as we are seeing, the sale price of building lots is sufficiently high to warrant considerable expense in wastewater treatment system engineering and construction is no longer cost prohibited.

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. It can be noted that a number of the "raze and raise" projects occurred on tiny waterfront properties – the owners intended to raze small seasonal cottages but replace them with substantially larger year round dwellings. The economic downturn experienced during late 2007 and into 2008 and beyond slowed building of larger dwellings, although the "raze and raise" projects on undersized lots persisted longer, albeit some downscaled from original plans.

Lakeville received its first 40B petition in 2003 and has received four more since. Four petitioners were granted comprehensive permits. Of these projects, one is completed (Wood's Edge) and, at the time of this report, one is under construction (The Residences at LeBaron Hills); already approximately 30 families have purchased condominiums and another 45 have occupied rental units at LeBaron. Lakeville's first 40B permitted project (Bridge Street Realty) has remained stalled for lack of municipal water. The fourth affordable development (Stagecoach Village) was delayed as municipal water was secured, but the economic downturn stalled the project. At the time of this report, the future of Stagecoach Village is uncertain.

One 40B petition (the Residences at Lakeville Station, also called Kensington Court) was converted to a 40R Smart Growth project; this apartment complex is under construction at the Lakeville/Middleboro commuter rail station. 40R Smart Growth projects were created by the Smart Growing Zoning Overlay District in 2004. They encourage development near transit stations and allow for mixed-use development that includes dense residential housing with a high percent of affordable units and commercial/retail space. At the time of this report, approximately 100 tenants have occupied these apartments. Although this project was approved several years ago, construction was delayed by the evidence of former Native American activity on the property.

Through the early and mid 2000's, business development accelerated along Rt. 105 near the Middleboro town line. One new strip mall was built; several more were planned or started but have stalled, apparently because of the economy. A large Walgreen's pharmacy was built on Rt. 105 at Bridge Street, and CVS has built a similar pharmacy less than a quarter mile away. National Development Corporation, which acquired the former Lakeville Hospital, presented plans in 2006 to develop the property for mixed use, including a Stop & Shop, Target, Chili's, and smaller shops and businesses along with age restricted condominium units. As with other large developments, that project was stalled by the economic downturn. Target postponed their plans for expansion into Lakeville. At the time of this report, the vacant Lakeville Hospital buildings still stand and National Development Corporation is pursuing the sale of the property.

c. Current Zoning

Prior to March, 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). The remainder was zoned residential. On March 8, 1999, about 1,200 acres, an additional 6% of the town's land area, was zoned from residential to industrial. On December 27, 2000, the one large block of industrial B land was rezoned back to residential. On June 16, 2003 a large block of industrial land was converted to industrial B and the former Lakeville Hospital site was rezoned to increase the business zone and create a 52 acre mixed use development district. The business zone on Main Street was also extended on June 13, 2005. Current totals are therefore 4% business, 8% industrial, 1% industrial B, .2% mixed use development district, and 87% residential (see Appendix C).

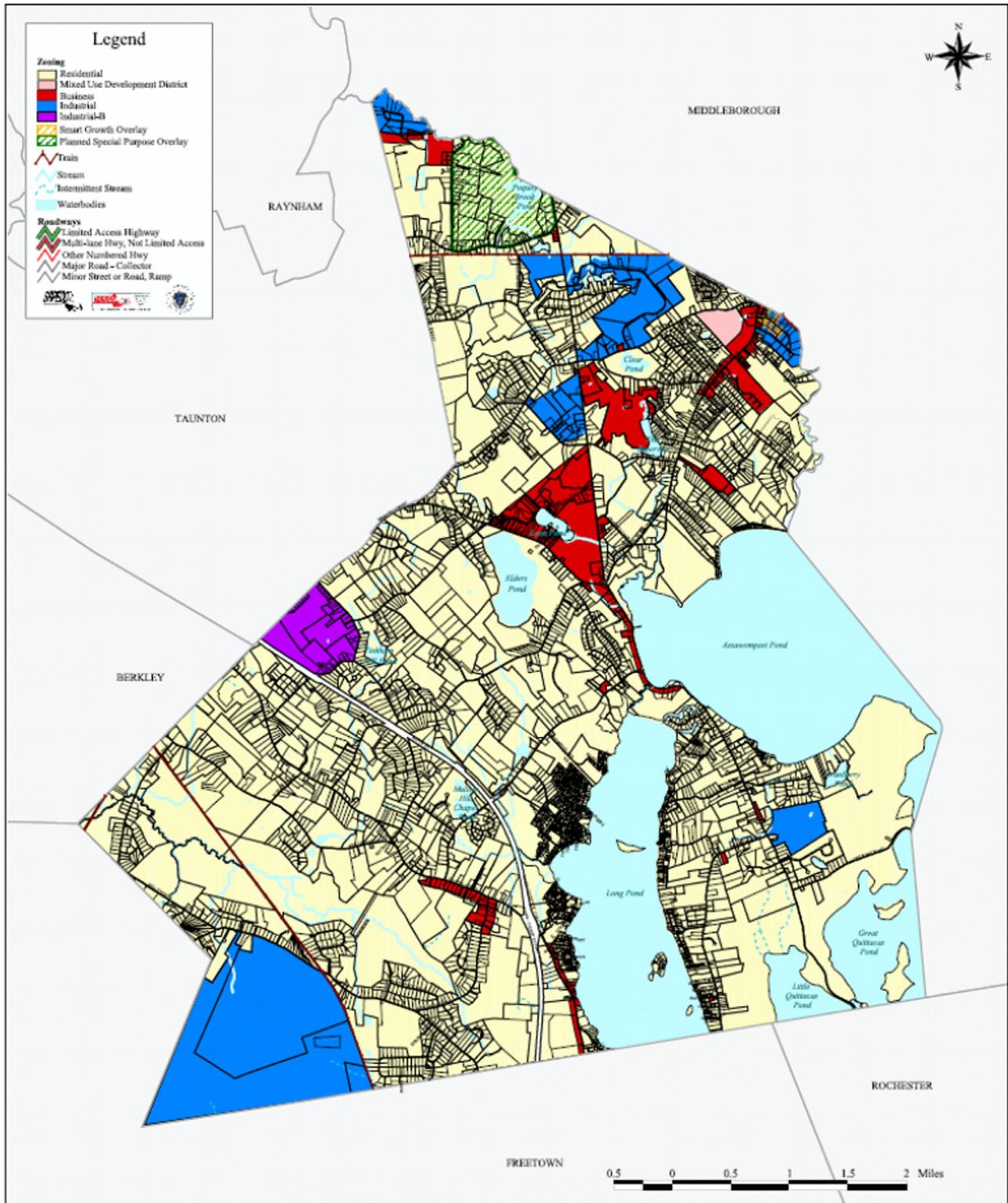
Business zones in Lakeville occur in linear strips predominantly along County Road, Bedford Street (Route 18), Main Street (Route 105), Staples Shore Road, and Route 44/Harding Street. Most of the existing commercial establishments in Lakeville are located along these linear areas. Larger business areas 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, as mentioned above, to expand its business zone to a depth of 600 feet and a Mixed Use Development District was created for the site. A number of residential properties across Main Street from the hospital site were rezoned to business to accommodate this new focus. The former hospital site is partially occupied by the former hospital buildings that are unused and unusable and is currently under consideration for sale by National Development Corporation.

Lakeville's industrial zones occur throughout Town. Three areas in the northern section of town, the Lakeville Business Park, Lakeport Industrial Park, and Great Ponds Industrial Park, are partially to completely developed. The two other northern industrial zones, Lakeville Corporate Park and a development on Bedford Street, are only partially developed. The industrially-zoned land in the northern section of Lakeville is located in close proximity to major roads and water/sewer lines. Some of these industrial areas have existing connections to the Taunton or Middleborough water systems.

The industrial area on Assawompset Neck has been a site for sand and gravel removal and for the cultivation of cranberries. The 1,200 acres on Howland Road are nearly completely forested, with 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.

Areas shown on the Zoning and Land Use Map as industrial but located outside of the actual industrial zones are sand and gravel removal operations that were in place prior to the enactment of zoning. Since these areas were delineated for the development of the land use coverage in 1991, earth removal operations have ceased, and the sites have been or are in the process of being developed for other, non-industrial uses.

The town has four 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. The 12 acre Residences at Lakeville Station Smart Growth Overlay District is a 40 R apartment project located off Main Street near the Lakeville Commuter Rail Station. The

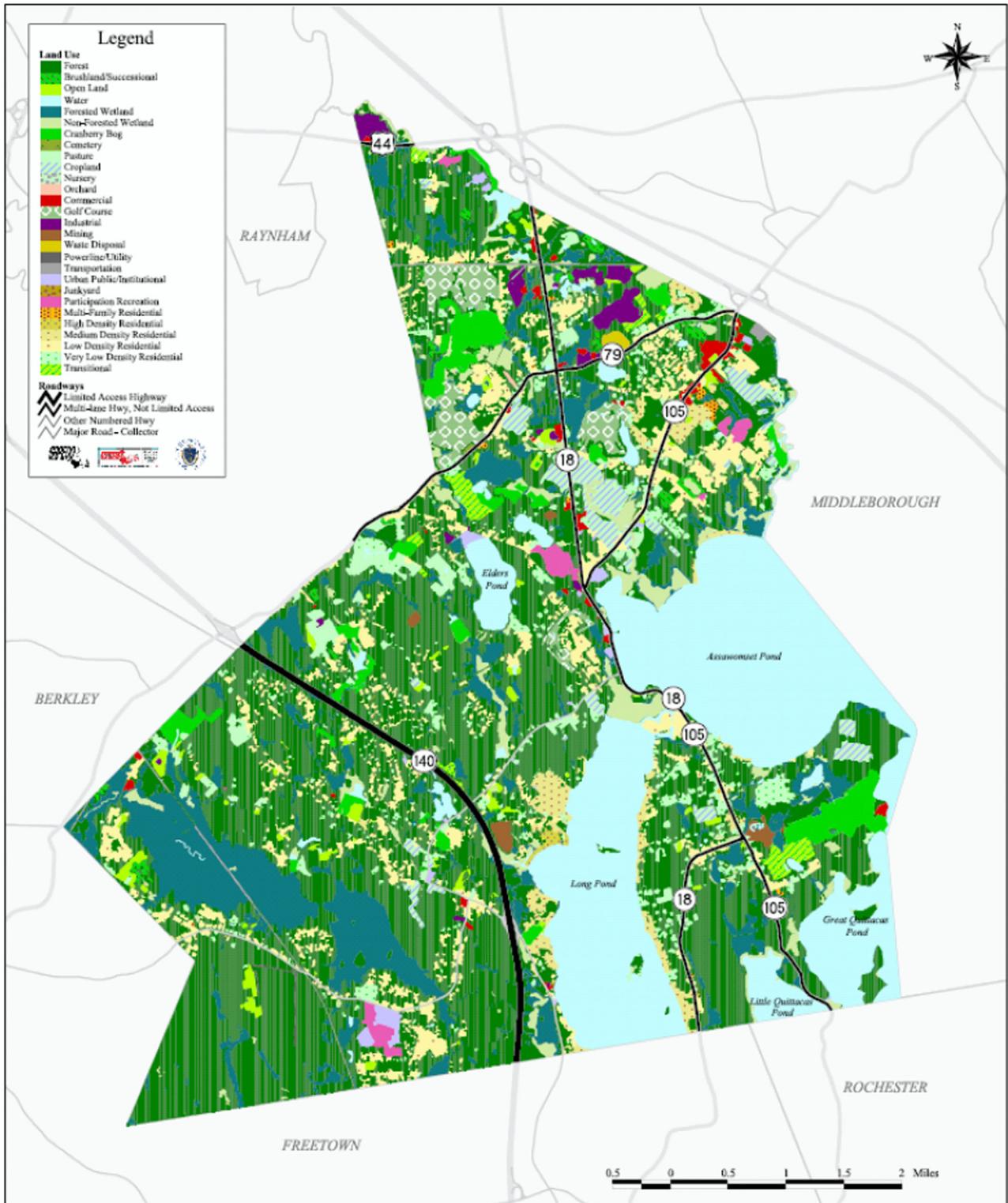


October 2010

Town of Lakeville Open Space and Recreation Plan Zoning Map

Map produced by BERTHOUD for the sole purpose of aiding regional planning decisions and are not intended for any other use. This map is not intended for engineering, legal or survey purposes.

Produced by:
603/875-0200
GIS Regional Service Center
Data Source:
MapInfo, Esri Environmental/MS
Office of Geographic and Environmental Information
Metadata:
10 Park Plaza
Worcester, MA 01114



October 2010

Town of Lakeville

Open Space and Recreation Plan

2005 Land Use Map

Map produced by SHPOD 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.

Produced by:
SHPOD
GIS Regional Service Center

Data Source:
MassGIS, the Commonwealth's
Office of Geographic and Environmental Information
Massachusetts Highway Department
US Fish & Game
Rutland, MA 02116

Planned Special Purpose Overlay District is about 400 acres at Ocean Spray on Bedford Street at Taunton Street. That site contains forested highlands and the 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.

During the 2000's, Lakeville continued updating its zoning by-laws to better control residential development, to address the need for better business development, and to correct and clarify outdated, incorrect, or unclear by-laws. General and Zoning By-laws are posted on the Town's web site at www.Lakevillema.org.

A generalized list is here:

2000:

- Rezoned residential property to industrial;
- Rezoned industrial property to residential;
- Rezoned residential area to business;
- Created and revised by-laws for administration.

2001:

- Rezoned an industrial-B area to residential;
- Created by-laws addressing tattoo parlors;
- Enhanced water protection by-laws;
- Clarified several by-laws addressing lot dimensions and wetlands issues;
- Updated the by-law addressing site plan review.

2002

- Updated the easement by-law;
- Rezoned several residential areas to business.

2003:

- Rezoned the Lakeville Hospital business region to a 600' depth;
- Provided mixed use to the Hospital property;
- Rezoned property industrial to residential;
- Rezoned property from industrial to industrial-B;
- Revised wording in the mobile homes by-law.

2004:

- Added to the "definitions" section of the by-laws;
- Revised the temporary licenses by-law;
- Revised the home occupation by-law;
- Updated the by-laws addressing lot dimensions and coverage;

- Enhanced the by-law addressing demolition and rebuilding of structures;
- Revised the lot drainage by-law;
- Revised the intensity by-law to include the upland circle requirement;
- Revised the intensity regulations to reduce maximum % of land covered by impervious coverage for business, industrial, and industrial B zones from 80% to 50%.
- Created the “big box” development by-law;
- Created the density bonus by-law that allows up to 75% impervious coverage with Planning Board approval in business, industrial, and industrial B zones;
- Rezoned property from residential to business.

2005:

- Approved additional mixed use development at Lakeville Hospital site;
- Revised the site plan by-law;
- Updated the mobile home park by-law;
- Created by-law to address requirements for large scale business use;
- Rezoned properties from residential to business.

2006:

- Revised use regulations for filling stations and fuel storage facilities;
- Created by-laws for landscape easements;
- Created a Smart Growth Overlay District for the Residences at Lakeville Station;
- Revised the business zone depth for the Residences at Lakeville Station.

2007:

- Clarified wording in the intensity regulations by-law;
- Created drive-through by-laws;
- Rezoned properties from residential to business.

2. Infrastructure:

a. Transportation

As discussed above, Lakeville is located 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.

The Middleborough/Lakeville MBTA commuter train station, the last stop on that line, is located near the intersections of Routes 495 and 105. In addition to serving Lakeville and Middleborough passengers, commuters currently travel from the South Coast region, as well as from Newport County in Rhode Island, to travel on this line to Boston. The planned commuter lines from Boston to Fall River and New Bedford will have stations

in East Taunton and Assonet (in neighboring Freetown) and King's Highway area of New Bedford, as well as terminal stations in Fall River and New Bedford. The location of stations in East Taunton and in Assonet will increase development in southern and western portions of Lakeville.

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 Rt. 495, the Great Ponds Industrial Park northeast of Bedford Street and Rhode Island Road, and the former Lakeville Hospital on Main Street near Rt. 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 Le Baron Estates, the Lakeville Senior Center, residents along Precinct Street to the new Lakeville Library, historic Town Hall, Assawompset School, residents and business 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.

The availability of sufficient water and water pressure is a critical issue for priority development areas in the northern section of town. To solve the pressure problem, a project is underway to construct a water tower, near the Transfer Station, to be fed initially by the Town's allotment from the Ponds. The water tower also allows the Town Office Building and businesses along the way to be connected to the municipal water system.

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 the municipal well site purposes 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 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) confirms that the Clark Shores community has inadequate wastewater treatment and disposal systems. Existing systems are contaminating private and public drinking water supplies. Plans to create a new package wastewater treatment plant are ongoing.

3. Long-term Development Patterns

a. Buildout Analysis (Portions of this section are from 2005 Lakeville Master Plan.)

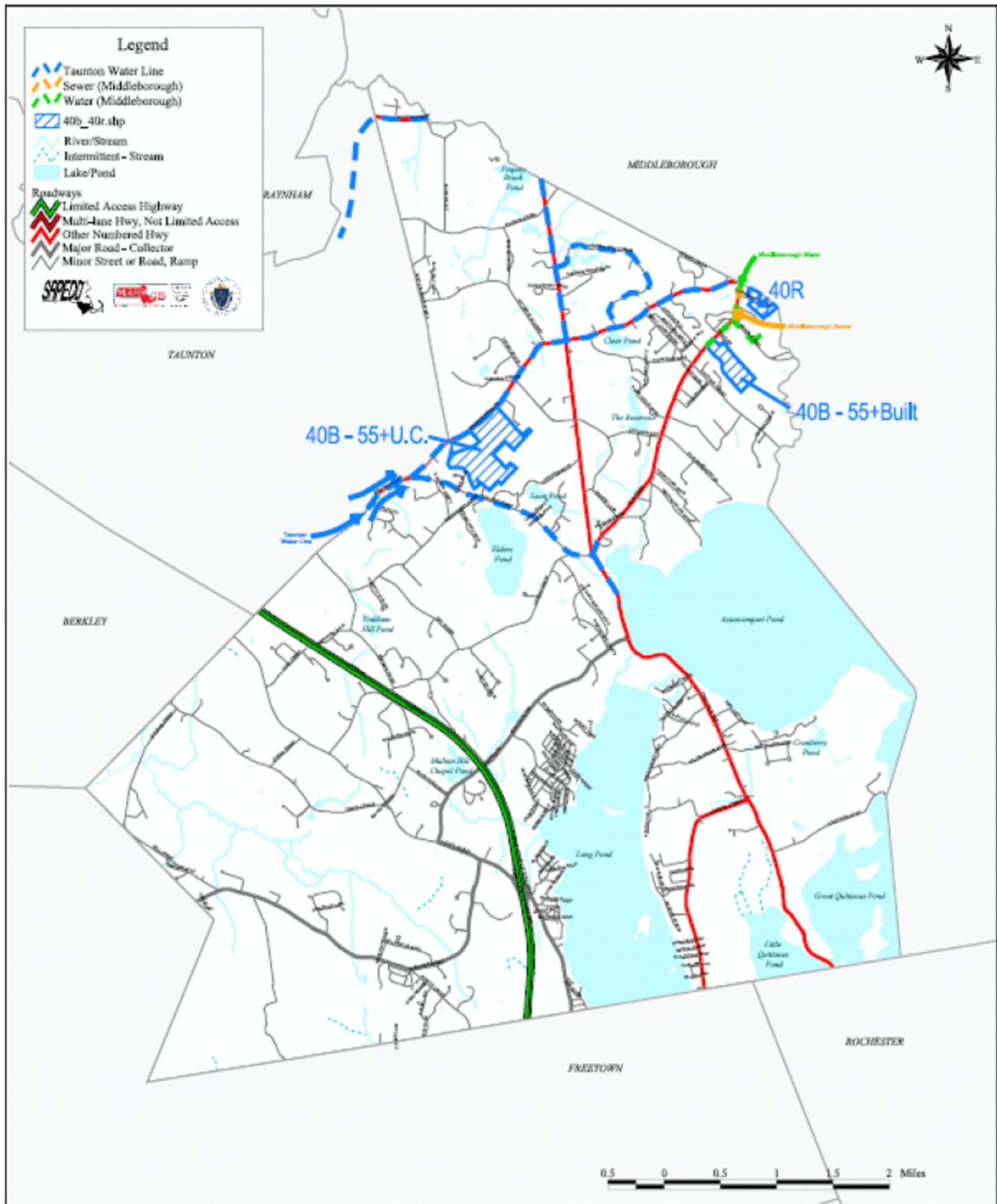
The buildout analysis is a study that answers the question: *What could Lakeville look like if all of the town's land is developed in accordance with the current zoning?*

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.

Buildout analysis used in the 2005 Master Plan was prepared by the Southeastern Regional Planning and Economic Development District (SRPEDD) using methodology developed by the Massachusetts Executive Office of Environmental Affairs.

SRPEDD arrived at a total for buildable land in Lakeville of 6,578 acres. In its **Analysis of Undeveloped and Developed Land in Lakeville as of Sept. 2009** (see Appendix D), the Open Space Committee arrived at a figure of 6,632 acres of potentially developable land. Since the Committee's calculations did not consider constrained land, we are using the SRPEDD analysis as amended in the 2005 Master Plan.

The 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 (580,000gallons/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. See the 2005 Lakeville Master Plan for more details on buildout methodology.



October 2010

Town of Lakeville Open Space and Recreation Plan Sewer and Water Map

Map produced by SPP/2010 for the sole purpose of adding regional planning jurisdiction and does not represent any other use. This map is not intended for engineering, legal or survey purposes.

Prepared by:
SPP/2010
GIS Regional Service Center

Map Scale:
Scale 1:50,000
Office of Geographic and Environmental Information

Worcester County Highway Department
41 Park Place
Worcester, MA 01610

b. Directing Future Growth

Zoning policy in Lakeville has immediate implications for open space preservation. For example, a comparison of the Zoning Map and the Action Plan Map shows that two industrial zones (Howland Road and Assawompset Neck) are located completely within areas suggested for natural resource protection, with a third (River-side & Commercial Drive) located in part in a sensitive area.

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 as a means 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. There is definitely a need for a detailed, professional, Lakeville-specific analysis to guide future land use decisions.

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. The 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. Examples that Lakeville may choose to consider are transfer of development rights, open space zoning, 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 two planning documents. Both documents have been developed as a result of the proposed reintroduction of commuter rail service to Fall River and New Bedford. *The Regional Open Space Plan for Berkley, Fall River, Freetown and Lakeville 2007/2008* was created by the Regional Open Space Alliance (ROSA). ROSA, a standing organization, is comprised of municipally appointed members from the four communities and SRPEDD. "The goal of the Regional Open Space Plan is to complement the actions pre-

scribed in the local Conservation, Open Space and Recreation Plan and to encourage the four communities to work cooperatively, identifying regional issues and implementing regional planning initiatives.” 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 in order to achieve the vision that we have for our community. (The ROSA Plan and Priority Development & Protection Areas document are included in their entirety in Appendix E.)

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 include:

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

Also as a result of being chosen as a demonstration site for this project, the Horsley Witten Group will design a new wastewater treatment system for Ted Williams Camp.

The goal of the larger Taunton River Watershed Study, funded by the Commonwealth of Massachusetts, is 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 stormwater management. For more information and to read the final report, please visit: <http://www.horsley-witten.com/tauntonwatershed/>.