



Meeting Minutes for November 7, 2023, at 6:30 PM,

This meeting was held in person, in meeting room #4 at the Carver Town Hall

This meeting is being videotaped and rebroadcast by Area 58 TV.

Attendees: Johanna Leighton, Chair, Savery Moore, Vice Chair; Patrick Meagher, Treasurer; James Elliman, Member

Also in attendance:

Absent: Roger Noblett, Member

Meeting opened by Ms. Leighton at 6:32 PM

Discussion and possible vote(s):

- **Redevelopment Authority Board Member vacancy –**

Ms. Leighton,

- Joint Meeting with Selectboard – November 7, 2023. Just prior to this meeting, Mr. James Elliman was unanimously appointed to this Board.

- **Welcome new member - James Elliman is our new member. Welcome!**

- **Consultant for hire –**

Ms. Leighton,

- Submit resume to RDA.Contact@Carverma.gov –

This was incorrectly mentioned as **ORG**, at the October meeting. The address should read RDA.Contact@Carverma.GOV. We have received interest. At this point in time, we need to delay discussion until the next meeting.

Mr. Moore – We should put the names of any people that respond on the agenda for our next meeting.

- Discuss and vote to approve Consultant –

POSTPONED until the next meeting

- **Route 44 Project update – Filing of Subdivision Plan**

- Committee letter of approval – Send letter to Planning Board

Ms. Leighton – Route 44 Development attended our September meeting. At that meeting, I suggested that we send a letter to the Planning Board; Kathleen O'Donnell, RDA legal counsel, is in agreement. I have the letter with me tonight. Each member read the letter.

In an effort to inform our new member, Mr. Elliman, Mr. Moore gave a brief overview of the property. Mr. Moore - The area that we are talking about is in the N. Carver area, behind Aubuchon Hardware. There were multiple lots purchased by Route 44 Development. They put forth a Preliminary Subdivision Plan. By state law, as this is an Urban Renewal, they can put in a max of 1.8 million sq. ft. Times have changed since we are post Covid now. Inflation happened and Hillwood, who was interested in the project, pulled out. Route 44 Development has thrown out the original plan and has submitted a new plan with one big lot. They presented a plan to us to subdivide into 4 lots (one is large, 3 are small). They are hoping the 3 small lots will allow for more potential tenants. Ms. Leighton – I received an email from Mr. Bott who indicated there is a meeting with the Planning Board on November 17. The Planning Board has been pushing back on the project and was seeking more information.

Motion to authorize to authorize the Chair to sign this letter to the Planning Board which confirms the vote taken at the September 5, 2023 meeting with the Route 44 Development, LLC: Mr. Moore
Second: Mr. Meagher
Approved: 3-0-1 (Mr. Elliman)

- **Wade Street –**
 - Next steps -

Ms. Leighton – No invoice yet? Mr. Meagher – Nothing yet. Mr. Moore – I have not talked about the bounds with Mr. Borden; I will do that. Mr. Moore gave a description of where the property is and the background of the location, for Mr. Elliman’s benefit. Ms. Leighton – Our attorney has the deed ready to go. She has also done a Form 81X that will be presented when Conservation accepts the property. With this form, the Selectboard will not need to do a rescission.

Treasurers Report:

Mr. Meagher -

Account balances as of October 31, 2023

Checking	\$ 553.99	
URP		\$1,280.46
Money Market	\$59,143.43	
Hillwood	\$0.00	

Motion to accept the Treasurers Report, as presented: Mr. Moore
Second: Ms. Leighton
Approved: Unanimous (4-0)

Topics not anticipated by the Chair 48 hours in advance of the meeting

Nothing tonight

Members Notes:

Mr. Moore – Nothing tonight

Mr. Meagher – Nothing tonight

Mr. Noblett – Absent

Mr. Elliman – Nothing tonight

Ms. Leighton – I was given information by Elaine Weston to attend a KPLaw Open Meeting Law session. I have his presentation and handouts. I will ask for copies for everyone.

Minutes – October 3, 2023

Motion to approve the minutes of October 3, 2023, as amended: Mr. Moore

Second: Mr. Meagher

Discussion: Applications for the Consultant for Hire should be sent to RDA.Contact@Carverma.Gov, not .org.

Approved: 3-0-1 (Mr. Elliman)

Next Meeting:

Our next meeting will be held on December 5, 2023 at 6:30 PM.

Adjournment:

Motion to adjourn at 7:00 PM: Mr. Moore

Second: Mr. Meagher

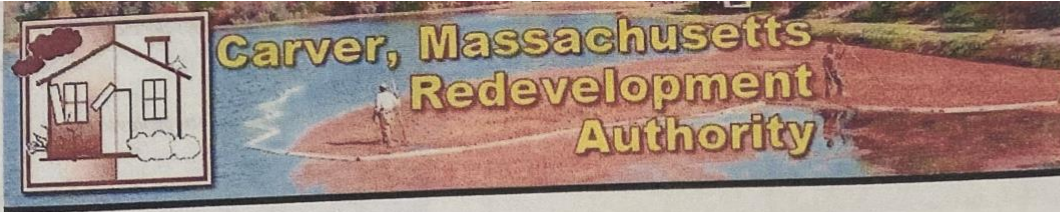
Approved: Unanimous (4-0)

Exhibit(s)

A: Letter to Planning Board

B: Minutes from joint Selectboard meeting

Exhibit A



November 7, 2023

Cornelius Shea, Chair
And Members of the Planning Board
Town of Carver
Municipal Bldg. 108 Main Street
Carver, MA 02330

Re: Route 44 Development, LLC

Dear Mr. Shea and Members of the Planning Board:

On September 5, 2023, the Carver Redevelopment Authority ("CRA") met with members of the development team from Route 44 Development, LLC to review its proposed re- subdivision of the lots located off Route 44 and Green Park Way.

This letter will confirm that the CRA has determined that any subdivision plan submitted with the Planning Board is permitted under the CRA's urban renewal plan.

Very truly yours,

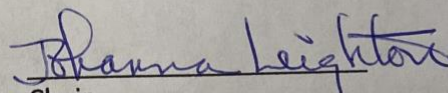

Chair

Exhibit B

Carver Select Board

**Meeting Minutes
Town Hall- 108 Main Street
November 7, 2023 - 6:00pm**

In Attendance: Chair Mark Townsend, Vice-Chair Jim Hoffman, John Cotter, Sarah Hewins, Dan Ryan, Town Administrator Robert Fennessy and Assistant Town Administrator Elaine Weston

Chair led the Pledge of Allegiance and Ryan read the community prayer.

Joint meeting with Redevelopment Authority (RDA): Joint appointment for a vacancy on the RDA.

Present for RDA: Chair Johanna Leighton, Savory Moore & Patrick Meagher
Applicant James Elliman gave a brief recap of his relevant history. Leighton asked if he would consider to run for election if appointed? Elliman stated yes. Townsend asked when the RDA meets. Savory stated the RDA meets the first Tuesday of the month. Townsend asked Elliman if he is available to attend the meetings. Elliman stated he is available. Hewins commented that his resume is interesting and looks appropriate for this role.

Motion by Ryan to appoint Elliman to the RDA, second by Hewins.

Roll call affirmative: Ryan, Cotter, Townsend, Hoffman, Hewins

Motion by Moore to appoint Elliman, second by Meagher.

Roll call affirmative: Meagher, Moore, Leighton

Motion by Moore to adjourn their meeting at 6:05pm, second by Meagher.

Roll call affirmative: Meagher, Moore, Leighton

Best regards,

Elaine Weston, MCPPO

Assistant Town Administrator/Human Resource Coordinator

108 Main St.

Carver, MA 02330

508-866-3401