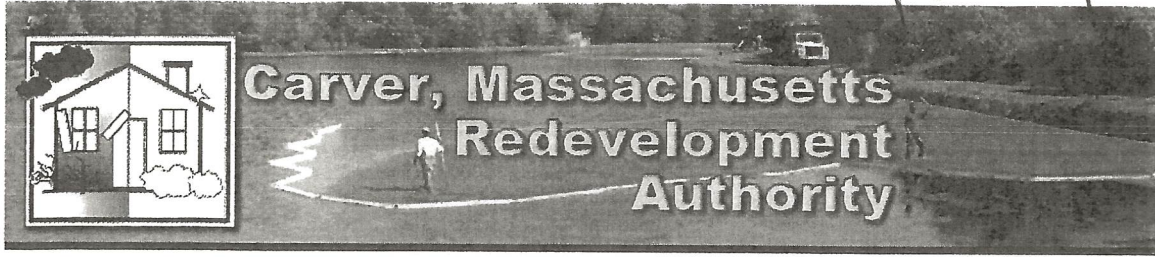


2/20/24 voted to release

approved 1/14/2020



Executive Session Meeting Minutes for September 9, 2019, Carver Town Hall, Room 3

Attendees: William Sinclair, Chairman; Johanna Leighton; Savery Moore; Brian Abatiello

Also in attendance: Jim Walsh, Planning Director

Absent: Sharon Clarke

---

Mr. Sinclair read the guidelines for entering Executive Session at 5:02 PM

Mr. Walsh – Appraisals

We have given authorization to AVT Appraisal. Mr. Sinclair – The quote was \$5000. Mr. Walsh - I have also reached out to Jim Foster and Lincoln Properties for another appraisal. We got another from T.H. Reenstierna LLC; their proposal for doing an appraisal is for \$2500, plus court costs if necessary. We can wait for Foster and Lincoln or move forward. Mr. Sinclair – We only need two but we could do three. Mr. Moore – When will we hear from the third one? Mr. Walsh – I was hoping this week. Mr. Sinclair – Thoughts? Mr. Abatiello – If we sign on the second one, we can also consider the third when it comes in and go with a third, if it is submitted timely. Mr. Sinclair – The developer has to pay the fees on these. Mr. Abatiello – I am good with two but it would be good to have a third in the works. Mr. Moore – I think that maybe we want to set a price cap on the third and if it meets that we should just go with it.

*Motion to go with a third appraisal if the cost is at \$5000 or less: Mr. Moore*

*Second: Mr. Abatiello*

*Approved: Unanimous (4-0)*

Mr. Sinclair – Did we ever get documentation from Mr. McGlaughlin on communications with Mr. Barofsky? Mr. Walsh provided that information to Mr. Sinclair. Copies will be made for all but reminded everyone that this is to remain confidential under Executive Session rules. Mr. Walsh read the letter to the group. Mr. Abatiello – That is what we had before. Mr. Moore – Yes, we requested, in writing, what the highest offer was.

Mr. Sinclair – I did speak with Mr. and Mrs. Tuscher. I wanted to know how they were treated. They stated that they were treated extremely well and with compassion. They stated that George was courteous, professional and kind. They felt that he was fair with the money. I told them that I was asking for this information so that the board was informed. Ms. Leighton – George even paid their moving expenses. Mr. Moore – I have worked with these guys with the Conservation Commission and found them to be upstanding guys. Ms. Leighton reviewed the minutes from last Executive Session regarding George's statement of previous offers. There was an indication in the minutes that the parcel involved a road? Mr. Sinclair – Nothing on the conceptual plans indicates that.

*Motion to return to regular session at 5:18 PM: Mr. Abatiello*

*Second: Mr. Moore*

*Roll Call done - All Affirmative, Approved (4-0)*

## Route 44 Development, LLC

c/o Charter Environmental, Inc.  
500 Harrison Avenue, Suite 4R  
Boston, MA 02118  
Telephone: 857-246-6800

August 19, 2019

Mr. David C. Borofski  
57 River Street  
Plymouth, MA 02360

Re: 18 Montello Street, Carver Assessor's Parcel 22-3-1-R

Dear Mr. Borofski:

As you know, for the past several years, I have been attempting to purchase the above parcel from you. In Fiscal Year 2019, the parcel was assessed for \$298,800. Despite the assessment, I have offered you several hundred thousand dollars above the assessment to purchase the above property in an attempt to settle this matter and avoid litigation. You have countered that your 7.9 acre property is worth \$200,000-\$300,000 per acre, which translates into a purchase price of \$1,580,000 to \$2,370,000. If you are willing to enter into reasonable settlement discussions, I am happy to discuss the purchase of your property with you. Please call me on my cell, 617-721-9588, to discuss the above.

Sincerely,

ROUTE 44 DEVELOPMENT, LLC

By: 

George A. McLaughlin, III,  
Manager

GAM/slp

\\Route 44 Development\LETTERS\Borofski.docx

RDA Executive Session 9/9/19

## Route 44 Development, LLC

c/o Charter Environmental, Inc.  
500 Harrison Avenue, Suite 4R  
Boston, MA 02118  
Telephone: 857-246-6800

December 2, 2019

*Via Federal Express and Email to pipeline.enterprises@hotmail.com*

Mr. David C. Borofski  
57 River Street  
Plymouth, MA 02360

Re: 18 Montello Street. Carver Assessor's Parcel 22-3-1-R

Dear Mr. Borofski:

I attach hereto my August 19, 2019 letter to you. In connection with the same, I hereby offer you \$462,000 to purchase the above property in an attempt to settle this matter and avoid litigation.

If I do not have a response to this offer by 5:00 P.M. on December 6, 2019, I will assume that you have rejected the offer.

Sincerely,

ROUTE 44 DEVELOPMENT, LLC

By: \_\_\_\_\_  
George A. McLaughlin, III,  
Manager

GAM/slp

Attachment

H: Route 44 Development LETTERS Borofski 12-2-19 docx

RDA Executive Session 9/19/19