



**Meeting Minutes for August 1, 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: Savery Moore, Acting Chairman; Patrick Meagher, Treasurer; Johanna Leighton, Member

Also in attendance: Sharon Clarke

Absent: Roger Noblett, Member

Meeting opened by Mr. Moore at 6:30 PM

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**Discussion and possible vote(s):**

- **Reorganization -**

Mr. Moore - We are shy one member tonight. I will move this to the end as Mr. Noblett is running late. We also need an acting chair to begin the vote; typically, Mr. Bott would do that, so we may not get to this tonight.

Update – Mr. Noblett did not attend tonight’s meeting. In addition, Mr. Moore would prefer to have Mr. Bott in attendance as the Acting Chair for the start the meeting. We will move this to the next meeting.

- **New member search -**

Mr. Moore – Mr. Bott indicated a 30-day window of time after of the resignation of our former Chair that we needed to arrange a joint selection committee with the Select Board; we have missed that window as I did not find this out until 50 days post resignation. Ms. Leighton – We would need two applicants as well. Mr. Moore – I read the by-laws differently. I understand it to be that the requirement of at least two applicants is only in affect if on the Redevelopment Authority you have a member that represents a tenants/renter’s organization. If that person leaves, that opening would require at least two applicants. Ms. Leighton – I will look at it again. Mr. Moore – Mr. Bott replied to my email and referenced MGL Chapter 41, section 11. Mr. Moore – In Ms. Clarke’s case, she was removed and therefore cannot serve until the qualification of her successor. It looks like Ms. Clarke’s replacement is in the hands of the Selectboard. At this point myself and/or the Board will need to send something to the Selectboard regarding what skills/experience we are looking for in an applicant. I will probably have to meet with Bob Fennessey. Mr. Meagher – We do need to use the language of “preferred”, not mandated. Mr. Moore – I agree, but I would still like to get our needs to the Selectboard.

- **Utilization of Consultant –**

Ms. Leighton – There are a lot of loose ends that need to be dealt with. There is still potential for a North Carver Project, the Shurtleff Property claims, etc. Kathleen indicated that she sent all the Shurtleff letters and she has heard from several individuals. Each person that applies has to have a signature from every other applicant on their form.

Ms. Leighton – With all the loose ends, I spoke with Kathleen O'Donnell and asked about hiring a consultant. If there is someone out there that is interested in being a consultant, send your info to 108 Main Street with your background, etc.

Mr. Moore – In MGL, as a Redevelopment Authority, we are allowed to hire a consultant on a project basis. One of the areas of expertise that was available to hire a Consultant was real estate. As we know, Ms. Clarke has a real estate background. Ms. Leighton – She also has a career of 30 years on the Zoning Board of Appeals, which is very important to us. We need eyes and ears at the Planning Board meetings, etc. Ms. Clarke – Do you have a job description? Mr. Moore – Not yet. Ms. Clarke – What you are discussing here are all very different tasks. Mr. Moore – At this point we do not have a project. I think the language has to specify the scope of what we can use a consultant for. As a Redevelopment Authority, we can determine what our needs are. Ms. Clarke – If someone was interested, is there a posting we should be looking for? Ms. Leighton – Kathleen said a posting wasn't necessary, just indicated that we need to make it public, which we have done this evening. Mr. Moore – I am not sure we would need to tell the public that we are accepting proposals. What was our process when we hired Stephen Cole? Ms. Clarke – We asked him, he submitted a resume and we hired him. I did leave a lot of loose ends (Wade Street, Montello Street/Shurtleff property) and would like to help with them. I would be happy to submit a resume.

*Motion to ask Ms. Clarke to submit a resume for the purpose of becoming the Consultant for the RDA, for various issues that are before the Redevelopment Authority: Ms. Leighton  
Second: Mr. Meagher  
Approved: Unanimous 3-0*

- **Route 44 Update –**

Mr. Moore – I spoke with Bob Delhomme. I don't know what the status is on the Preliminary Subdivision Plan submitted. Ms. Leighton – I listened to the June meeting. They had issues; he wants to remove Park Ave and have it retitled. Mr. Shea talked about the RDA and was wondering where we are with this. The Planning Board would not accept it, no vote taken. They were going back to Town Counsel. Mr. Moore – Rte. 44 Development did present the Preliminary Subdivision Plan in a timely manner and in a legal manner, giving the Planning Board no other choice but to accept it. Ms. Leighton – Our lawyer requested a copy of the URP. I will make sure she gets it. Mr. Moore – I think the Planning Board is confusing the Preliminary Plan with the Definitive Subdivision Plan. The law says that they have to approve the Preliminary Plan. Rte. 44 Development then has 8 months to present a Definitive Subdivision Plan. Ms. Leighton – The Planning Board is pushing back; they are talking to Town Council and they want us involved. Mr. Moore – Our involvement does come in until there is a Definitive Subdivision Plan. Ms. Leighton – Kathleen indicated that we should talk to Tom Bott and find out if Town Council has given to them everything they need to know, that is when we would ask Bob Delhomme to come in and tell us what they plan on doing in the Definitive Plan. Mr. Moore – I spoke to Bob Delhomme two weeks ago and he wants to come to our next meeting with their Definitive Subdivision Plan. They have until November to present to the Planning Board. Ms. Leighton – Kathleen also said that if we disagree with them, we need to take it right back to the DHCD and Maggie Smith. Mr. Moore – Bob Delhomme said that their plan does not vary greatly from what has been planned all along. Delhomme has a date of November so we need to give them enough time to accommodate that. Mr. Meagher – Should we have Kathleen O'Donnell with us when they come in? Mr. Moore – Yes. When a date is decided, Johanna can give her a call to invite her to the meeting.

- **Site Visit to Wade Street –**

Mr. Moore – We need to schedule this and make sure they have done what they needed to do. Mornings seem to be the best time for those in attendance tonight; I will reach out to Roger for his availability. If August 16 at 10:00 AM would be good for all, that would allow Con Comm to participate as well. Ms. Leighton – Kathleen believes she created the title already.

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

Nothing Tonight

**Members Notes:**

- Savery Moore –
- Pat Meagher -
- Johanna Leighton – I spoke to Tom Bott about Roger and I attending the SRPED meeting. Mr. Moore – This is for identifying areas of growth and areas of protection. It hasn't been done in 7-8 years. Tom is looking for a diverse group to attend and asked for two from this Board. Ms. Leighton - He said he would let us know when it was set up.

**Minutes – 6/20/23: TABLED**

*Motion to table the approval of the minutes for 6/20/23, until the next meeting: Ms. Leighton  
Second: Mr. Meagher*

Discussion:

*Approved: Unanimous (3-0)*

**Next Meeting:**

Next Meeting will be held on September 5, 2023 at 6:30 PM. If Kathleen is not available for 9/5, the alternate date would 8/29/23, at 6:30 PM

**Adjournment:**

*Motion to adjourn at 7:06 PM: Mr. Meagher  
Second: Ms. Leighton  
Approved: Unanimous (3-0)*