



Meeting Minutes for September 20, 2022, 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: Sharon Clarke, Chairman; Savery Moore, Vice Chairman; Johanna Leighton, Member; Patrick Meagher, Treasurer; Roger Noblett, Member (6:38)

Also in attendance:

Absent:

Meeting opened by Ms. Clarke at 6:31 PM

Ms. Clarke – At the Chair’s discretion, I need to adjust the agenda as Mr. Moore will need to leave. We will begin with item #3 – Wade Street

Wade Street:

Ms. Clarke - Johanna and Savery met with Mr. Fennessy to discuss the next steps.

Mr. Moore – We met with Bob Fennessy and Elaine Weston, last week, to discuss the difference in ownership of the Wade Street property. Currently, the RDA is the owner of the property. In 2012, the Selectboard voted to take it but never followed through. There is discussion about giving it to Conservation so we need to be sure about ownership. Elaine put together the timeline. It was decided that Johanna and I will appear before the Selectboard, on 10/18/22, to ask them what their choice is. They can follow through on the acquisition which would require expense and Town Meeting approval if they were to give it to Conservation. Ms. Clarke – We would have to create the deed. Mr. Moore – Correct. The second option would be for them to rescind their vote of 10 years ago and relinquish the property to the RDA. The second option would be a quicker process. There would be no Town Meeting vote, no new deed.

Mr. Moore - The Selectboard would just need to state that they changed their mind. We did look at the GIS map overlayed on a satellite photo. There is an outbuilding that is on the property in question; not the homeowners property so it will need a survey. Ms. Clarke – Once the Selectboard makes their decision, that party (declared ownership) will be approached regarding the encroachment, perhaps after the survey. Mr. Moore – Yes, the survey should be staked every 30 feet and have bounds put in. Ms. Leighton – The abutters were all sent a letter as the meeting on October 18th is a Public Hearing. Ms. Clarke – Yes, if the RDA retains the ownership, we will need to also let the abutters know that the survey is being done as people will be walking around. Did you receive any feedback from Mr. Fennessy? Mr. Moore – No, there was no one from the Selectboard there. We just presented our case, indicated that we prefer to retain ownership. They didn’t state any objections.

Ms. Clarke – This is just a case of protecting that section, especially with the rather large subdivision going in behind it. On the 18th, Savery and Johanna will be in attendance at the Selectboard Meeting. No one else should attend as that would create a quorum and this isn’t a joint meeting.

Mr. Meagher – Is there any benefit to the Town retaining ownership? Mr. Moore – The hope is that whoever owns it grants it to the Conservation Commission. There would have to be a valid reason why Conservation would want that land and they would still have to accept it. Conservation does not have a maintenance budget for property. It’s a noble gesture to get as much Conservation land as possible, but there needs to be a compelling reason for Conservation to want the property. Mr. Meagher – Does the Town have a budget for maintenance of properties like this? Mr. Moore – Not currently. There is not a line item in the budget. We also have to keep it in mind that not all land is Conservation Land. We should put this on the agenda for our next meeting for further discussion. Mr. Noblett – This is part of that development (Vaughn Estates), shouldn’t it belong to

that neighborhood? Initial intent was to use it for recreation. How did we get it to begin with? Ms. Clarke – It came to the RDA, as the developer had useless pieces of land. They would dedicate them as recreational parcels and not pay taxes on them and then taken for non-payment. They are all over this Town. They ended up under the control of the Tax Collector, then the Town, then the Town deeded it to the RDA. It would take a Home Owners Association of the 131 houses there, in order to pay the taxes on it. Mr. Noblett – Then they could be the only ones to use it.

Ms. Leighton – Today, when they create a parcel of land like that they create a conservation plan. It would have been assigned to something like a walking path. When the taxes are completed for the entire area, if they have a roadway or a rock with the name on it, all the little pieces are taxed as one and they get a tax bill with two lines on it. One for their home, and the tax for all the pieces divided by the number of residents. Ms. Clarke – It's not really recreation area; there are no swings or a ball fields. I would have to check with Kathleen O'Donnell, but we could maybe put a conservation restriction on the deed, but there is no enforcement. Mr. Moore – Does anyone use it now? Ms. Leighton – maybe for walking and kids with their trail bikes. You could fish at Makepeace pond if you want. Mr. Noblett – Would this be considered partial forestry? They could come in and help with that. Mr. Moore – No, there are certain parts that come in under State. A lot of the land around Edaville the land that is owned by Mass Wildlife and they have some ability to maintain that land. The land that is owned by The Carver Conservation Commission, roughly 10 parcels, are not maintained by the state. Volunteer work is great but not reliable. It's the same five people that come out to help. Ms. Leighton – The fear that I have is if it is not part of a conservation, who takes it over? Patriot Pines is going to want it. Ms. Clarke – I have heard that they are not interested. Ms. Leighton – To me, it's a water source, it should be saved. Mr. Moore – I am not sure that would meet the criteria for the Conservation Commission. 6:56 PM - Savery Moore departed the meeting.

Ms. Leighton – I wrote to Sara Hewins, who was the Conservation Agent at that time, regarding the trust fund they have. I wanted to make sure we could be reimbursed and that we knew what and how to do it. She stated that it could be done.

Ms. Clarke – Our next step would be to see what the Selectboard wants to do. Johanna and Savery will meet with them on 10/18/22.

Discussion and possible vote(s):

- Rte. 44 Project update -
 - Ms. Clarke - The Attorney General's office has approved the amendments. There is a 90 – day appeal period. They are still waiting on the decision on the two articles of moratorium. I have not heard anything from Hillwood. I imagine we will be busy in the spring.

The landowner has not transferred title to Hillwood yet. At that point, the RDA will probably have a joint meeting with the Planning Board to determine our roles.
 - DHCD – The draft amendments, incorporating the zoning changes into the URP, have been sent to Maggie. She has 60 days to review those and to give us feedback. Ms. Leighton – Did Kathleen O'Donnell look at them? Ms. Clarke – Yes, she did. Mr. Noblett – Do we get an appendix of the changes? Ms. Clarke – Yes. Ms. Leighton – In addition to all of the articles, we wanted some traffic changes, when will that happen? Ms. Clarke – When Hillwood take possession of the property, during the permitting process. At that time, they will have a clearer idea of who the end user is.

90 Forest Street:

Ms. Leighton – Dan called to tell me he received his Building Permit. He wanted to make sure that he can close on the 28th? Ms. Clarke – Yes. Ms. Leighton – His lawyer is sending a paralegal. Do we have a room? Ms. Clarke – Not yet, she hasn't requested it. I will sign the document in front of Elaine, as the notary, and then FedEx it to Kathleen. Ms. Leighton – In the past, we have received two checks; one for back taxes and the rest on the other check. Ms. Clarke – Kathleen O'Donnell will be charging \$175 for the closing. Ms. Leighton – I went through everything to add up all of the expenses associated with the property. I will reach out to Kathleen to see how she wants to handle the payment. Ms. Leighton – The last Treasurer Report had a payment to KPLaw; was that in reference to this? Mr. Meagher that was the eminent domain issue and was a split bill with the Town. Ms. Leighton – I will make those changes and update the list of expenses. Ms. Clarke – Tomorrow morning, I will be signing the Deed for 90 Forest Street!

Treasurers Report:

Mr. Meagher -

Account Balances, August 2022

- ⇒ Checking \$2085.99 – About \$1900 is outstanding checks. I will transfer more money, as needed.
- ⇒ Money Market - \$28,118.83
- ⇒ Hillwood \$12,801.81
- ⇒ URP \$3,255.33

There wasn't much activity in August.

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

Nothing tonight

Members Notes:

- Sharon Clarke – Wade Street – The cost for the survey that we are talking about doing was estimated at just under \$15K. Depending on who takes ownership will determine responsibility. This will be discussed at the meeting with the Selectboard.
- Savery Moore -
- Pat Meagher -
- Roger Noblett -
- Johanna Leighton – Wade Street – I looked at all the older bills. There were two additional bills for Kathleen and a payment to Makepeace in the amount of \$1,351.

Minutes:

Meeting on 8/23/22 - Tabled until next meeting.

Next Meeting:

Next Meeting will be held on October 25, 2022 at 6:30 PM

Adjournment:

Motion to adjourn at 7:29 PM: Mr. Noblett

Second: Mr. Meagher

Approved: Unanimous (5-0)