



**Meeting Minutes for August 18, 2022, at 10:30 AM,**

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; Roger Noblett, Member; Patrick Meagher, Treasurer

Also in attendance: Tom Bott, Planning Director; Attorney John Smolak, Hillwood

Absent:

Meeting opened by Ms. Clarke at 10:32 AM

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**Discussion and possible votes:**

- URP and DHCD Amendments:

Ms. Clarke – There was some concerns over the proposed zoning changes leading to a major change. Attorney Smolak has researched and we are here to discuss.

Attorney Smolak – Hillwood entered into agreement with seller of the property, back in April. Redevelopment of the property is for warehouse/distribution use. The URP was adopted in 2017. I have had a chance to review all of the minutes from that time. As was mentioned, the URP is supposed to be a living document and blueprint of what the Town envisions, sometimes, things change. DHCD requires that if changes occur, after the RDA reviews, those changes are submitted to the DHCD for review to determine if the change(s) is a major or minor change. A significant change is when it involves any of the basic elements in the original plan (boundary change, allowable use, etc.). Based on that, we have had discussion with the DHCD. We have put together a draft set of materials that identify what changes have occurred since 2017. In addition, we identified some proposed changes to the guidelines within the URP. We will try to provide as much flexibility to the RDA as possible and we will try to provide the RDA with a process to review. The URP was well put together. With the proposed project, we have looked at those guidelines to provide the RDA the flexibility to review them under their own guidelines. The process that the RDA was to take was originally not very clear in the original guidelines. There are two areas we are looking at.

1. Adjustments to the plan itself
2. Design guidelines

Ms. Clarke – I would like to have the draft done within the next couple of weeks.

**Questions:**

Ms. Leighton –

I appreciate that you went all the way back in time. Did you review the videos? Mr. Smolak – No, but I did get detail within the minutes.

- *Page 1* – When did Sharon/Savery meet with Maggie Smith? Mr. Smolak – I believe it was before and after the Town Meeting. Mr. Moore – I believe it was in May. Ms. Leighton – Did we receive the certificate mentioned? Ms. Clarke – Yes, we did. Mr. Bott confirmed the meeting date with Maggie was May 19, 2022.
- *C* – relocation of access, related roadway improvements as originally . . . . Does that include when you come on the site – there are two homes- there was discussion about putting a gate there. The fire department wants that access point. What is the status of that? Mr. Smolak – As we get into the Site Plan process, we will have put together a detailed traffic study, etc. As a result of the MEPA process, a number of changes were proposed. That is what led the Town to apply for the MASSWORKs grant. Mr. Moore – The gate is still in play.
- *D* – Rte. 44 undertook the private purchase of most of the parcels. On site, what did Rte. 44 ask to do, tear down the houses that were there? Some were abandoned, some were boarded up. There are two homes before Park Ave and another abandoned house by Borovsky house. Are they tearing that down? Mr. Smolak – I do not know about that; the details of what would happen to those houses would be in the Site Plan. Ms. Clarke – Rte. 44 still controls what happens to the property; when Hillwood has control, that is when these questions can be answered. These are not part of the DHCD process. We need to focus on what we need to send in to the DHCD. There is one parcel left that we are doing Eminent Domain action on, which is that small parcel between two other parcels that is
- *Table 1* – URP Actions are the items that I was focused on. Mr. Smolak - Those will be reviewed with the design permitting process. Ms. Leighton – When the permitting session begins, we (the RDA) should be very active in that process. Ms. Clarke – I believe we will be in control of the design process. Mr. Bott – I cannot imagine a scenario that someone issues a site plan that contains two abandoned houses.
- *B* – Hillwood working with the Town of Carver – Please add the value of what you created and the timeline, including the Water Tower.
- *#2 proposed change table* - Do you plan on adding maps as well? Mr. Smolak – No, the DHCD indicated it wasn't necessary.
- *0 Cobbs Pond* – Was that an article? Ms. Clarke- That is the Kuhn parcel that resides divided between Plympton and Carver. Ms. Leighton – Is this one of the articles being held up? Mr. Bott – Yes, it is. Mr. Moore – Yes, 10-17 are being held up.

#### Zoning Amendments –

Ms. Leighton –

- Articles are all subject to the AG approval.
- Proposed change #6 on page 8 – Can you be more specific? Mr. Smolak – I wasn't planning to add additional information beyond what is already public record. This is intended to be a summary. Ms. Leighton – People want to know. Mr. Moore – The DHCD doesn't need to know that. Ms. Clarke – It is within the project area. Mr. Smolak – We can ask if the DHCD needs it. Ms. Clarke – I can ask about it. Mr. Moore – What we are doing is to try to have the DHCD recognize that the changes are minor. The traffic study won't be affected by these changes. Eventually, when there is an end user, there will be another traffic study. Ms. Leighton – I want to make sure the language used is correct. Mr. Smolak – That is the purpose for the DHCD review.
- Is Kathleen O'Donnell going to go through this? Ms. Clarke – I don't know if she is still sailing. Ms. Leighton – I would like her to review it. Ms. Clarke – Yes, when I confirm that she is back, it will reach out.

Ms. Clarke – Essentially, these all feel like minor changes to me but it's something that comes from us. Attorney Smolak – The DHCD provided examples from other projects, to help with format and consistency. Ms. Clarke – Our next step is to review these and then to sign. Mr. Smolak – The RDA could approve a draft copy to send to the DHCD, tonight. Mr. Moore – This draft copy would be an informal look to give Maggie the opportunity to provide feedback. Mr. Bott – I did receive an email from Kathleen O'Donnell yesterday, so I believe she is back. Mr. Smolak – Once we get the comments back, Attorney O'Donnell can review. The Board can sign off on it and then it has a 60-day review process. Ms. Clarke – I will add the draft copy letter to the agenda for next Tuesday.

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

**Adjournment:**

*Motion to adjourn at 11:16 AM: Mr. Moore*

*Second: Mr. Meagher*

*Approved: Unanimous (4-0)*