



**Meeting Minutes for June 21, 2022, at 6:00 PM,**

The proceeding was held in person, in meeting room #4  
This meeting is being videotaped and rebroadcast by Area 58 TV.

Attendees: Sharon Clarke, Chairman; Savery Moore, Vice Chairman; Johanna Leighton, Member

Also in attendance: Paul Kelly; Kathleen O'Donnell, RDA Counsel; Ms. Joy, Plympton Board of Selectmen; Dan Dicesare, potential buyer for 90 Forest Street

Absent: Roger Noblett, Member; Patrick Meagher, Treasurer

Meeting opened by Ms. Clarke at 6:02 PM

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**North Carver Project:**

- Eminent Domain as requested by Rte. 44 Development, LLC – Ms. O'Donnell – I've been working with the McLaughlin law firm. We sent a notice of taking to all of the affected family members. I did hear from one today. Tonight, I will ask you to vote to sign the Order of Taking. I will take one with me and have it recorded at the Registry of Deeds on July 8, 2022 which is when the 30-day period expires. I will have you sign two and you will keep one original with you, just to be safe, as I will be traveling. We will send notices to those that are named which will let them know that damages are available but they will need to prove how much they are entitled to. You will need to hold those funds in escrow. Ms. Clarke – I will check with our treasurer when he gets back. If anyone inquires to us, we will direct them to Kathleen. Ms. O'Donnell – The damage number is less than \$4K and that is divided amongst all the claimants. Ms. Leighton – How many are there? Ms. O'Donnell - There are six interested parties and some of those have children. Mr. Moore – Was this exhibit, listing the possible claimants, included with the letter? Ms. O'Donnell – Yes, everyone received a copy.

Mr. Moore – The gentleman that called, was he aware of anyone else being around?

Ms. O'Donnell – He did not say; just that they no longer speak. Ms. Leighton – So they

have three years to respond, so we just wait for someone to respond. Ms. O'Donnell –

Yes. He can respond but he will still need proof.

*Motion to accept the Order of Taking letter and to authorize the Chair to sign said*

*document: Ms. Leighton*

*Second: Mr. Moore*

*Approved: Unanimous (3-0)*

Ms. Clarke – These signed copies will be notarized by Ms. O'Donnell. It will be recorded at the Registry of Deeds on July 8, 2022.

- Upcoming meeting with DHCD - Ms. Clarke - Savery and I will be meeting with Tom Bott tomorrow to review the DHCD information. We will go through some minor amendments. These will have to be approved by DHCD once Hillwood takes possession of the property.
- Plympton – Ms. Joy – I have reached out to John Woods and he has been very helpful.
- Letter to Attorney General's Office, expressing concern with procedural issues. Ms. Clarke - This letter is being answered by council at KP Law.

### **90 Forest Street, Planning Board meeting**

- Planning Board Special Permit –

Ms. Clarke – Prospective buyer is here tonight. Last week he finished with the Planning Board.

Dan Dicesare – Last Tuesday, June 14, 2022, the Planning Board unanimously approved the special permit to move forward with the project. The next step will be Building Permits, after the 20 days wait. Ms. Clarke – Yes, and they will have 30 days to get back to you. You are satisfied with the plans you have made? Mr. Dicesare – Yes, four bays. I will use one for my business; I am an electrician. The remaining will be rented out.

- Zoning Board application for variance –

Ms. Clarke – In Sept of 2019, we realized this parcel was 50’ short on frontage. The zoning changed to General Business. We were granted a variance in September 2019. You have to act within a year but Covid hit. Massachusetts extended it and the variance is now good until 6/30/2022. The RDA will appear before the Zoning Board to request an extension as this will not be enough time for Mr. Dicesare to complete what he needs to do. This will be to cover us should any issues/concerns come up with the financing bank. The appeal period is 20 days. Did we extend the P&S? Ms. O’Donnell – Yes, it is extended to September 28, 2022. This will allow for the time for appeal periods, etc.; we can always shorten it. Ms. Clarke – Do we need to sign a new one. Ms. O’Donnell – I did not bring a printed copy tonight, but I can sign it on your behalf.

*Motion to grant amended extension and authorize the chair to sign the extension as  
modified: Mr. Moore  
Second: Ms. Leighton  
Approved: Unanimous (3-0)*

**Topics not reasonably anticipated by the Chairwoman 48 hours in advance of meeting:**

Paul Kelly – I made the updates that Johanna asked for. Ms. Leighton – I think they were all done.

**Meeting Minutes:**

*Motion to approve the minutes of 3/8/22, as written: Ms. Leighton  
Second: Mr. Moore*

Discussion:

*Approved: Unanimous (3-0)*

*Motion to approve the minutes of 3/22/22, as written: Ms. Leighton*  
*Second: Mr. Moore*

Discussion:

*Approved: Unanimous (3-0)*

*Motion to approve the minutes of 3/29/22, as amended: Ms. Leighton*  
*Second: Mr. Moore*

Discussion: Ms. Leighton – Attendance – Mr. Tracey, Chair, NCWD – Stephen Coll s/b COLE

*Approved: Unanimous (3-0)*

*Motion to approve the minutes of 4/5/22, as written: Ms. Leighton*  
*Second: Mr. Moore*

Discussion:

*Approved: Unanimous (3-0)*

*Motion to approve the minutes of 5/17/22, as amended: Ms. Leighton*  
*Second: Mr. Moore*

Discussion: Ms. Leighton – Attendance McLaughlin ADD, Add Attachment of email Johanna read into record. Mr. Bott, Page 2 in response to the email read – Mr. Bott read the email into record. Add as attachment to the online PDF.

*Approved: 2-0-1 (Ms. Clarke)*

*Motion to approve the minutes of 6/7/22, as amended: Ms. Leighton*

*Second: Mr. Moore*

Discussion: Ms. Leighton – Member Comments – Topics ADD attachment for handout entered into the record.

*Approved: Unanimous (3-0)*

**Members Comments:**

- Ms. Clarke – We may need to change meeting time to 6:30 to accommodate all members. Johanna and Savery were okay with that.
- Mr. Moore –
- Ms. Leighton -
- Mr. Meagher –
- Mr. Noblett –

**Next Meeting:**

Our next meeting is scheduled for July 5, 2022 at 6:30 PM. Ms. Clarke – I will confirm with the other members that are not in here tonight

**Adjournment:**

*Motion to adjourn at 6:42 PM: Ms. Leighton*

*Second: Mr. Moore*

*Approved: Unanimous (3-0)*