



Meeting Minutes for December 14, 2021 at 6:00 PM, Carver Town Hall, Room 4.

The proceeding will be videotaped and rebroadcast by Area 58 TV.

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

Also in attendance: Paul Kelly

Absent: Paul Kostas, Member

Meeting opened by Ms. Clarke at 6:04 PM

Update on ongoing projects:

- Route 44 Development Project – Discussion and possible vote(s) –
 - Update on development of the website and FAQs –

Mr. Moore – The Fire Chief and Hillwood are closer to an agreement. I also met with Stephen Cole to discuss an expanded roll with him. Working with the Town, as well, would be a conflict of interest so he declined the additional roll. Ms. Clarke – We are trying to find someone to fill in the gaps that may occur with the loss of the interim Town Administrator. Mr. Moore – Up until recently, we dealt with the Planning Director. When Jim left, we had to go through Rick to reach out to KP Law. We need to have access to KP Law and need someone to provide us with that permission. Mr. Meagher – I think the roll that the RDA plays gives weight to the fact that we do need that contact. I think that could be done by Rick indicating to KP Law that the RDA will be contacting you when necessary and they have permission to do that. This is just one thing that is going to impact not only us and this project but everything else that goes on in this town. What I would try to avoid is having each committee have its own liaison; that would be chaos. We have to get something done with Rick to clarify with KP Law that the RDA has authority to reach out to them. Ms. Leighton – We do pay our bills to KP Law; we should be able to do that. Mr. Meagher – We have another working group meeting before Rick leaves, I will talk to him. Ms. Clarke – We talked before and said he could give us no one. The alternative is to wait for the new TA, which hasn't even been advertised yet. There are a lot of parts to this project that the Planner was doing. This is affecting our ability to move smoothly. Mr. Moore – At this point, I don't know who is managing Montello Street. Ms. Clarke – Moving forward, one or two of us will meet with Rick to provide us with some assistance. We need this resolved within the next two weeks. Mr. Meagher – This is an exceptional circumstance. If there is an interim hired, they are just here to keep things going but not necessarily be involved with this project. They should have the wherewithal to deal with KP Law and establish procedures for us to deal with KP Law. Ms. Clarke - Mr. Meagher will speak to Rick tomorrow, December 15, 2021. We need a point person.

- Update from Paul Kelly on public outreach –

Ms. Clarke – FAQs look good, we continue to have minor changes. Our plan is to have a website that is designed for easy access and it will provide appropriate factual information. Mr. Moore – The launch will be prior to the end of the year. Mr. Kelly – The functionality is ready to go; we are just reviewing content. Mr. Moore – No links to the FAQs? Mr. Kelly – I just left an outline as there were so many changes still to be made. Mr. Moore – The drone video, can it be edited for length? Mr. Kelly – I can't but I can talk to SRPEDD. Mr. Moore – If we could modify a little, along with the map, it will help to identify it and its location to the public. Ms. Leighton – I have one FAQ to add regarding Spot Zoning. Mr. Moore – Spot Zoning is changing a parcel from one zone to

another within a zone. These changes are for the entire Green Business Zone, it is not Spot Zoning. Ms. Clarke – The proposal for the warrant is not Spot Zoning and affects the whole Green Business District. It's important that we not address questions while out and about in the Town. Our answer will always be to refer them back to the site for their answer. This is the best way to convey all of the information on one place. The next meeting will have more information. Mr. Moore – There was also a Zoom meeting last Friday. There were two people from the PR firm that Hillwood hired. Also in attendance was Paul, me and Stephen Cole, someone from Bohler and another 4 people from Hillwood. I think that we will be in a good place on Friday. Ms. Clarke – I talked to Mac about the Fiscal Impact Study and asked when we could review it; he said they are still waiting to complete their review. Mr. Meagher – I don't understand the delay. Mr. Moore – Stephen did indicate that comps are difficult to find. He had trouble finding 65 foot outside height project; all projects are listed for interior height. There is one in Arizona that I sent Stephen a link to. Ms. Clarke – I want to be clear that the zoning change is UP TO 65'. That is the maximum height including any antennas, HVAC and solar that may be on top of the building.

- Update of proposed Zoning by-Laws/due date 12/20 for Warrant Article/ expected timeframe for Public Hearing –

Ms. Clarke – There are one or two parcels that need rezoning but everything will be made public once we submit them. Public Hearings, a total of 3, will be around the first week of March. That will be the opportunity for any questions or comments. Mr. Moore – We will only be at one of the public hearings that the PB is holding. Ms. Leighton – The articles are very confusing. Your FAQs, does it match the article? Mr. Moore – We just got a revised one so they may not match right now. Ms. Clarke – There is a disconnect. This was done and sent to Jim Walsh in August and we didn't get it until December 7. What you have in front of you is not accurate, but they will match. Ms. Leighton – What Savery did is great, it's clear and precise. I want to make sure the article matches. Mr. Moore – They will match but the language (legal vs educational) will be slightly different.

- Proposed meetings with the Planning Board, Finance Committee and Select Board

Ms. Clarke - The Select Board would like two members to go before them, in Executive Session, on 12/21/21. This is an opportunity, in Executive Session, to speak freely and hear any questions and concerns. The Fire Chief will also be there. Ms. Leighton – The Water Board should be there. Ms. Clarke – They are just trying to get an overview from the two big ones right now; the Fire Chief and us. Ms. Leighton – I think they should also be there. This does involve them. Mr. Moore – The Water District does own the pumping station on the Cole Property. In order to meet water pressure requirements, they need to upgrade their pumps. Hillwood is talking about doing this. For next week, the Select Board is only asking for two members from this Board. Ms. Leighton – I still think the Water Board should be there, even just for informational purposes. This meeting is later in the day and they should be able to be there. Ms. Clarke – There is a regular meeting and this would be in Executive Session after that. Savery and Sharon will attend this meeting. Mr. Moore – What about the Finance Committee? Mr. Meagher – We don't have a meeting schedule in the near future. Is there value to having combined full committee meetings or should there be just representation? Mr. Moore – The latter. We would just be looking for what the Finance Committee wants to know about this project. One or two of us could attend a meeting. How much of a role does the Finance Committee have with the Assessors office? Mr. Meagher – None. Ms. Clarke – What about capital plans? Mr. Meagher – Capital Outlay is a subcommittee of the Finance Committee. They would put out a 5/10 year plan. Ms. Clarke – I think once we have something from the Fiscal Impact Study, we could meet with them. Mr. Moore – I think we should try to get 5 minutes on their next agenda, just for informational purposes. We have a couple of questions for them and I am sure they will have some for us. Mr. Meagher – I think "informational" is good. Ms. Clarke – I will reach out to Alan Germaine about getting on the agenda.

Ms. Leighton – When does the Planning Board look at this article? Mr. Moore – When the Select Board accepts it, the Planning Board can look at. Ms. Clarke – I think the Planning Board will hold their hearings some time in February. Mr. Moore – I would like to meet with as many Boards as we can and as soon as we can. We should meet with the Planning Board in January.

Update on 90 Forest Street Status – Kathleen O'Donnell as proposed attorney -

Ms. Clarke – This is about moving our council to Kathleen O'Donnell. Mr. Williams backed out of the deal and we need a signed release. Kathleen O'Donnell is a Municipal Law Attorney who previously worked for KP Law. She has sent us a letter of engagement. I think that with the difficulty we are having with time sensitivity, this is a necessary step.

Motion to allow the Chair to sign the Letter of Engagement with Kathleen O'Donnell: Mr. Moore

Second: Ms. Leighton

Approved: Unanimous (4-0)

Ms. Clarke – The Release of Deposit is also here. This basically indicates that we can keep the deposit. I can sign it and then Jack Williams will sign it. I spoke with Jill Martins and she will hold it in a file for Jack to come in and sign it. Mr. Meagher will give it to Jill tomorrow.

Motion to allow the Chair to sign the Release of Deposit: Mr. Moore

Second: Ms. Leighton

Approved: Unanimous (4-0)

Ms. Leighton - She indicated/suggested in #3 that we review the URP. Zoning is her area of expertise. She wants to come and be a part of one of the meetings. Ms. Clarke – We are planning on using her for the next sale of 90 Forest Street. We have already had a couple of inquiries. Mr. Moore – I think we should meet to discuss the URP with her when a Planner is on board. Ms. Leighton – I did get a call from Brenda Titus as someone had inquired about the property. The variance will expire soon. Ms. Clarke – Due to Covid, KPLaw says it is good until June of 2022.

Administrative Support Proposal -

Ms. Clarke – Sue Hannon and I discussed it briefly. I am drowning in administrative stuff. Ms. Leighton – When Pat and I spoke with Jill, they did commit to taking over after the first of the year. Susan will take what I am behind on and Shelby will provide Susan with a password if necessary.

Treasurer's Update:

Nothing tonight.

Minutes -

Motion to table the minutes until next meeting: Mr. Moore

Second: Ms. Leighton

Approved: - Unanimous (4-0)

Members Comments:

- Ms. Clarke –
- Mr. Moore –
- Mr. Meagher –
 - I have some bills tonight – A reimbursement to Paul Kelly for WIX and a bill from Susan. We also have 2 legal bills that I am not sure if they are ours or the Towns. Mr. Moore – Most of the invoice is the Towns, including the Massworks but there are two that would be ours.
- Ms. Leighton -
 - Cobbs Pond on 9/29? Ms. Clarke – That is the Coon parcel; it's one piece that is partly in Plympton so we need to rezone. This is one of our Town Meeting articles.
 - I got an email from Kathy Kay re: Roberts Way, she wanted to know if we wanted it for redevelopment. If we do, she would talk to Rick about writing an article. Ms. Clarke – It's not buildable right now, even with both parcels combined. Current zoning is 60,000 sq. ft and 150' of frontage so it would need significant changes. Have her put the article in and we can look at it.
 - She also talked about TOPS and wanted to know if this committee would want to be involved. She has several homes. Ms. Clarke – It would have to be some type of partnership. If she is looking for an RDA appointment, we can nominate

*Motion to nominate Johanna Leighton to represent the RDA on the TOPS Committee: Mr. Moore
Second: Mr. Meagher
Approved: Unanimous (4-0)*

Next Meeting:

Our next scheduled meeting is on January 4, 2022 at 6:00 PM, Room – 4

Adjournment:

*Motion to adjourned at 7:28 PM: Mr. Moore
Second: Ms. Leighton
Approved: Unanimous (4-0)*

Exhibits

A: Agenda