



Meeting Minutes for January 4, 2022 at 6:00 PM,

Virtual Zoom Meeting - Meeting ID: 818 8568 3217, Passcode: 367452

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

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

Also in attendance: Paul Kelly

Absent:

Meeting opened by Ms. Clarke at 6:04 PM

Update on ongoing projects:

- Route 44 Development Project – Discussion and possible vote(s) –
 - Working Group Update – Mr. Moore – The new ITA was there; he took a lot of notes. He was notified that, in the past, Rick was our go between with Hillwood. Rick was the one who was in direct contact with Mac. He didn't say much about that but did acknowledge that he could take that on. I gave an overview of the article that we are presenting which brought up the traffic issue. Sarah Hewins indicated that she felt uncomfortable bringing it to vote for Town Meeting without an answer on traffic. We are not going to get that before then. The Fire Chief went over all of his conversations with Hillwood. The Chief sent back the agreement but hasn't heard anything in two weeks but that may be due to the holidays. The Police Chief had never seen a MEPA report. He stated, during the conversation about traffic, that the Town of Carver cannot outlaw trucks that use Route 58 as it is not a town road, it is a state highway. He did mention that he does not have staffing to man, at any time, a check point for trucks to determine if they are within the laws (safety, etc.). Chief Duphily also mentioned that during his initial / last conversation with Hillwood (4 months ago), that due to the size of the building, there needs to be a conversation about protocol for an active shooter situation. Hillwood is aware that they also need to talk to EMS and all other Emergency Services in Town. In regard to water, it may be premature to bring in the NCWD right now. The BOH doesn't need to be involved right now. Ms. Clarke – I did email Mac after we spoke and updated him on the Working Group Meeting and the concerns with Emergency Services. He indicated that he would be getting back to them urgently. I also requested the Fiscal Impact Study; we need to review it. He has not responded to that specifically. I will be talking with him tomorrow. Mr. Moore - Mark Townsend indicated that if we are not happy with this study, we need to do our own. Ms. Clarke – Absolutely. Mr. Moore –I think in the next few days, we should set up a Zoom to have the new ITA meet Mac.
 - Update on development of the website and FAQs –

Ms. Clarke – How is it going with the FAQs? Mr. Moore –I have not read them yet. Our meeting for yesterday was canceled due to Covid. We will try to have one later this week. We were pretty close when we talked on the 28th. I owe Paul a few things. Regarding the FAQs, I think Paul can start putting them in. Whatever you received from Owen. I am of the mindset that all

information goes out. If there is concern out there, I would rather deal with it now. All Q&A needs to be vetted by us before they are put out anywhere. He would like a "Top 10" section and I also want categories. I am hoping to get something up next week. Ms. Clarke – If you have that meeting with Consensus on Zoom could you let me know? Mr. Moore – Yes.

- Update from Paul Kelly on public outreach –

Mr. Kelly – Have you discussed graphics/popups for timeline? Mr. Moore – We talked about graphics being the satellite photos, by date. That was my last conversation with them. Ms. Clarke – Paul, just compile your questions and get them to Savery so he has them for the next meeting.

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

Ms. Clarke – I got an email from Elaine and she said they are all set and in. KPLaw will do the review and we will watch the Planning Board for the timeframe on Public Hearings. I am assuming sometime around March. We will be meeting with the Planning Board prior to that. Mr. Moore – We should probably get together with them soon. Ms. Leighton – Can you send us a copy of those articles? Ms. Clarke – Yes, I can do that.

- Update on presentation to Select Board on 12/21/21 –

Savery and I presented at the Select Board Meeting. If you haven't already, you should view the meeting. We were able to hear concerns from the Select Board Members. Mr. Moore – 3 out of 4 were concerned about traffic, 1 was concerned about making Emergency Services happy; 1 made no comment. Mr. Kostas – You have to present this so that it is understood that losing control over the project would be worse than any traffic concerns. Mr. Moore – No matter what, it's going to have some sort of traffic associated with it. We want to make sure we have control of that. The Fire Chief mentioned today, that if this doesn't get built in Carver, it could be built in Middleboro and would still have trucks coming through Carver and then we would have no say on it. Mr. Kostas – I wonder if it's possible to get Chief Duphily to get him to weigh in on the concerns he has over various options (Hotel, etc.). Right now, Hillwood is willing to put money into EMS. Mr. Moore – We have to be careful and make sure that everyone understands the benefits to this. We can put out there a list of things that can go there. This vote is for the Zoning changes ONLY. Ms. Leighton – The traffic in this area needs proper traffic lights. Coming off of 44 at 58 needs to be changed; the signal lights at Shaw's and Cumberland Farms need to be better timed. It's important to review the MEPA study– we should look at the traffic study already done. Mr. Moore – Their range was pretty big. Ms. Leighton – If you have the proper lights controlling the traffic patterns, there shouldn't be an issue. What is the issue? Mr. Moore – The issue is the trucks going down Route 58, 24 hours a day. There will be noise and congestion. We've told Hillwood that they need to be more proactive about that and deal with the concerns and to challenge the state to fix them before the first truck rolls down the road. Ms. Leighton – Exactly! For example, the new roundabouts down by the hospital are controlling the traffic. We need to get MEPA on this now, not after. Mr. Moore – MEPA does not fund it. I agree with you. Ms. Leighton – Maybe we need to start getting political. Mr. Moore – The people in the center of town and South Carver will not be concerned about that intersection; they will be concerned about trucks going by their house at 2:00 am. Ms. Leighton – I don't care what goes in there, the road still needs to be fixed. Mr. Moore – It should be done before something goes in but who pays for it? The developer? The State? The Town? Ms. Clarke – I know people that live in South Carver who state that they see Sysco trucks all the time. They weren't supposed to be doing that, but they are. Mr. Moore – Depending on whether they are company owned trucks, we could condition the traffic flow. We would have no way of doing that with Independent drivers. Ms. Clarke – There is a possibility that those trucks would have to be registered in the Town of Carver. Ms. Leighton – We need to make sure that they are.

- Discussion of meetings with the Planning Board, North Carver Water District, Police, Safety and Select Board -

Ms. Clarke – I think it's time to have small group meetings (less than 3 members). We should go to the Planning Board on the 11th for discussion only. Mr. Moore – I would also like to attend. What about Tom Walsh of Mike Ryan? Mr. Moore – We have to focus on the zoning changes and their impact(s). Ms. Clarke – If Town Meeting grants the zoning changes, a prospective developer can always go lower. Ms. Clarke – Paul, could you meet/call Chief Duphily? See what his thoughts are. Mac is supposed to also

be reaching out to him. Mr. Meagher – I will reach out and get a timeframe from him. Mr. Moore – When you are talking to the Chief, could you give him the opportunity to ask Mike Ryan and Tom Walsh to join. That would tie in the rest of Emergency Services. Ms. Clarke – That will be best to assess the needs for various scenarios. Paul and Pat will take the lead on this. Mr. Belbin inquired as to whether the Silo Market place was subject to the 65'. Savery responded quickly that they are not. Mr. Moore – Invoices from Stephen Cole? Mr. Meagher – We are about half way through the money, including today's invoices. Do you have any idea when Stephen Cole will be sending us something? I am not sure Hillwood will be going beyond the \$20K? If we go beyond the \$20K there are some funds available on our own. I would prefer regular smaller invoices from Stephen. Mr. Moore – Yes, if we need more, we can ask for more. Mr. Meagher – We have to provide our receipts to Hillwood. I have all of Paul Kelly's receipts. Should we call Stephen? Ms. Clarke – I will check with him tomorrow; he originally stated that he would invoice us once per month. Are we set up for electronic deposits from Hillwood now? Mr. Meagher – Yes, we are set up for that now. Ms. Clarke – I will make sure you get Stephen Coles invoice and you will take care of the reimbursement end with Hillwood.

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

Ms. Clarke – Jack Williams signed the release; Jill has it. The plan is now to go ahead and market it again. Ms. Leighton – I spoke with Brenda Titus. Her understanding is that the variance expires in June 2022. The lot would be more marketable if the variance was extended. Ms. Clarke – We cannot extend the variance; we would have to reapply. Ms. Leighton – If we made it a contingency that the RDA would do that, it would make it more marketable. In the past it was mentioned about a residential duplex. Is the variance for commercial only? Ms. Clarke – That is not how the variance works, it applies to the lot. Doing a residential duplex would be up to the developer. Ms. Leighton – How does the committee feel about the RDA getting a variance for any interested party? Ms. Clarke – I would state on the listing that the variance is good until 6/2022 and "if necessary" the RDA will reapply. Ms. Leighton – I remember the variance stating, "commercial only". Ms. Clarke – I will review it and let you know. Does she want to enter into a contract? Ms. Leighton – Yes, I will talk to her. Ms. Clarke – Has she set an appraisal/market price? Ms. Leighton – Not yet, but assessors' card is up to \$180K.

Discussion of Tax-Title property, Re: Roberts Way, Assessor Map 62, Lots 221 & 222-

Ms. Leighton - I spoke with Elaine. Kathy Kay indicated that the RDA could take over the property. Rick was supposed to create an article, which he did but it was not done well. I don't want to be involved in what he wrote. I will call Kathy Kay tomorrow and let everyone know by the next meeting.

Treasurer's Update:

Ms. Leighton – I wanted to ask about the PK-WIX transfer, check 1284. Mr. Meagher – I transposed the numbers; it will be fixed. UPDATE: Mr. Meagher - \$263.93 was the accurate amount so the check is correct. I will adjust the transfer amount.

Ms. Leighton – At the bottom of the report (footer) it still has my name which will need to be changed.

The balances, in the following accounts, are as of December 2021

- Checking - \$ 437.10
- Urban Renewal Plan Account - \$ 2,564.68
- Savings Account - \$ 29,324.58.
- Hillwood Account -\$14,937.40

Ms. Leighton - URP Account has dropped below \$3000. We will need to ask for additional funds.

*Motion to accept the treasurers report for December 2021 as amended for incorrect transfer amount: Mr. Moore
Second: Mr. Kostas*

Discussion:

Approved: Roll Call performed, all affirmative (5-0)

Minutes -

None tonight

Members Comments:

- Ms. Clarke –
- Mr. Moore –
- Mr. Meagher –
- Ms. Leighton -
- Mr. Kostas

Next Meeting:

Our next scheduled meeting is on January 18, 2022 at 6:00 PM, Zoom Meeting

Adjournment:

Motion to adjourn at 7:38 PM: Mr. Kostas

Second: Mr. Moore

Approved: Roll Call Performed, all affirmative (5-0)

Exhibits

A: Agenda

B: Treasurers Report