



Meeting Minutes for February 1, 2022, at 6:00 PM,

Virtual Zoom Meeting - Meeting ID: 886 5204 2498, Passcode: 576981

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; Alan Germain

Absent:

Meeting opened by Ms. Clarke at 6:03 PM

Update on ongoing projects:

- Route 44 Development Project – Discussion and possible vote(s) –
 - Working Group Update –

Mr. Moore - There was not a working group meeting this week. It was postponed to next week. It's been a busy couple of weeks. We've met with several people over several topics. One meeting, in particular was about 10 days ago with emergency services, along with 3 reps from Hillwood and Owen and Mark from Consensus, Stephen Cole, Mark Townsend and Bob Fennessey. Via Zoom, we had a traffic expert from VHB. It was a very good meeting. The woman from traffic studies, was very informative. She did not have a comparative for where we are today. We asked her to go back and get that. They are expecting approximately 400 truck trips, per day, based on what they want to build. That is pretty much spread out throughout the day. There will be fewer during the night.

She spoke about a larger company coming in as a tenant may have their own fleet and have more control over the traffic flow. Ms. Clarke- As opposed to using independent drivers? Mr. Moore – Yes, if they are large enough, they may have their own fleet. They also mentioned that the numbers came from the institute of traffic engineering (not positive of name). It's based on data from all over the country. They determined that the amount of truck traffic going in and out of the facility would be the same, regardless of the height of the building. They also mentioned that when you have a single tenant with this many trucks every day, there will be more give back to the community to manage that. If it were split up into 10 smaller buildings/tenants, there is less incentive for each of them to give back. Each building may only have 40 trucks, so they won't see it as an issue. Ms. Clarke – At the first meeting that we had with them, the Hillwood people used a term Municipal Mitigation Fee. They pass that down to their tenants to relieve impact on a municipality. This was something I'd never heard before. Mr. Moore – The realignment of Route 58/44 would be handled by a larger tenant whereas a bunch of smaller tenants would not be as willing to handle that. We asked for more studies on East/West travel. Ms. Clarke – Did they have any information on shift changes and number of cars? Mr. Moore – No, they did say that other facilities went to a staggered shift to help alleviate any possible issue. These are all things that are part of the special permit. The only thing that affects the Zoning bylaw change is the lack of impact over the building height. Ms. Clarke – 6:15 PM When people are so concerned about traffic, we can be prepared to talk about a single user vs multiple users, staggered shifts, etc. Mr. Moore – It is part of the conversation, but we won't know certainties until we know who the tenant will be. Ms. Clarke – Do we have another

meeting schedule for that? Mr. Moore – No, not yet. The traffic person still has to revise their presentation. The meeting will be arranged through the fire chief.

Mr. Moore – We received a draft of the Fiscal Impact Statement. Does the Board have it? Ms. Clarke – I shared it with Stephen but not the Board yet. Mr. Moore – It is a draft; another revised will be available on or about Friday. There was no one there to explain how the information was collected. They also wanted to include information on jobs and hope to have that by the end of the week. When this document is ready, Hillwood will set up a meeting with the emergency services people and have Judy Barret come and present it so that she can answer questions. Mr. Meagher – Judy didn't come in to present it? That is a problem.

Ms. Clarke – She works for Hillwood, not for us. Mr. Meagher – This has bothered me for quite some time. She should have come in to make the presentation. Mr. Moore – I am not sure Hillwood knew. If they didn't know, Judy didn't know. Mr. Kostas – We have been waiting on this for a long time. Ms. Clarke – We also need to peer review it. It is a very confusing report; I sent it to Stephen in hopes he can dissect it. Mr. Moore – It was clear we didn't understand it; I am not sure Hillwood, nor Judy knew the meeting was happening. We have told Hillwood that she will be needed at the next meeting so that she can present it and answer questions. Sharon will send the Fiscal Impact Study to you all.

- Update on development of the website and FAQs/Update from Paul Kelly –

Mr. Moore – Minor tweaks on FAQs. Courtney from Consensus is working with Paul. As far as the videos are concerned, there is a 2-minute video to put on the website that gives an intro to the website. My original script was 4 minutes; it is down to 2 minutes. I recommended a male voice on this short video and maybe both a male and female for the longer video. I was invited in to do the voice over on the short video today. It should be ready early next week. There will be a meeting on Thursday at 11:30, with reps from Consensus and Stephen to talk about whether we need video embedded in the longer video rather than just straight talk. Ms. Clarke – On the PowerPoint, we discussed scheduling some open public meetings, would this be suitable for that? Mr. Moore – Yes, that is the intent. Ms. Clarke – We could do a Saturday at the Library and maybe the Council on Aging. It will be ready for the Planning Board public hearing in early March. This is the “roadshow video”.

- Update of proposed Zoning By-Laws/Due/Expected timeframe for Public Hearing/Meeting 2/25/2022 with the Planning Board -

Mr. Moore - Paul Kostas, Stephen Cole and I met with the Planning Board last week. Bruce has scheduled the Public Hearing on Wednesday 3/2/22 or a possible overflow date of 3/3/22. It will be at the MHS Auditorium. We also discussed that when we come to Town Meeting, the Planning Board is the sponsor, but the RDA (Stephen Cole) will be presenting it to the audience prior to the vote. There is talk about grouping the amendments together; I don't know how I feel about that. Ms. Clarke – I want them to be in order and start with the zoning amendment; I don't know about bundling them all. Maybe a couple of small groups, that seem to go together. Mr. Moore – I don't want to group them all only to have them broken apart at the meeting. We should all think about that and decide how to move forward. Ms. Clarke – When do they finalize the warrant? Mr. Moore – I think they print it three weeks prior to the Town Meeting. Mr. Germain – You can make adjustments up until the night of the Town Meeting. The only thing etched in stone is the budget which has to be 30 days in advance. Ms. Clarke – At the joint meeting with the Planning Board, we will need a quorum. Moving the hearings to the auditorium was a good idea. Do we meet with the Finance Committee? Mr. Meagher – We don't have much to show. It sounds like more information is starting to come in now. Hopefully we have enough time to get this information out. We do need to have an informational meeting with the Finance Committee but will need relevant information. Ms. Clarke – Would that be something like the mitigation packages? Mr. Meagher – Yes. That is the type of thing that would be helpful to the Finance Committee. Ms. Leighton – What about the fiscal impact study? That's what they should be looking at. Mr. Meagher – Yes! We should have Judy come in and do it. I am waiting to see how good the study is. Mr. Moore – Finance Committee needs a voice/knowledge in this. Another way I look at it is if there were no proposed zoning amendments for this, everything we are discussing would be handled at the Special Permit process. That should be when Finance Committee and the Fiscal Impact Study gets involved. It is only being discussed now because the zoning changes are giving it a platform. We have to keep the focus on the fact that these are zoning articles and nothing more. Ms. Clarke – When this process started over a year ago, I felt we needed to get through fire first and then everything else would fall into its place. Now we might be down to the point where we are going to get financial benefits out of it, but we don't know what that is. Mr. Moore – Those benefits would be based on the vote at Town Meeting. Our Mitigation agreement would be contingent on the zoning by-laws being passed.

○ Discussion of meeting with Finance Committee –

Ms. Clarke – In the past, has the Finance Committee ever made any type of presentation or offer of support, based on speculation?

Mr. Germain – No, we don't typically get involved in the nuts and bolts of projects, this is an exception to the rule. There are ramifications that come along with this. I don't think that height will be an issue at Town Meeting. The residents are going to care about the truck traffic and its impact and what impacts them, personally. This is only my opinion, but I don't think you will have a challenge on the height. I will be a proponent of the height increase as increasing the height will give us some leverage.

Ms. Clarke – So the Finance Committee's position would be based on whether you had analyzed leverage?

Mr. Germain – I don't have any documents; I need to see the Impact Study, Traffic study, projected tax base, will the Special Permit require trucks based in Carver to be registered in Carver? If so, that we give the Town the benefit of Excise. I don't know about TIFs. I need more information.

Mr. Moore – All of things you mentioned has nothing to do with the Zoning By-Law change.

Mr. Germain – But the only way you will be able to sell this, is to alleviate the fear over traffic.

Mr. Kostas – I think you are correct. The problem is that A has nothing to do with B. They could vote it down; not understanding that to do so, would cause us to lose our leverage.

Ms. Clarke – That has been our focus all along on how to keep the focus on that and not lose the leverage.

Mr. Germain – If we lose the leverage, we are left with all of the burden.

Mr. Kostas – Are we allowed to talk about what mitigation we could receive?

Ms. Clarke – Chief Weston did reveal some of the items he was negotiating when Savery and I were at a public Select Board Meeting, in January. It has since been revised.

Mr. Kostas – Would our Chiefs feel comfortable with putting out a statement?

Ms. Clarke – We hope the mitigation agreement is done in the next ten days.

Mr. Germain – I think you are stepping on toes. The best thing to do is to talk about the pluses and the minuses. Everyone needs to understand that regardless, something is going to go in North Carver; Town Meeting can't stop it.

Mr. Moore – Right, it's not a yes or no vote, It's an A or B vote. I'd like people to vote on the benefits rather than what they are afraid of.

Mr. Germain – I was against this until I looked at the whole picture. It is better for Carver to allow the height change.

Mr. Moore – That is what our message is and will be.

Mr. Germain – I have a couple of concerns from a financial standpoint that I would like to discuss with Sharon separately. There will be a large personal property tax angle.

Ms. Clarke – That is something that Stephen Cole mentioned.

Mr. Germain – I am happy that the mitigation is excluded from any TIFs. This developer is a businessman and is here to make money. You are all doing a good job; I like Stephen Cole.

Ms. Clarke – I will check in with Alan next week.

Mr. Germain – I am available until about a week from Friday. We have a Finance Committee meeting scheduled for 2/7/22 if you have anything you want on the agenda.

Ms. Leighton – Alan, I would ask that you share everything you learned tonight with Finance Committee. If your members have anything to report back, they should report back to you and then you should get that information back to us at another meeting.

Mr. Germain – I'd be happy to do that. If this is handled correctly, it could be the best thing to happen to this Town. The RDA is doing a great job. Sharon, could you get me a copy of the Fiscal Impact Study?

Ms. Clarke – Yes, I will add you to the list.

Mr. Germain – From the trucking standpoint, due to Federal DOT regulations; with GPS and electronic logbooks, they are limited as to when they can drive. This is when you will see trucks parked on the side of the road, at Aubuchon, etc. If you don't have a certain number of hours to go somewhere else, then they have to reschedule. It's not the truck traffic, it is the truck traffic that is empty and then has no place to go because they legally can't. That is a federal regulation, hours of service regulation.

Ms. Clarke – Can you send me the site information?

Mr. Germain – Yes. Everything is electronic; there is no manipulating the numbers. Once they shut down and have to take their 10-hour break, you can't move them.

Ms. Clarke – I will discuss with the traffic expert.

Mr. Germain – Walmart is forced to get a tow truck.

Mr. Moore – Yes, and it will be true regardless of if this zoning change passes.

Update on listing of 90 Forest Street Status –

Ms. Clarke – This person reached out to me with a cash offer and something in writing.

Ms. Leighton – You have all seen his offer sheet, with his deposit check. I told him that he would need to prove that he has the cash to pay that remaining amount; he did that. I sent this to Kathleen O'Donnell. I asked Jill to locate the two folders in the Planning Department to give him the information on everything that it has a well and has had a previous perc. I told Dan to go in to speak with Jill directly. Savery has the plan from 10/2015. It doesn't show a well but does show the test pits.

Ms. Leighton – I want to talk to Morse Engineering, Dan said he would pay for it. His contract goes until 2/4/22 which is Friday. Sharon needs to print it out and sign it as soon as possible.

Ms. Clarke – We need to vote on it tonight. The offer is \$175K. His check deposit is \$8,750, with the remaining due at closing. His end date is June 30. He wants to build an electrical supply company warehouse for his own stuff and rent out the rest. I advised him to meet with Paul Bouche.

*Motion to accept the offer by Daniel DiCesare, DK Properties, LLC, for 90 Forest Street: Paul Kostas
Second: Pat Meagher*

Approved: Unanimous (5-0) Roll Call Vote performed

Ms. Clarke – Our next step is to get a P&S. Jill has agreed to be our go between for this. Where is the check that we are holding? Ms. Leighton – Jill has the check. Ms. Clarke – Should it go to Pat? Ms. Leighton - As soon as I hear from Kathleen that we are good, Pat can make that deposit. Ms. Clarke – We will operate under the original MOU, from last year. Every penny spent in the last 10 years, including legal bills will be included.

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

Ms. Leighton – I have to call Elaine to make sure the article changes were made. It is supposed to go through the Town Meeting. Kathy Kay indicated that there would be more properties. When she is ready, she will notify everyone.

Treasurer's Update:

Mr. Meagher - The month just ended yesterday so I have not yet reconciled. All bills are paid. I was ready to do a reimbursement to Hillwood when a check showed up for \$8K+ from Hillwood to us. I did deposit it, but I never asked for it.

Minutes -

January 18, 2022

*Motion to approve the minutes of January 18, 2022, as amended: Mr. Moore
Second: Ms. Leighton*

Discussion: Ms. Leighton – Update for 90 Forest Street. Email address should be RDAcontact@Carverma.GOV.

Approved: Unanimous (5-0) Roll Call Vote Performed

Members Comments:

- Ms. Clarke – I had to do the Annual Report for the RDA. The Town Planner generally does them. It was a very brief report.
- Mr. Moore – When the website goes live; we have a Face Book Page too (North Carver Project Facebook Page). Any comments on the other Carver sites will come from this page and refer them to the website. The Administrator is through Consensus, but I would like to have all five of us with administrator function.
- Mr. Meagher –
- Ms. Leighton – I want to thank everyone. I am glad Alan was here tonight. As the Chair of the Finance Committee, I hope he goes back and does what I asked. Mr. Meagher – He will absolutely do it. Ms. Leighton - I want to thank each of you. We are a committee and unified as a group. If we tell everyone the truth, it will be okay. I am going to be on the traffic issue; I would like to attend any hearings / meetings. Mr. Moore – The traffic will be fixed, it's just about who will pay for it.
- Mr. Kostas -

Next Meeting:

Our next scheduled meeting is on February 15, 2022, at 6:00 PM, In person, Room 4

Adjournment:

Motion to adjourn at 7:26 PM: Mr. Kostas

Second: Mr. Moore

Approved: Unanimous (5-0), Roll Call Vote Performed