



Meeting Minutes for March 8, 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; Paul Kostas, Member; Patrick Meagher, Treasurer

Also in attendance: Paul Kelly; Stephen Cole; Mr. Bott, Interim Town Planner

Absent:

Meeting opened by Ms. Clarke at 6:05 PM

Update on ongoing projects:

- Route 44 Development Project, Discussion and updates –
 - Working Group Update – Ms. Clarke – We had the meeting this morning. Everything is pretty much in the hands of the lawyers. We are hoping the vetting process is done by the end of this week. Our Public Hearing is now set for March 30th. This is the joint meeting with the Planning Board, regarding the Zoning Amendments. Mr. Moore – It was discussed that when we meet with the Planning Board, that we include the height on the water tower. I believe KP Law thought it was better to make the mitigation agreement an actual signed agreement as opposed to a handshake. Elaine Weston was going to work on the order of the amendments to make sure ours are in consecutive order. Five of the seven have been approved by the Select Board for the warrant. I expect the remaining two will be added to the warrant as well, after discussion at the next Select Board meeting. Ms. Clarke – This Working Group has been meeting for 8-10 months now. It was beneficial to

keep us all on the same page. Meeting every other week, Pat and Savery have participated and kept things smooth. Since the Public Hearing was moved to March 30, it gives us some time to do some Open Houses with the public. We are hoping to address any concerns ahead of time. Myself, Savery and Stephen Cole will be in attendance. The first one will be at the Library this Thursday from 10-Noon. Also at the Library, Tuesday March 15 from 6-8 PM and Wednesday March 23 from 1-4 PM. To help with attendance, we wanted to make sure that we would be available during various times of the day. We also have a meeting with South Meadow Village on next Wednesday, March 16th. This is a closed meeting for just their residents. I have also reached out to Cranberry Village but have not heard back, yet. Mr. Moore – We are also going to have an outreach at the Council on Aging on March 29 at 12:15. Ms. Clarke – We must be mindful of how many Board members will be at each individual one. These will be advertised through Facebook pages, Area 58 and billboards, etc. They are designed as drop ins. We will have information available and the website will be up for people to view. Ms. Leighton – What are you handing out? Mr. Moore – We will be handing out a list of the questions (not the answers) as a conversation starter, a flyer with the overview of the project. There will be some posters at the library. One will have an aerial view, one will outline of the development’s property, another with the site plan and one of the renderings that shows the building from Route 44 West which is the only place you can really see it. We are hoping it leads to more questions that we could add to the website.

Ms. Leighton – We have a Facebook page for Wenham Shores residents only. There have been comments about this project. I did write back. I am sure there are other neighborhoods that would benefit from this information. Mr. Moore – I will send you what I have, and you can post it on that page. Ms. Clarke – Mr. Cole did mention having neighborhoods hold small gatherings. Ms. Leighton - I did write a small email to Tom Mannix (Conservation restriction) and asked him to share it with his list of people. I openly stated who I am and who I represent. I asked them to send me an email and that I would respond. Ms. Clarke – I will check on Vaughn Estates. At the very least we can use that to get the information out about these public meetings. All our information, minutes, Area 58 recording, etc. are posted and available for viewing. We have had meeting, twice a month for a long time. The open houses are to answer any additional questions and for feedback. The Public Hearing isn’t until about 10 days before the Town

Meeting. Mr. Moore – The Public Hearing with the Planning Board will be in the cafeteria. Ms. Clarke – Yes, that’s Wednesday, March 30 at 7:00 PM with a hold over date of March 31st.

Mr. Bott, Interim Town Planner – I had a conversation with Hillwood last week. They talked about the informational summaries in the warrant and refining / condensing those a little bit. Mr. Moore – Would that have to be done at Town Meeting. Mr. Bott – No, the warrant articles have the article and a summary. We must get that warrant language to the Assistant Town Administrator before the end of the month. I have an informal copy of the old summary/new summary that I can leave with you. Mr. Moore – You are working with Hillwood’s attorney? Mr. Bott – Yes, Matt and John. I am trying to get up to speed on the project. This project has been going on for quite a while.

Ms. Leighton – In the Carver Reporter, there was a Public Safety Pledge in the amount of \$6.8 Million. Is that the MOU you were talking about? Mr. Moore - That is the mitigation agreement. Ms. Clarke – This was negotiated between fire, police and EMS. Ms. Leighton – Mark Townsend indicated that the Select Board may need to have a special meeting to put this on the warrant. The Police Chief wanted a modification of “*The agreement would be voided if the Zoning By-Law was not passed.*” Mr. Moore – That was a while ago. If Hillwood stays with this project, but must go smaller, they will still honor the agreement. Mr. Bott – A predevelopment agreement would be agreed to and voted on prior to Town Meeting. That agreement would be in place for that mitigation regardless of the zoning changes. Ms. Leighton – The Fire Chief said, “Public Safety Chiefs have expressed significant concerns over the increased demands on the Town’s resources not just for the development but for the Town as a whole, during meetings with Hillwood over the past few months, considering the project size and location.” Ms. Clarke – We have been watching the Chief negotiate since at least April. If they built what is allowed by right or in excess of that, we don’t have the equipment to fight a fire there. I have such respect for Chief Weston and his dedication to the residents/visitors of Carver. What it comes down to is the lack of fire equipment to handle a building of that height. If something happened there, would they be able to

handle a house fire at the same time? We still have a town that needs to be protected by these services. Chief Duphily also discussed concern over limited staff. At one point, Chief Duphily discussed an active shooter situation in a building of this size. That is something I never thought of. This is just a portion of the details. When it is all signed, I am sure further details will be made public. Mr. Moore – I have to echo Sharon, Chief Weston, Chief Duphily, Chief Ryan and Tom Walsh from Emergency services – we are truly blessed to have them, they are tops in their fields. They think of things we never would have. Ms. Clarke – Another example was an enhanced interior 911 to help them know where to go in a building of this size, in an emergency. Ms. Leighton – We need to let the residents know how hard they are working on this.

- Presentation of proposed Zoning Amendments – Ms. Clarke – I want to wait until the remaining two are approved (earth removal and wastewater treatment). Ms. Leighton – Who here would be responsible for wastewater treatment? Mr. Bott – Due to the size, it would most likely be the State/DEP.
- Discuss dates/locations for public outreach – We discussed most of this already. In addition, our website is www.carverrrda.info. I have asked Area 58 to scroll the website during this meeting as well. This has turned out really well. We continue to update as needed. Paul Kelly has done and continues to do a great job. FAQs are very well done and there is a place to ask a question. Mr. Moore – Our next agenda, we should finalize what will be presented. Ms. Leighton – Is there a time restriction? Mr. Moore – No. Ms. Clarke – I believe there is a second meeting date reserved. Mr. Moore – Our amendments are near the top/beginning of the meeting.

Update on listing of 90 Forest Street Status - Status of Purchase and Sale Agreement -

Ms. Clarke – I have contacted Morse Engineering for the digital file on the plan. I have not heard back from them. Ms. Leighton – I have the paper plans that I intend to give to Jill in Permitting for the new folder. Ms. Clarke – He asked for the digital file. Ms. Leighton – I will call them.

Ms. Clarke – We are looking for the CAD file. Ms. Leighton - I have spoken with him and he is working on the site engineer plan. He said he will meet with Tom to go over everything. He says he is rolling right along. Ms. Clarke – We should eventually (when we get to the MOU) get in touch with the Assessor or Sue to get the breakdown of the RDA expenses.

Treasurer’s Update:

Mr. Meagher – I sent an update via email.

The balances, in the following accounts, are as of the end of February 2022

- Checking - \$ 575.59
- Money Market RDA Account – \$ 28,325.05
- Money Market Hillwood Account - \$ 3,311.56 (\$2400 to Paul Kelly hadn’t been cashed). I have put in for a reimbursement (\$19K) from Hillwood but have not received confirmation of a check being done yet. He did acknowledge the request.
- Urban Renewal Plan Account - \$ 2,564.72

Ms. Leighton – There are a couple of changes that Pat will be making (just 2 decimal points).

Motion to accept Mr. Meagher’s report, with changes: Ms. Leighton

Second: Mr. Moore

Approved: Unanimous (5-0)

Minutes, February 1, 2022 and February 17, 2022 -

February 1

Motion to approve the minutes from February 1, as amended: Mr. Kostas

Second: Ms. Leighton

Discussion: Ms. Leighton – Alan Germain should be listed as attendee; Page 3 spelling mistake with “whether”

Approved: Unanimous (5-0)

February 17

*Motion to approve the minutes from February 17, as amended: Mr. Kostas
Second: Ms. Leighton*

Discussion: Ms. Leighton – Add, “Ms. Leighton – We have to instill the confidence to the taxpayers at the meeting. I trust, Mr. Tracey, that you will be a spokesman for us at the Town Meeting? Mr. Tracey – I am a firm believer that this is a good thing for the Town, as a whole, not just the North Carver Water District.”

Approved: Unanimous (5-0)

Other Topics -

Ms. Leighton – I am an avid reader of the Carver Reporter. I read about MBTA@. I watched Tom Botts presentation on this. Do people really know about this? The second year, in order to get all of these grants, there is a lot more to it. We have a Mass Works grant already. It is so important for this North Carver project to become real, the benefits of the \$6.8 Million, alone, will set the stage. This MBTA would be 50 acres, 15 houses/acre, 750 houses! It must be 50 acres. The part that worries me is TDRs. That could change a lot of things. I want the town people to know that our project should be on going! It will give us around \$3Mil per year, plus personal property and that’s what the people need to know. Mr. Bott is having another meeting on May 7 re: the MBTA; I will be there. It’s important to know the facts. Mr. Moore – The law says we must set aside 50 acres, but it doesn’t say we have to build them. Ms. Leighton – Mr. Bott indicated during his presentation and said if someone comes along, we must do it. This is very big. Next year will be the issue. Mr. Moore – The Town will have to look at it and weigh the options. Will it be worth it to do it? We don’t have to do it. Ms. Clarke – There would have to be an analysis; where would we find the 50 acres? Mr. Moore – I thinks it’s apartments It’s primarily for affordable housing clusters near commuter trains so there is less dependance on driving. We are included as we are adjacent to Kingston, Middleboro and Plymouth.

Ms. Leighton – The law also eliminates the 2/3rd vote for certain zoning changes related to housing production and make other changes. It is only 50 +1 now. Ms. Clarke – That is more in line with the Planning and should be done by the Planning Board or Select Board. Ms. Leighton – Part of The Master Plan says it falls under the RDA. I was on the Master Plan and I got a call from SRPEDD and they asked what happened to the local Housing authority. I told them it is no longer and they said it has to fall somewhere. I told them it should fall into the Redevelopment Authority. You will see that in the Master Plan. Ms. Clarke – We would have to build up finances first. Mr. Moore – It’s not necessarily affordable housing but density. They wouldn’t get the same breaks as a 40B.

Members Comments:

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

Next Meeting:

Our next scheduled meeting is on March 22, 2022, at 6:00 PM. Mr. Moore – Do we want to have a brief meeting on 3/29, the day before the Public Hearing? Ms. Clarke – Yes and include Stephen Cole. Mr. Moore – We should then have one on 4/5 at 6:00 PM as it will be our last chance to meet before Town Meeting.

Adjournment:

*Motion to adjourn at 6 :56 PM: Mr. Kostas
Second: Mr. Moore
Approved: Unanimous (5-0)*