



Meeting Minutes for April 5, 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; Patrick Meagher, Treasurer

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

Absent: Paul Kostas, Member

Meeting opened by Ms. Clarke at 6:00 PM

Review of Public Hearing on 3/30/22 of Town Meeting Articles:

Ms. Clarke – Last week we held Public Hearings at a joint meeting with the Planning Board. I think it went well. We did the articles on the first night. On the second night, we made some small amendments and the Planning Board voted to put them on the warrant. These should be the articles that appear at the Town Meeting. Ms. Leighton – I want to thank Mr. Bott. He did a great job, especially the second night. Ms. Clarke – The Planning Board asked some good questions. On the first night, there were not many questions from the public that was in attendance; most of the questions were from the Planning Board. We did close the hearing on the first night. Mr. Bott – You all put the information together, I just formatted it to make it easy to follow. Ms. Leighton – Where is the summary? Mr. Bott – Typical format is the Article language and then the summary and then the recommendation of the Planning Board. Because the warrant was voted by the Select Board to go to print as it was, the changes are in an appendix at the back of the warrant. When we get to Town Meeting, it will refer the public to the appendix. The warrant will be posted today. Mr. Moore – Do all the articles have to be read verbatim? Mr. Bott – I don't know what the moderator does here. Clearly you want folks to know what they are voting on. The presentation should be along

the lines of what it was during the hearings and to walk through all the changes. Ms. Leighton – Has the moderator given Stephen permission to speak? Mr. Cole - Yes. Ms. Leighton - Will there be a clock? Mr. Moore – The Moderator, in the past, has a history of allowing developers, other presenters, non-residents to speak to a particular article(s). The protocol is for the Moderator to, in effect, ask permission of the audience to allow someone to speak. If there is an objection, that objection is discussed. Ms. Leighton – In the past, there was a clock. Mr. Moore – That is only for people with comments/questions. We will give our plan of action to Mr. Fennessey. Ms. Leighton – When they were taking a vote on the 2nd night of the Public Hearing, was someone there to take the minutes on that? Mr. Bott – I recorded the votes and emailed it to the Town Administrators office. All the votes, changes, etc. went in on Thursday night. We vetted them today to make sure everything was in proper form.

Discussion of 4/12/22 Town Meeting Presentation:

Ms. Clarke – I spoke with Stephen Cole, earlier today. We are locking down our process of what we are looking for and how it is going to go. I still need to reach out to the Chiefs to see where we are putting them into the mix and what they are presenting. I sent some thoughts to Stephen and Savery.

- I thought I would open with a few remarks, with a brief history on how we got here. I think it's important to note how long the RDA has been involved with this site.
- Next would be a few words by Savery
 - a. Mr. Cole – We discussed Sharon giving the timeline and backstory and Savery giving the future story. The website will remain. Then the presentation on the merits of the by-Laws.
- Ms. Clarke – Then to the Chiefs. We discussed keeping focus on the by-Laws
- Then talk about Hillwood

Mr. Bott – It's important to note that we are here because of a development, not to approve a development. In the history of the site, you need to bring up the fact that this site is not appropriate for housing due to its previous usage.

Ms. Clarke – Any thoughts Savery? Mr. Moore – I am just wondering how far and how deep to go. Somewhere we need to discuss the permitted uses that don't require special permitting. What can happen if this is not passed? How far do we go with that? This is the first step of many; there are a lot of permitting processes that must happen. The website will remain open for people to ask questions, for us to give updates and to post any meetings. Where do we want to inflect the alternate uses? Mr. Bott – Back to why we are here and the history of the site and the RDAs work on the site. We have these particular zoning by-law changes that we are proposing because someone is interested in the site. It is appropriate to discuss the uses on the site. There is the Green Business Park District as well as the Overlay District for marijuana. Mr. Moore – I know that housing isn't allowed due to not being at a certain level of cleanliness. Would that be the same for hotels/hospitals? Mr. Bott – I don't have that answer for you.

Mr. Bott - One of the things that came out of the hearing is that the setbacks are not changing. Ms. Leighton – Did they calculate that correctly? Mr. Moore – Yes. I think the max set back they would need is 150'. I think the closest they come is a little over 200'. Mr. Bott – They need 158'.33", based on a 65' building. Ms. Clarke – Are the other allowed uses anything that can be handled effectively with a handout? We have that opportunity. Mr. Moore – I have been working on that chart, detailing articles and what each vote means. I can share that with you all. It would be a double-sided handout. One side is dedicated to the 65' article; the remaining articles are on the back. It does bring up alternate uses, traffic, jobs, CBA, etc. I did combine personal and property taxes. It went back to Consensus for one more look. The other option is the letter they are sending out, but in a flyer form, asking for support of this. Ms. Clarke – Should we have a breakdown of the CBA? Mr. Moore – That would be up to the Chiefs. Ms. Clarke – I will ask. Mr. Moore – We don't want to overwhelm people with papers. Ms. Clarke – Some of this nuance information might get lost in presentation; a handout might be helpful. Mr. Moore – Maybe Chief Weston wants to do a slide? That could then be converted into a handout, with bullet points of things that people would be interested in with the CBA. Ms. Clarke – When Chief Weston speaks in a room, he has the attention of the room. I don't want the public to miss those details; if we can get a small breakdown, with his approval, that would be good.

Mr. Meagher left the meeting (6:25 PM)

Ms. Clarke – Mr. Cole, will your presentation be the same as what we saw at the Public Hearing? Mr. Cole – Substantively. There are some slides that are on the financial analysis, based on comparables, that will be included in the Town Meeting presentation that was not in the Public Hearing. There are two parts, the first being the merits and backstory of the project. Secondly, why we are here (the zoning articles)? Ms. Clarke – We talked about bundling them? Mr. Cole – I thought it would be a good idea. I will leave the presentation with you tonight for review. It doesn't include the specific zoning articles but will at the Town Meeting. Mr. Moore – Since you are presenting the merits and why we are here, it seems it would better flow in with Sharon's opening and then I could talk about the future before we go and vote on each article. Today plus history then future and returning to today and history; people will think they already heard this. Mr. Cole – This would be a good way to reinforce what Tom mentioned a moment ago. This is not about the development but about the zoning. Ms. Clarke – Follow that with the Chiefs? Mr. Cole – When I get to the financials, it may be a good idea to have the Chiefs speak specifically. My estimates based on what we know of the tax mill rate and the formula for how we determine the value does not include the personal property, excise tax or the CBA. That would be a good opportunity for the Chiefs to speak about the CBA. Mr. Bott – When you talk about the financial analysis, it is based on Property Tax. It is not based on Personal Property Tax or Excise Tax or an economic multiplier that says other businesses will come about because of this. You can also note that Judy is the go-to person in lots of communities for this exact sort of fiscal analysis.

Ms. Clarke – I would like to keep this as concise as possible. We follow the Cranberry wells article. Will Mr. Cole need to arrive early? Mr. Cole – I will send my info ahead of time so that whoever is running the machine can have it integrated. I will have it set up as a separate PowerPoint, as well. I will need to get in there early. Sharon, Savery and I will meet to review. Mr. Cole distributed the presentation to the Board. Mr. Cole – We rebranded and are now known as the *Plymouth Foundation*. Ms. Clarke – Savery and I will go through this and we will meet on Thursday. Mr. Cole – Yes. There is some supplemental traffic in there. Based on the feedback at Public Hearing there are mitigating circumstances that must be met and MEPA requires them to do Monday through Friday and Saturday traffic counts, prior to them getting the CO and State approvals. Ms. Leighton – Connie Shea wanted to have 7 days, why didn't they require

Sunday? Mr. Cole – I have never seen them include Sunday. Mr. Bott – Usually peak time is days and weekends. That doesn't usually include Sundays. There is a methodology for it. Ms. Clarke – Didn't we have a number of 12,000 cars per day? Mr. Cole – That is in the MEPA application. Presently, pre-covid, there are 12,000 trips per day.

Mr. Moore – Early on in this process, we talked about other people endorsing this. Do we want anyone else to speak? We don't really have anyone else lined up. Ms. Clarke – I am assuming we will have both sides approach the microphone with questions/comments. Mr. Moore – Assuming that some will speak against it, who will be handling that? Ms. Clarke – Myself, you and Stephen can handle that. Mr. Cole – What stands out to me is that the expense isn't paid by the residents. You have a potential corporate resident who wants to pay more than \$25 per \$1000 of the assessment; the expense is borne by the developer. Because of its location, very few residents will need to give up any of the rural character of their community. The taxes would be almost \$1 Mill per year in addition to the water tower worth almost \$1.3 Mill. Ms. Leighton – Where the Green Business Park is, coming off the highway in either direction, will never affect the rural character in Carver. Mr. Cole – There is \$10 Mill in MEPA mandate improvements that have to occur in that area to maintain the rural character. Ms. Leighton – It helps us on a day-by-day basis to ease that pain of getting off the highway at 3:00 PM. Mac said that even after it is all fixed, they are going to continue to monitor over the next 5 years. Mr. Moore – Where are we presenting from? Mr. Cole – There was a podium in front of the dais, in the past. You will be facing the audience with a microphone. Mr. Moore – All three of us should be there to answer questions.

Ms. Clarke – What about Kevin Tracey – Would he want to speak? Mr. Moore – I think that is important; he is involved with the water as well as a resident of Carver. Ms. Clarke – Do we need to pass this through Sean again? Mr. Moore – Sean knows that we will have multiple presenters. I will write up what I am going to say and send it to each of you. Mr. Bott – In my experience, you tell the moderator how long your presentation is and who is going to speak. They usually want to know what to expect. Ms. Leighton – How many do we need for a quorum? Ms. Clarke – 75, we will need a 2/3rds majority. Mr. Moore – I will bring the presentation boards to the Town Meeting. Ms. Clarke – Maybe put them by the tables.

Other Topics:

Minutes, March 8, 2022 - Tabled until next meeting

Members Comments:

- Ms. Clarke –
- Mr. Moore – Yesterday, Mr. Pacheco and I presented to about 10 school teachers from the MHS who are also residents. It went well and they asked good questions.
- Mr. Meagher –
- Ms. Leighton -
- Mr. Kostas -

Next Meeting:

Our next meeting is scheduled for April 19, 2022 at 6:00 PM

Adjournment:

Motion to adjourn at 6:48 PM: Mr. Moore

Second: Ms. Leighton

Approved: Unanimous (3-0)