



Meeting Minutes for September 22, 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, Member; Patrick Meagher, Member; Paul Kostas, Member

Also in attendance: Jim Walsh, Town Planner

Absent: Johanna Leighton, Acting Treasurer

Meeting opened by Ms. Clarke at 6:05 PM

Urban Renewal Project, Discussion and possible vote:

Roadwork –

Mr. Walsh – We had a preconstruction meeting with VHB and PA Landers. They will be reworking the roadway by the Silo Market Place. They will be able to give us a start date soon but the completion date is June 15, 2022, with everything submitted to the state by June 30, 2022. The contract will be signed by the end of the week.

Mr. Walsh – There is an area that we will need a right of entry (owner of Silo Marketplace). He is not interested in a permanent easement. We have put in a request for a temporary easement. VHB will do their best to work around it if he doesn't agree.

Zoning –

Mr. Walsh - Amy Kwessell from KPLaw sent us the draft Zoning Amendment, which is in your packet. Red line items were suggestions by Hillwood. You also have the email chain from Amy. She added language re: 65' to not impact emergency services. She also talked about the fact that there are seven other zoning districts that have 40' height limits. If the concern is about the 40' height, the Town should consider lowering the heights in those districts as well. I did suggest a change to reflect "a building over 40' height would require certain protocols". Mr. Moore – I don't think they understand our question. Can we get a conference call with them so that we can clarify? If they reduce the 40' in all, the same would hold true for residential; that is not what we are asking. Mr. Kostas – I don't think we even want to discuss that. Ms. Clarke – This is going in a completely different direction. The grant that is based on the Green Business Park becoming this distribution center, would all go away. I was also looking for specific case law. Mr. Moore – I am concerned that if the 40' gets reduced, we will lose the grant. They have already spent so much money based on the 40'. Can we change this without liability? Mr. Walsh will set up a conference call.

Working Group –

Ms. Clarke – Anything from the meeting last night? Mr. Moore – The Chief stated that he will use the consultant service that he hired. The capacity of the tank is enough for 7 minutes of firefighting with 12 pieces of fire fighting equipment. There is also an underground tank that is only to be used for the sprinkler system. Mr. Walsh – Hanover has several million gallons at its disposal. Mr. Moore - It serves the population as well. The Chief asked about maybe creating a pond to draw from. There was a general discussion to have someone from the NCWD to start joining in the conversation. Ms. Clarke – Is capacity issue taking into consideration the suppression system in the building? Mr. Moore – The water tank is for use outside. Mr. Meagher – Chief Weston's concern is definitely about the water. Ms. Clarke – Are they meeting with the NCWD? Mr. Moore – I

don't think they have set something up. They talked about having SWSS (External Water Systems Management company) attend a meeting. I did ask about distribution of money and was told that any property taxes paid goes straight to the general fund and distributed via Town Meeting.

Hiring a Consultant –

Ms. Clarke - I think the agreement is in place. We don't have the \$20K in hand. Mr. Meagher – I have to talk with Johanna. The money is ready when we are but we are still transitioning over the treasurer. Mr. La Fond – We just need to tell them where to send the money. Ms. Clarke – Johanna mentioned that they were looking for a W9 form. Mr. LaFond – I don't recall any of that. I will double check that. Mr. Moore – When the consultant is hired, they will need to provide their tax id (W9). Mr. LaFond – They don't need to send us a W9. Mr. Meagher – We have an empty account at the bank that we could put the money in.

Request for Proposals, Consultant Services –

Mr. Walsh - Request for Proposals was presented to the Board. The proposed scope of work is outlined in the proposal. Ms. Clarke – Can we loop the NCWD so that the Consultant can work with them as well? Mr. Walsh – Yes, it would include all necessary Boards, etc. Mr. Moore - #5 under scope of work, last sentence should be “zoning” not “zoned.” Mr. Kostas – Do we want to include outreach to other towns? Similar projects in other towns? Mr. Moore – I think #4 covers that. Mr. Walsh – Maybe in #1, public outreach, we could include something on adjoining towns. Mr. Moore – Yes, residents of Carver and neighboring communities. Ms. Clarke – I have reminded Hillwood that they need to reach out to Plympton; they have not yet done that. Mr. Moore - At the last meeting, it was stated there were 75 homes impacted, how are they impacted? Ms. Clarke – Yes, they would be impacted by noise, dust, traffic, etc. Mr. Moore – I think grouping all 75 with all of those problems is not fair. Some won't be impacted by traffic. Ms. Clarke – So we will make the grammatical change (Zoned to Zoning) and add language to paragraph 1. Also change page 1 Intro, it should be “North Carver Project Area.” Ms. Clarke – We can send this out tomorrow. Mr. Walsh will send Sharon the new PDF.

Webpage Consultant, Paul Kelly –

Mr. Moore – Paul Kelly and I met. He is here with us tonight. Paul will be working with us on the website. We will also be able to ask questions and answer in a timely fashion. Paul has met with the Town to gain access to the website. Paul and I decided that the best way would be to create a standalone but connect it directly to the Town Website. We can post meetings, agendas, minutes, etc. We can answer questions more quickly. Mr. Kelly - There is already a link on the Home Page. Ms. Clarke – So they can ask questions and get responses on there? Mr. Moore – Yes. I had a video call with Patrick Fox, Consensus Strategies, public relations hired through Hillwood. They can help us through this project. He is looking for people/influencers to help with getting the message out. Something we should do a few weeks before Town Meeting is to maybe write an Op Ed. They agreed with us not having a Facebook page. We didn't discuss Area 58, but we can. Mr. Kostas sent some revisions on the FAQs. I have not had a chance to look at them yet. We may want to have this on the next agenda. Ms. Clarke – When do we think the site will be up and running? Mr. Moore – I think as soon as we get the FAQs done, we can start there. Patrick Fox would like to meet with a couple of us and his team, we can set something up. We are going to migrate all the things that are currently on the RDA page. Hillwood is developing their own video “ Here's who we are and what we have done.”

Mr. Meagher – So the link on the Carver Website will link us to another site? Mr. Kelley – Another Hosting Site, to be determined. I think I will work on the Town site first and make any necessary changes.

Fiscal Impact, Judy Barrett –

Ms. Clarke - Any update with fiscal impact with Judy Barrett? Mr. Walsh – Rick was going to follow up with her. Mr. Moore – This is outside of her wheelhouse; she is more operational. Mr. Moore – We should think of other committees that Hillwood's consultant can reach out to that can help push this project along. Ms. Clarke – We could put something out to all of the Chairs that they could perhaps put on their agenda.

Other Items for discussion:

Slocum Gibbs Cranberries –

Ms. Clarke - In January 2010, the RDA sold a parcel to Slocum on Wareham Street. The Deed was not detailed enough. Their attorney wants another one that clarifies it. It is in your package as it does need a confirmatory deed for description purposes and I would like it to go to council for review. Their council is drawing up the deed, I just want our council to review it.

Bills Payable:

Nothing tonight

Treasurer's Report:

Nothing tonight

Minutes –

September 7, 2021

Table the minutes for September 7, 2021, until next meeting

Members Comments:

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

Next Meeting:

Our next scheduled meeting is on September 29, 2021 at 6:00 PM, Room - 4

Adjournment:

Motion to adjourned at 7:16 PM: Mr. Moore

Second: Mr. Kostas

Approved: Unanimous (4-0)

Exhibits

A: Agenda

B: Request for Proposal for Consultant Services

C: Email string from Amy Kwessell to Jim Walsh re: Zoning Amendments change