

APPROVED
3.21.16

**Carver Redevelopment Authority
Meeting Minutes for January 4, 2016**

Call to Order: Chairman Sinclair called the meeting to order at 5:41 p.m.

Members Present: William Sinclair, Chair; Johanna Leighton; and Charles Boulay

Absent: Brian Abatiello

Also Present: Jeffrey M. Hassett, P.E., representing Morse Engineering Co., Inc.; Marlene McCollem, Planning Director; and Jacqueline Gingrich, BDC

1. Presentation of conceptual plan for 94 Forest Street by Morse Engineering, Inc.

Jeffrey Hassett, P.E., Project Manager, of Morse Engineering, Inc., goes over conceptual plan for 94 Forest Street, including plans and survey, answering questions about frontage, space usage, parking. Explains plans and survey further, touching briefly on water limits.

Discussion continues touching on possibility of restaurant. Mr. Hassett suggests, probably not, as accommodations would be for only 25 people. Thinking more retail and maybe two stories. There is further discussion regarding types of business that fit. Mr. Hassett suggests you can accept local tradesmen or craftsmen. Mr. Hassett notes all special permits are listed on plan. Short discussion regarding same.

Ms. McCollem refers to Marion Drive and comparisons. She suggests, the RFP, if you want to do that RFP, will result in final analysis. Chairman Sinclair's thoughts are, do we go for an RFP for restrictions? Do we solicit to realtor?

There is further discussion of map and location between Ms. Leighton, Ms. McCollem and Chairman Sinclair. Ms. McCollem says they are not yet at a marketing standpoint and they don't have to decide tonight.

Mr. Hassett describes what his company does for a customer thinking about purchasing a parcel.

Ms. Gingrich asks if someone would buy, is there a cost to tie into the water system? Chairman Sinclair replies with a figure for a close, local similar situation. There is discussion between Ms. McCollem and Chairman Sinclair regarding water diameter for fire department, from 8 to 12, in the area around Route 58. Ms. McCollem is concerned about existing, without increasing capacity up? Mr. Hassett says Norfolk Power was fine for drinking (has sistrn and own well) but not for fire department pressure. There is then a short discussion about Frosty Dog and water needs vs. Santoros' water needs.

Chairman Sinclair suggests, maybe next meeting we can decide for spring. Chairman Sinclair and Ms. McCollem thank Mr. Hassett for his work. Mr. Hassett concludes and leaves at 6:10.

2. Continued Discussion of Rt-44 North Carver Urban Renewal Plan

Ms. McCollem updates, to bring Ms. Gingrich, BDC member, up to date. Ms. McCollem explains to Ms. Gingrich with map about McLaughlin and Delhome property. Needs water, road improvements, sewer treatment (private), storm water management, et cetera. For this committee's purpose, she suggests, guide the development over the long term, 20 years. There is further discussion regarding planning. Ms. McCollem suggests, lay out master plan, so to speak.

The characteristics of the property are discussed. Open, blighted, et cetera. Ms. McCollem questions, what is vision out by Route 58? What would be good uses to have in the area, if warehouses? She addresses committee and Ms. Gingrich. Ms. McCollem asks, even though it's not in matrix now, why is it so important? What would be good neighbors?

Further discussion regarding boundary owners, phase 1 and 2, overriding public purpose to have in the plan, reasons why that is in plan boundary. Further discussion continues regarding industrial use, business park, better alternative manufacturing, solar, et cetera. Alternatives.

Ms. Gingrich suggests, you need a good reason to take it away from the current owners and there doesn't seem to be one (to have redevelopment plan.) Also, if this is redeveloped, it will reinvent itself on it's own.

More discussion about "in the boundary" between Ms. McCollem and Chairman Sinclair. Ms. McCollem suggests to let it rest and revisit later. She does not hear that something great needs to be done here.

Further discussion by Chairman Sinclair regarding trying to entice retail development for years in this area. That's why water was brought. Chairman Sinclair foresees what he believes will be future of property and Ms. McCollem feels that in ten years the town can revisit. Chairman Sinclair feels he has to better define his urban renewal on this property.

Sinclair then says he can isolate access. But vacant parcel behind Silo Marketplace, he would rather see retail expand there. Like in Norwell (Home Depot, 99 Restaurant, commercial in back). Chairman Sinclair wants to digest this and thinks board members should do the same. BDC member Ms. Gingrich is here and Chairman Sinclair is glad she is here as they need the BDC's input.

Ms. Leighton suggests BDC and Redevelopment should meet together on this subject. Jacqueline Gingrich suggests BDC meets before next Redevelopment meeting. Ms. McCollem suggests February 1st meeting should be at 7 p.m. She needs clear direction on the plan. Suggests RA meet in Room 1, joining meeting with BDC. Should be an answer then about what is in and what is out on plan. The corner and Waterstone need to be decided in February 1st meeting. Ms. McCollem suggests, do think about this for that meeting on Feb. 1st.

3. Treasurer's Report

Ms. Leighton suggests, same as presented before. Increase - 3.25 to 3.50 interest from Rockland Trust Company. She spoke with Valerie regarding line of credit. Valerie would be willing to come in, in March, with all her numbers and make that presentation. Per Ms. Leighton, Valerie suggests, do 90 days before, have until September. It is decided to have Valerie in for March.

4. Bills Payable (if any)

None.

5. Public Comments

No public in attendance.

6. Member comments

None.

7. Next Meeting

Monday, February 1, 2016.

On a motion of Chairman Sinclair, seconded by Ms. Leighton and Mr. Boulay, the meeting adjourned at 7:04 p.m.

Exhibits:

Exhibit A: Agenda



108 Main St, Carver, MA 23330

PUBLIC MEETING NOTICE
POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A,
SECTION 20B

CARVER REDEVELOPMENT AUTHORITY
Monday, January 4, 2016
5:30 pm
Carver Town Hall Room #3

AGENDA

1. Presentation of conceptual plan for 94 Forest Street by Morse Engineering, Inc.
2. Continued Discussion of Rt-44 North Carver Urban Renewal Plan
3. Treasurer's Reports - Discussion and possible vote
4. Bills Payable (if any)
5. Public Comments
6. Member Comments
7. Next Meeting: Monday, February 1, 2016?

