

APPROVED
9.12.16

**Carver Redevelopment Authority
Meeting Minutes for May 23, 2016**

Call to Order: The Carver Redevelopment Authority met on May 23, 2016, at the Carver Town Hall, Room #1, 108 Main Street, Carver, Massachusetts. The meeting was opened by Mr. William Sinclair at 7:01 p.m. This was a joint meeting with the Business Development Commission.

Members Present: William Sinclair, Chairman; Charles Boulay; Brian Abatiello, Vice Chairman

Also Present: Marlene McCollem, Planning Director; Stephen Romano, Chairman of Business Development Commission; Robert Wilson, Business Development Commission; Christine Champ, Recording Secretary

1. Further Discussion of the concepts prepared for the Urban Renewal Plan; 127-acre parcel owned by Rt-44 Development, LLC; located off Montello Street in North Carver.

Chairman Sinclair thanked all for attending and thanked all who attended the last meeting.

Ms. McCollem gave a brief overview of the conceptual plan from the last meeting, and for the Redevelopment Authority, she had developed a few things for their consideration. She spoke of the configuration of buildings (1.a.) which would allow for large buildings, like a distribution center that they had seen at the meeting. On another concept plan (1.b), small buildings allowed for two-point access with a reconfigured curb at Montello Street. Also, a realigned intersection at Route 58. Ms. McCollem suggested that both would require the acquisition of single-family residences that were discussed at the previous meeting.

Concept plan b.a would avoid using the single-family residences. It would allow for development with a large single parcel and two points of entrance.. It would only utilize vacant property, none with current structures. Concept plan b.b also utilized vacant land and no structures would need to be acquired. There would be two points of access, a realigned curb leading into an industrial cul de sac. Concept plan c.a would result in a large parcel with only one point of access off of Montello Street. It would utilize some of the currently owned property for the roadway and would have the most limited improvement to Montello Street. It would essentially lead into the site as far to the south as possible. Plan c.b showed a similar circulation plan allowing a potential with a smaller footprint. It would also avoid acquisition of any of the structures on properties but would also limit the improvement to Montello Street. Those were the six plans from the comments.

Mr. Sinclair asked for comments from BDC members. Mr. Romano reminded all that they must accommodate the fire road. He noted that regarding the road in and the road out, you need two roads in and two roads out. Mr. Wilson agreed and said the Fire Department won't accept it. He referred to a plan which showed the road could be cut in instead of going through the property.

Mr. Sinclair asked Mr. Abatiello how he felt about the plans. Mr. Abatiello felt the same way but liked the half dozen options. He was looking at b.a, showing the road going toward Plympton. Mr. Abatiello wondered, where the road ended up. From Route 58 and Montello Street intersection, Montello would be split or T'd to the north. That curve would be realigned as an intersection and the gravel easement would be closed. Regarding the plan on the wall, he wonders, just to a dead end? Ms. McCollem answered, back into the side and then the curve would be taken out and it would be the T intersection instead of a sharp curve. That was Mr. Abatiello's only concern.

Mr. Sinclair inquired of Mr. Boulay and he concurred with the members.

Mr. Sinclair observed that it looked like the conceptual plan (b.a) was not having any effect on residential houses but had an affect on the property owned in the majority by Coles. Ms. McCollem said yes. She said there would be no demolition of structures but property needs to be acquired at a few spots.

Mr. Sinclair thought the c plans did not have enough access going into the sites and he thought some type of a combination would allow another access point to go in. Mr. Wilson asked about (c.b) the existing road going into the project, if it was brought back into focus, would it have two main egresses from the property? He also referred to another spot on the plan and said it would have a complete loop through the whole project.

Mr. Sinclair could see his point and said they would have to rearrange the access or have some type of stop sign. Mr. Wilson said on plan c.b, where it says, rule access road, you would come in and make that the same as a.b, and you would not have to take over. Mr. Sinclair said that was a good way to get further away from the residences. Mr. Sinclair and Mr. Wilson conferred to make sure their notations on the map were correct. Ms. Sinclair showed Ms. McCollem the same.

Mr. Sinclair asked for any other questions or concerns. Mr. Abatiello said that suggestion makes a lot of sense and limits the intrusion.

Mr. Sinclair asked for any other comments from the Board and there were none.

Mr. Sinclair addressed the public. He said he would make sure this was out there for the public so they could see it and added, multiple plans had been put together since. He asked all to come up, identify themselves, and be brief, opening up the floor for opinions.

Mr. Robert Butler, 26 Montello Street, Carver, stated it looked like two accesses. He said he would like to encourage use of south to keep traffic away from residential, if possible.

Ms. Lisa Maffioli, 11 Heather's Path, Plympton, spoke to the usage road toward Plympton, inquiring if that is a second access to the park. Mr. Sinclair said it was. She said it is a dirt road

allowing no trucks. Mr. Sinclair said it was before that. Ms. Maffioli replied that you have to go through Plympton to get to it and Mr. Sinclair stated it loops out south. Ms. Maffioli wanted to know if it went through Plympton. Mr. Abatiello went to the board and pointed it out. She was concerned about this point. Mr. Sinclair did not think that was what was being referred to.

Ms. McCollem interjected, the intent of circulation to Montello was that it was a public way as it existed and it would be limited to truck traffic between Route 58 and Park Avenue. She added the road might be re-paved, et cetera. Ms. McCollem added, on Route 58 northbound, there most likely will be a de-acceleration lane. There's no intention for providing access for trucks.

Ms. Maffioli questioned the amount of travel through to the park. Mr. Sinclair answered that the intent was to keep traffic to the southern part of the development. Ms. Maffioli continued inquiring regarding the road and people using it and Mr. Sinclair said he could not answer her question but he would look at it.

Mr. Gordon Massingham of Montello Street in Plympton said he was interested in the term, vacant land. His property was listed as vacant land. His vacant land had a well and driveway. He wanted to understand. Mr. Sinclair referred the question to Ms. McCollem. She said she used the term as, not improved with a structure. She said they would relocate and he said okay. Mr. Sinclair thanked him for his question.

Ms. Melissa Singletary, 4 Heather's Path, Plympton, said she appreciated people putting ideas in to separate out plans, to accommodate, and some simple things discussed at the meeting to have them do. She noted she had a laundry list of things that she would submit. Mr. Sinclair said he was happy with that. Ms. Singletary said she still thought the traffic, et cetera, was unacceptable and it was not helping with the neighborhood. She said she was happy with the thoughts but wanted things scaled back. Ms. Singletary said she appreciated but it was not a satisfactory plan. Mr. Sinclair appreciated her input and said the staff had really tried to accommodate the issues and concerns. He added he greatly appreciated and thanked her.

Mr. Sinclair asked if there was anyone else with comments. There was no response. Mr. Sinclair then asked all to send correspondence.

Mr. Wilson wondered about taking second road -- existing Park Avenue as second road (ie fire access only) -- but leaving connection between Park Avenue and new entrance off Montello.

Nancy Massingham, 24 Montello Street, Plympton, questioned regarding taking of land. She said it would reduce the value of homes and she didn't understand how urban renewal could happen through eminent domain. She said she found it frustrating and felt it was unreasonable. Mr. Sinclair thanked her for her concerns.

Mr. Sinclair then asked if there were comments from anyone else.

Mr. Allen Maynard of Plymouth Street, Carver, said he was concerned about what went on in the town but he was not affected. Mr. Maynard commented on the words, urban renewal, and stated this was not an urban area. Regarding eminent domain, the taking of private property by the government for public purpose, he referred to the Supreme Court, saying they passed laws so it could not happen in places. Mr. Maynard said he had been here 15 years and he felt it could be done right and not violate us as a country. He noted eminent domain was for public use and his parents lost their house in the '60s. So, he understood. He said that was all he had to say. Mr. Sinclair thanked him.

Mr. Sinclair said he would try to get clarification and get back to those on the email list.

Mr. Richard Jackson, 4 Heather's Path, Plympton, said he was wondering if you could tell people what the benefit of urban renewal law gives, besides taking people's houses. Mr. Sinclair said he was looking at a better way to develop. Mr. Jackson referred to Mass. General Law 21B and questioned if there was any other benefit to the town. Mr. Sinclair answered that he thought it allowed you to look at the whole area and not just one property, to better see what was better for all properties. He stated, eminent domain would be the last thing he would want. Mr. Jackson said he felt the town was looking to take homes away and he wanted it taken off the table completely. He said he felt the power of the state to use for commercial is not fair. Mr. Sinclair thanked him for his comments.

Ms. Jean Winslow, 28 Heather's Path, Plympton. Ms. Winslow stated, besides this process she went through with the planning board, she is an abutter. She said she received a letter to participate. She said she and Mr. Sinclair walked the neighborhood, he was concerned, and they were pleased with the feedback. She was referring to minutes of October 27, 2015. She felt on November 18, this plan came to light. She said he created a plan that disrupted the neighborhood. She felt he spearheaded the plan two and a half weeks later.

Her second statement was, this plan talked about taking properties. She said she was referring to the June 9 minutes. Isn't all this hypocritical, she wanted to know. Mr. Sinclair responded, during that process, none of this was mentioned so how would he have known?

Mr. Sinclair stated, when things come up, he is involved and his concern is for the public safety. He said this was his major concern and he was concerned with the community. Mr. Sinclair indicated, there is just site preparation, just like the ones today are conceptual.

Ms. Melissa Singletary stated she investigated the company Route 44, LLC, and all over their website it said, we save homes. She said they were behind the distribution center and backing all the town costs and she felt this was shady. Mr. Sinclair thanked her for her comments.

Ms. Lisa Maffioli, 11 Heather's Path, stated she attended the last Board of Selectmen meeting. She said they were quite pleased and then this came to fruition weeks later. She said transparency is key. Mr. Sinclair thanked her.

Mr. Robert Butler, 26 Montello Street, spoke to Ms. McCollem. He said there were 26 or 28 properties and some were acquisition and some were not acquisition. He asked if there was any chance the white properties to go after, were not to be acquired properties? Ms. McCollem said it was based on the development plan that you look at, based on the concept you choose to proceed with. If structures were in the plan that you proceeded with, that would determine what areas were needed to build that design. That would drive what land was necessary.

Mr. Butler asked if the page was preliminary, a guideline of that time. Ms. McCollem said the matrix from the April meeting was the plan for the April meeting. She said what you decide to go with for development will be determined by the plan. Nothing had been finalized until the Board planned to make it so. Mr. Butler wanted to see the intent of the Board as trying to not take properties/buildings. Mr. Sinclair answered that they were trying to not acquire anyone's property and that he didn't know the future.

Alan Dunham, 11 Rickard Street, Carver, stated he wanted, at the June 27 meeting, one more meeting devoted to this for public input. He asked if it would be considered, one more meeting before the final on the 17th.

Kathy Cohen, 20 Heather's Path, Plympton, said she had a few questions. She asked, did someone or two groups purchase this land? She then asked, where are they in all of this? She recalled an attorney who spoke at another meeting. She then asked, are there people going to be in those warehouses? She said she had seen fires, drugs, needles, stealing steel off buildings. She said it was disgraceful how it looked and said she almost got hurt there by drag racing. Where are the owners, she wanted to know.

Mr. Sinclair said he did not know the answers and asked the Board for any additional comments or questions. He asked the public to submit their concerns.

The public left at 7:59 p.m.

2. Property disposal for 94 Forest Street.

Mr. Sinclair said Morse had done the engineering and now it would be brought to the realtor to be disposed of. Brenda at Century 21 was considered. He asked if there were any thoughts regarding this. Mr. Abatiello said Mr. Sinclair met with Brenda and showed documentation. He said marketing would be the next step. Mr. Abatiello motioned to use Century 21. Mr. Boulay seconded the motion. It was voted unanimously to go forward regarding same.

3. Governor's Appointment for vacant seat.

Mr. Romano stated he had an interest. The seat was still available. Mr. Romano said he was recreating his resume and he was interested. Mr. Sinclair said Ms. McCollem would help anyone who was interested. Mr. Sinclair asked for any questions and there were none.

4. Article 40 from the May 21, 2007, Town Meeting re: transfer property at 17 Green Street from Board of Selectmen to the Redevelopment Authority.

Ms. McCollem said the property at Green Street, grange hall property, was brought to Town Hall to assign to Redevelopment Authority. Now there is a person of interest to purchase. She said they would like to move forward and write a letter to the selectmen to get more information on transferring over.

5. Bills Payable

Christine Champ (Invoices 114 and 117)

Maureen Hayes (May 9, 2016)

Christine Champ - April 12, 2016, and April 13, 2016 invoices (\$100).

Mr. Abatiello motioned to pay the bills. Mr. Boulay seconded the motion. It was voted unanimously to pay the bills for \$100.

Maureen Hayes - May 9, 2016 invoice (\$1800). 12 hours of service. Mr. Sinclair read the invoice of services rendered from the bill.

Mr. Abatiello motioned to pay the bill. Mr. Boulay seconded the motion. It was voted unanimously to pay the bill for \$1800.

6. Minutes: March 21, 2016, and April 13, 2016.

Mr. Abatiello motioned to approve the minutes of March 21, 2016. Mr. Boulay seconded the motion. It was voted unanimously to approve the minutes of March 21, 2016.

Mr. Abatiello motioned to approve the minutes of April 13, 2016. Mr. Boulay seconded the motion. It was voted unanimously to approve the minutes of April 13, 2016.

7. Next Meeting: Monday June 27, 2016.

Mr. Abatiello would not be available for the date of June 27, 2016. The date selected was June 6, 2016. Mr. Abatiello motioned to meet on June 6, 2016, at 7:00 p.m. Mr. Boulay seconded the motion. It was voted unanimously to meet on June 6, 2016, at 7:00 p.m.

A date of July 18, 2016, was selected for an urban renewal meeting. Mr. Boulay motioned to meet on July 18, 2016. Mr. Abatiello seconded the motion. It was voted unanimously to meet on July 18, 2016.

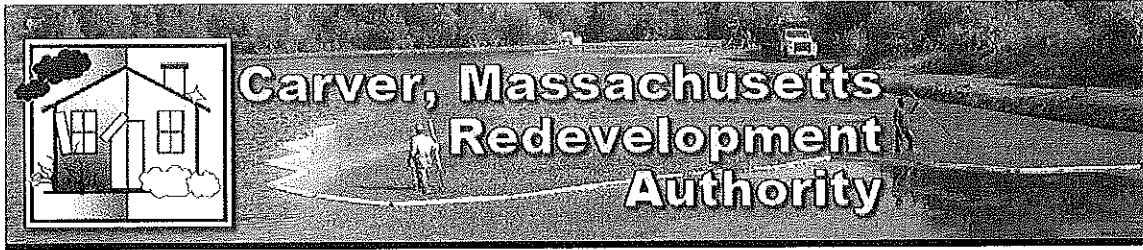
On a motion by Mr. Abatiello, seconded by Mr. Boulay, the meeting adjourned at 8:17 p.m.

Exhibits:

Exhibit A: Agenda

Exhibit B: Minutes of March 21, 2016

Exhibit C: Minutes of April 13, 2016



108 Main St, Carver, MA 23330

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

**JOINT MEETING OF THE:
CARVER REDEVELOPMENT AUTHORITY
AND
BUSINESS DEVELOPMENT COMMISSION**

**Monday, May 23, 2016
7:00 pm
Carver Town Hall Room #1**

AGENDA

1. Further discussion of the concepts prepared for the Urban Renewal Plan; 127-acre parcel owned by Rt-44 Development, LLC; located off Montello Street in North Carver.
2. Property disposal for 94 Forest Street.
3. Governor's Appointment for vacant seat.
4. Article 40 from the May 21, 2007 Town Meeting re: transfer property at 17 Green Street from Board of Selectmen to the Redevelopment Authority.
5. Bills Payable: *Christine Champ (Invoices 114 & 117)*
Maureen Hayes (May 9, 2016)
6. Minutes: March 21 & April 13, 2016.
7. Next Meeting: Monday, June 27, 2016.

