



Approved  
2/6/18

**Meeting Minutes for January 9, 2018; 5:00 PM, Carver Town Hall, Room 3**

This meeting was videotaped for cable cast area 58, channel 15.

Attendees: William Sinclair, Chairman; Bob Belbin; Savery Moore; Brian Abatiello

Also in attendance: Stephen Cole, Planning Director

Absent: Johanna Leighton

Meeting opened by Mr. Sinclair at 5:09 PM

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**Update from Executive Director, Michael Milanoski:**

- Eminent Domain, Discussion and possible vote –

Mr. Milanoski is not in attendance, what is the pleasure of the Board?

Mr. Belbin – this is the third time the Executive Director hasn't shown up. This is not good; we have residents here that would like to know what is going on.

Tabled until next meeting.

## Discussion:

- 94 Forest Street

Mr. Sinclair - I will remove myself as I do not wish to have anything to do with this matter.  
Mr. Sinclair left the room.

Mr. Moore took over the meeting.

Mr. Belbin – As Brian was not at the last meeting, I will give him background. A resident came in and expressed interest in the property. We had taken it off the market but he is still interested. We decided we would put this on today's agenda to determine next step.

Mr. Abatiello – Do we want to put it back on the market? How much? Mr. Belbin - Let's vote if we want to put it on and for how long we put it on the market. Who do we list with?

Mr. Moore – I think we discussed the end date being the last day of February which gives us 45 days. Is that enough? Mr. Abatiello – Why don't we say 60 days? It will take a little processing time to get it on the market. Do we know the value of the property? Mr.

Belbin – I looked at the history. My thoughts would be \$200K; previously listed at about \$220K with no offers. The resident who expressed interest offered about \$170K. Mr.

Abatiello – We previously listed with Century 21, Brenda Titus.

*Motion to put said property back on the market for 60 days through Century 21 asking price of \$200K; with re-eval after 60 days: Mr. Belbin*

*Second: Mr. Abatiello*

*Approved: Unanimous (3-0-2)*

## Code of Conduct and Social Media Code of Conduct:

Discussion and possible vote to approve -

- Code of Conduct

At last meeting, Johanna had a different way of looking at one of the items than I did. I was hoping Mr. Milanoski would be here to explain to us the language re: Board of Selectmen – Help and using staff. I am of the opinion this is just accountability with time sheet. Mr. Sinclair – As that conflict is still there, and Johanna is not here and Mr. Milanoski is not here would we want to table it? Mr. Moore – I would like to get an answer.

- Social Media Code of Conduct

*Motion to table the Code of Conduct and Social Media Conduct until next meeting: Mr. Belbin*

*Second: Mr. Abatiello*

*Approved Unanimous (4-0)*

### **#0 and #1 Roberts Way:**

Discussion and possible vote to ask the Board of Selectmen to release the property to the RDA –

Mr. Sinclair – We had a pretty good detail on both properties from Bob at our last meeting. Bob can give Mr. Abatiello some information on this. Mr. Belbin – The properties abut each other. Mr. Belbin presented the map to Brian in order to show location and surrounding area. Right now there is a community building on it; it needs to come down. These two properties are similar in size to other properties and could house a couple of houses. I did get a list from the town of similar properties. Will did bring up the issues with nitrates in the area. Mr. Abatiello – Would this be 2 lots or 3 lots? 30,000 sq. ft. Mr. Belbin – Uncertain, if we went through 40B it would bypass some town by laws. The town has offered joint septic in the past. I tried to look at different things. Mr. Abatiello – If we put these on the market and

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another resident wants to buy these two pieces, how do we feel about it? I don't have an issue with that if it's a buffer. Mr. Moore – What about a sewerage treatment? Mr. Sinclair – These properties came up one at a time and the town took them. There were high levels of nitrates. At that time, the town talked about if they had to address the nitrate levels in the community there may need to be a treatment facility. If the levels increase to warrant an action, they would have a couple of choices - to pipe water up from water facility located here in the center or provide a sewerage treatment plant. Mr. Moore – Is the Board of Selectmen aware of nitrate issues there? Mr. Sinclair – Yes, I believe they wouldn't be surprised by any of this. We do need to look at affordability for housing; I think this Board comes out and pleads their case and give both options to the Board of Selectmen and let them decide. The last time I discussed the nitrate levels with Board of Health was when Mr. Tinkham was in house. Mr. Moore – Would adding homes to the area cause more of an issue? Mr. Sinclair – Not necessarily. Mr. Belbin – I made some phone calls to other towns regarding septic treatment plants. Crystal Lake has 183 houses. The expectation would be about 330 gallons, per house, of treatment. I started looking at facilities for 65K Grafton, Westfield, Palmer and Edgartown. Their facilities would not be appropriate for these properties. There are two properties on West Street that may work; Ferrari salvage yard and one other. These properties are close to Crystal Lake and are a better fit. Mr. Sinclair – I think that we bring the best recommendations to the Board of Selectmen. The other properties you are mentioning are privately owned. I think this is all good information to have. Mr. Belbin – The cost, not including land, to build one of these plants is \$4 -8 million dollars. You have to also look at betterment costs. Mr. Sinclair - For sewerage you have a two-year term to hook up, it's not a choice. Mr. Belbin – I think all of this should be brought to the Board of Selectmen so they are fully aware. Mr. Sinclair – The town already owns property; say we put a couple of modular at \$200K and a treatment facility at another \$2 million; is there even enough property there for a plant to take care of the Crystal Lake area? Maybe we do houses now and if anything comes up, deal with it at that time. Mr. Abatiello – If someone comes along to buy one lot and the health inspector does a perc and it tests out too high for nitrates, what then? Mr. Sinclair – The town owns the property. Mr. Belbin – CPA has \$330K in account to tap into for affordable housing. Mr. Sinclair – For us to move forward and be effective, we need to bring it to the Selectmen with the affordable housing scenario. The Selectmen can then give us direction. Mr. Moore – Will, during your

discussion of treatment plant, was anything discussed about property value if a facility were to be built? Mr. Sinclair – No, we are going back 10 years+. Mr. Moore – Our function is to find affordable housing. Mr. Sinclair – Yes. I think that Bob can formally present to selectmen; I will present what was done in the past. Then we can allow the Board of Selectmen to make a decision. Mr. Belbin – The biggest issue is getting that building down. Mr. Sinclair – I spoke with Mike Milanoski and sent an email to both Mr. Milanoski and the Building Commissioner indicating the wishes of the board. We need it taken down. There is money there to do it.

*Motion to present options to the Board of Selectmen to have the RDA take control of said properties: Mr. Moore*

*Second: Mr. Abatiello*

*Approved: Unanimous (4-0)*

#### **Treasurer's Reports:**

Mr. Sinclair - Johanna is not here and I did not receive anything before this meeting. Tabled until next meeting.

#### **Bills Payable:**

*Recording Secretary in the amount of \$75.00, for December 12 Meeting.*

#### **Minutes:**

***December 12, 2017***

*Motion to approve meeting minutes from December 12, 2017, as recorded: Mr. Belbin*

*Second: Mr. Moore*

*Approved: Unanimous (3-0-1)*

### **Correspondence:**

- I understand a couple of you are having issues with Email – Jill is working on it.
- We received a letter from Rockland Trust dated 12/4/17 re: line of credit. It has been extended to 12/31/18. It is good to have. Rockland Trust has always been good to us.

### **Members Comments:**

- Mr. Moore – I would like to talk about Code of Conduct at the next meeting. I hope Mr. Milanoski will be there.
- Mr. Abatiello – I am concerned about a piece of property looking to be purchased that is near to my home.
- Mr. Belbin – Re: Mr. Abatiello's concern, I have a list of properties that the assessors say we own but we don't own. Mr. Sinclair – This board voted to give it back to the Board of Selectmen. Mr. Belbin – At our last meeting, we discussed some properties for the next agenda. Mr. Sinclair – Please forward those to us on email so that we can get it to Jill for the next agenda. Mr. Belbin – 62 Great Meadow, 0 Great Meadow are possibilities and 0 Johns pond Road. The list I received was very helpful. Mr. Abatiello – In your research, how many times have these properties bubbled to the surface? What kept them where they are? Mr. Belbin – I asked for copy of tax title list from last year into this year. There are a number of properties that the town should go after. I don't know where to go with that. The Board of Selectmen? One is 100K in back taxes.

- Mr. Sinclair – Election papers are out. I have to pull papers and Brian is up as well.

The banking account – Usually all the members are on the account. It is for signing authority, which will require you to go to the bank for a signature card. Mr. Belbin has declined signing authority. The clerks' office will give you a certification of membership to this Board.

**Next Meeting: February 13, 2018**

*Motion to hold our next meeting on February 13, 2018 at 5:30 PM: Mr. Moore*

*Second: Mr. Abatiello*

*Approved: Unanimous (4-0)*

**Adjournment:**

*Motion was made to adjourn this meeting at 6:10 PM: Mr. Belbin*

*Second: Mr. Abatiello*

*Approved: Unanimous (4-0)*

Exhibits□

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**

**Tuesday, January 9, 2018**  
**5:00 pm**  
**Carver Town Hall Room #3**

**AGENDA**

1. Update from Executive Director, Michael Milanoski – Eminent Domain – Discussion and possible vote
2. 94 Forest Street – Discussion
3. Code of Conduct and Social Media Code of Conduct – Discussion and possible vote to approve
4. #0 and #1 Roberts Way – Discussion and possible vote to ask the Board of Selectmen to release the property to the RDA
5. Treasurer's Reports
6. Bills payable
7. Minute Minutes: December 12, 2017
8. Correspondence
9. Members Comments
10. Next Meeting Date: