

Carver Redevelopment Authority

Meeting Minutes

May 29, 2018

approved  
9/18/18

This meeting was recorded by Area 58 and may be viewed at [area58.tv](http://area58.tv)

Will Sinclair, Savery Moore, Johanna Leighton, Robert Belbin and Sharon Clarke in attendance. Town Administrator Michael Milanoski and Planning Director Stephen Cole were also present.

The meeting was called to order at 5:31 by Chairman Will Sinclair.

REORGANIZATION:

Chairman Sinclair stepped down in order for Executive Director Michael Milanoski to chair the reorganization of the Chairman position.

Johanna Leighton nominated Will Sinclair as Chairman, Savery Moore seconded, no further nominations, no discussion followed. The vote was unanimous in favor. Executive Director Milanoski returned the Chair to Will Sinclair.

Johanna Leighton nominated Savery Moore as Vice-Chairman, Robert Belbin seconded, no further nominations no discussion followed, The vote was unanimous in favor.

Johanna Leighton nominated Sharon Clarke as Secretary, seconded by Will Sinclair, no further nominations, no discussion. The vote was 4 in favor, 1 abstention ( Robert Belbin).

Chairman Sinclair welcomed Sharon Clarke as the new member of the Authority. Johanna Leighton will update her on the projects at a mutually convenient time.

ROUTE 44 UPDATE:

Executive Director Michael Milanoski reports that he stays in touch with George McLaughlin every few weeks. They will be filing their MEPA/Environmental Impact report this month, to be advertised in the Environmental Monitor. Electronic copies will be available upon request. A "Comment " section will be available for interested parties and agencies/departments. A site visit by MEPA will be scheduled before the closing of the "Comment" section, if it is determined that one is needed. The timeframe is that all MEPA permitting will be completed by or before the end of this year, which is later than originally anticipated, due to a delay in assembling the appropriate team of engineers for the project.

Mr McLaughlin is also negotiating directly with several abutting landowners , with the goal of a Purchase and Sale agreement for each property, an update on that particular aspect will be provided at a later date.

Executive Director Milanoski reports that a Mass Works Grants program may be available for this project, and advised that Planner Cole will reach out to Mr. McLaughlin concerning this grant program, which is available for infrastructure, ie roadways, stormwater drainage, and signalization at the intersection.

The MEPA paperwork will be on the RDA website, a site visit will be a public hearing notice, and will also notify abutting towns.

Chairman Sinclair requested that Executive Director Milanoski reach out to Mr McLaughlin and the Carver Water District to update the RDA after the MEPA filing. Mr Milanoski agreed that he would do that.

Executive Director Milanoski further explained that the MEPA process is not a public hearing, in that no verbal testimony is taken in a scheduled meeting. The advertisement in the Environmental Monitor is the public notice per se, and MEPA will review all comments posted in the "Comment" section. Comments are submitted in writing and responses/answers can be made. This stands as the public hearing period and process.

Chairman Sinclair opens nominations for Treasure, having overlooked it in the Reorganization. Robert Belbin nominates Johanna Leighton as Treasure, Savery Moore seconds, no further nominations, no further discussion. The vote is unanimous in favor.

#### EXECUTIVE DIRECTOR UPDATE

Executive Director Milanoski recommends that the RDA re-vote the Policies and Standards statement at the next meeting. He proposes that Planner Stephen Cole be appointed as the new Executive Director to the RDA. Johanna Leighton nominates appointment of Stephen Cole as Executive Director, Robert Belbin seconds, there are no other nominations, the vote is unanimous in favor.

Chairman Sinclair offers suggestions for meeting times and dates. Next meeting date is set for June 19,2018 at 6 PM.

#### MEMBERS COMMENTS

Robert Belbin suggests that the RDA can handle more than one project at a time and should re-visit affordable housing in the town at a later date.

Savery Moore reiterated this thought, to investigate identifying more project possibilities. Town Administrator Milanoski suggests that the role of the RDA is not to just administer what properties the TOPS Committee assigns to the RDA, and that the RDA has a broad scope within the town under several different auspices, such as the Master Plan, projects that may come out

of the Master Plan, and other projects that the RDA would take the lead. Administrator Milanoski further explains that disposal of town-owned properties must go through different processes and departments, as per the state procurement laws. At this time, there is no large parcel in the queue, that would lend itself to the RDA for development. Tax title liens are under the care of the Tax Collector, small parcels that are sold for tax lien foreclosures. Robert Belbin suggested that grants could be used for developing small town-owned parcels as housing projects and that those parcels should be investigated, as well funding, which may be time-sensitive. The Housing Authority has the responsibility to develop town lands for affordable housing, which has access to specialized grants and assistance, and not an RDA project.

#### TREASURER'S REPORT

Johanna Leighton reports that Forest Street may require more legal work that is not shown. Administrator Milanoski will submit a bill for Forest Street. Also, MEPA may need to require more funds to be deposited for future work.

See attached report.

#### MINUTES

Robert Belbin did not submit the minutes of April 10 meeting, will be available soon through email.

#### Further Discussion

Robert Belbin asked if there will be a peer review for the MEPA submission. Planner Stephen Cole can review the submission from his position as Planner. Johanna Leighton requests that the RDA have a meeting with MEPA during the open Comment period, which Administrator Milanoski said this could happen. MEPA is a state reviewed project, it may be reviewed by specific departments, but only for comments. It is a state permitting project, Carver Boards and Departments will review it for comments only, but not vote on it. MEPA keeps a complete catalog of all commentary, the developer will have a full report and copies can be made available.

Robert Belbin moves to adjourn, Savery Moore seconds, no discussion, the vote is unanimous at 6:22 PM.

Respectfully submitted,

Sharon Clarke

Secretary

Carver Redevelopment Authority



108 Main St, Carver, MA 02330

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

**CARVER REDEVELOPMENT AUTHORITY**

**Tuesday, May 29, 2018**  
**5:30 pm**  
**Carver Town Hall Room #3**

**AGENDA**

1. Reorganization and Review of Policies
2. Rt. 44 update:
3. Executive Director update and next steps
4. Brief update of new members
5. Members comments
6. Treasurer's Report/Bills Payable
7. Minutes: April 10, 2018
8. Next meeting