

approved
11/13/18



Meeting Minutes for October 16, 2018; 6:00 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; Johanna Leighton; Sharon Clarke

Also in attendance: Stephen Cole, Planning Director; Michael Milanoski

Absent:

Meeting opened by Mr. Sinclair at 6:00 PM

Forest Street Update:

At our last meeting we were trying to get some information. Mr. Cole – I did find some information but was unable to confirm the exact address. Mr. Sinclair was able to confirm that it is 94 Forest Street. Mr. Cole – We are looking for an assessed value of this site? Mr. Sinclair – Correct. Mr. Moore clarified that it should be appraised value by assessor. I will get the information for the next meeting.

Chairman Update:

- URP – I hope everyone read the article in the paper on a brief overlay of the URP. If you haven't read it, please do so. It was in the Carver Reporter.
- Discussion on possible, rescheduled site visit for URP - Mr. Sinclair - Do you all want to talk about a date to schedule? We are approaching snow season. You can each email a couple of dates to Stephen and then we can work it out. The last week of October. Everyone is available on October 29th. 3:00 PM. I will try to arrange. I will let Stephen know and make sure it's posted on line.

Members Comments:

- Discussion on other projects – Mr. Sinclair - We have discussed this at past meetings. Mr. Belbin – I did some research on the properties the town owns. There are 3 or 4 that are possible for development.

- At the corner of Gate and Plymouth – The road was redirected... The Arch Diocese of Boston owns the property that I was looking at. The one across the street may be an option. The other issue is that, if we choose to do this property, there is a huge flooding issue there. We could address that with a catch basin if we did develop this property. Mr. Sinclair – Is it a buildable lot? You need to be careful of running the water to a catch basin and issues with septic on another private lot. Mr. Belbin – Right now it is separated by Plymouth Street with two distinct lots. We need to do more research. Mr. Sinclair – If we got there, we should include John Woods in the discussion.
- Ms. Leighton, 5-year plan – I look at it as 3 parts - URP, Land Purchases, and Senior Housing.
 - At the last meeting, we discussed many things, including the local housing partnership. I would like to get that going again. A map was distributed to the Board members. I would like the RDA members to connect with a project I have in mind for senior housing (pink area on map). The area in yellow is being looked at for the Police Station. I don't know how many units we could fit. I would like to see two stories, with elevators. This would be the Local Housing Partnership. Mr. Moore - Our COA Committee is evaluating needs assessment not just a new home. What do they need for services, etc.? We are doing a survey. Mr. Milanoski – This is premature for many reasons. Funding, Need (which needs an objective study). Tying RDA to housing is not what I think should happen. We need to focus on an affordable housing component, which is already in the works. Ms. Leighton – My primary focus will be the Local Housing Partnership. Being in this area, the COA could feed residents, etc. Mr. Milanoski – It depends who you ask. Some say they need this, some don't. We need data first. Ms. Leighton – You agree that we need senior housing back there? Mr. Milanoski – I do not agree. There are water issues on this property, as well. Ms. Leighton – Maybe the next step should be a meeting with Mr. Milanoski and Mr. Cole. Mr. Belbin – I agree with Johanna. In our plan, we are part of the Housing Authority. Mr. Milanoski – There are other committees that are focused on housing. I think the town needs more housing but I think that we need to research needs first. Mr. Belbin – There are some water issues on that property. There may be other areas to look at in town. We should be getting TOPS going. One of our members should be on TOPS. Mr. Milanoski – The chairman is on TOPS. Tops consists of Staff and a few Board Members. Mr. Belbin – We should be a part of that meeting. Mr. Milanoski – Your chairman is invited to those meetings. The RDA has submitted a letter requesting to know when the next meeting is. We have not scheduled it yet. Mr. Sinclair – What did you want this Boards role to be? Ms. Leighton – Connecting the two groups together would be good thing. It could lead to grants, etc. The role would be dependent on what comes up. Mr. Milanoski – CPC funds can only be for "Affordable" and can't have age restrictions so couldn't be used for Senior Housing. Ms. Clarke – Johanna and I have had several discussions about this. Part of the idea of a 5-year plan was to clarify what the RDA's scope of authority is. There are other RDAs in other towns with much more money that can act on properties and gain access to grants, etc. These small parcels that Mr. Belbin is finding; we don't have the funds to act. If it was under our authority, and we sold it and were able to keep some of the money to build a fund, we would be able to work towards affordable housing as a goal. We may be able to partner with others to do it. We need a long term focus. If we partner with the Local Housing Partnership, we could achieve our goal to provide affordable/senior housing. Mr. Sinclair – Currently, A Memorandum of Understanding, where we were charged with marketing the sale of a house, under the conditions of the MOU we kept a small administrative fund and the remaining went back into the general fund. We could set different goals at the next MOU. As long as

the Board of Selectmen, etc. are good with that we should be good. Mr. Milanoski – We were thinking that with the Forest Street property as well. It's not the Board of Selectmen's decision, we would need to have a Town Meeting vote. Ms. Clarke – Is there currently an avenue for the RDA to do something with it. Mr. Sinclair – We have a line of Credit with Rockland Trust; Also a different "construction" style loan from Rockland Trust. If we decided we were developing a property, our avenue for funding would be to approach the bank. Ms. Clarke – We would then sell the units. Mr. Belbin – The affordable housing on Mazzilli Way is under the town housing authority and if were ever sold would be resold as affordable housing. There is also CPA funds available and Grants available. Ms. Leighton – If we took the small parcels and they get sold, we could keep the money to build a capital fund to purchase more in the future. Mr. Sinclair – We need a project in mind. Mr. Milanoski – We need to do a COA needs assessment. Until we know what the community needs we should not be moving on a project. If putting housing on the existing COA facility makes sense, then you have 400K to move forward. Mr. Belbin – I think you are confusing COA and Affordable housing. Ms. Leighton – I would like to meet with the Town Administrator and the Planning Director to start moving forward on this. I previously asked the Town Administrator what was in the trust – Mr. Milanoski confirmed that there is \$98K is in there.

- Mr. Belbin – I noticed that the Town Administrator is included in our emails and I don't feel he should still be on there. Mr. Sinclair – I include him as he keeps the Board of Selectmen informed. Mr. Belbin – He is not a member and I don't feel he should be getting these. Mr. Sinclair – I will continue to include him as he keeps the Board of Selectmen informed.

Treasurer's Reports:

The balances, in the following accounts, are as of **September 30, 2018**.

- Checking - \$ 754.19
- Urban Renewal Plan Account - \$ 3,014.86
- Savings Account - \$25,160.56

Savings interest YTD is \$50.65

Urban Renewal interest YTD \$0.77

Motion to approve the September Treasures Report as written: Mr. Belbin

Second: Mr. Moore

Approved: Unanimous (5-0)

Mr. Milanoski - I also have \$7,800 set to go at Town Meeting.

Minutes:

September 18, 2018–

Discussion:

Motion to approve minutes for September 18, 2018, as written: Mr. Belbin

Second: Ms. Leighton

Approved: (5-0)

Next Meeting:

Motion to have the next Redevelopment Meeting on November 13, 2018 at 6:00 PM: Mr. Belbin

Second: Mr. Moore

Approved: Unanimous (5-0)

Adjournment:

Motion was made to adjourn this meeting at 6:54 PM: Mr. Moore

Second: Mr. Belbin

Approved: Unanimous (5-0)

Exhibits□

A: Agenda

B: Treasurers Report

C: Map



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, October 16, 2018
6:00 pm
Carver Town Hall Room #3

AGENDA

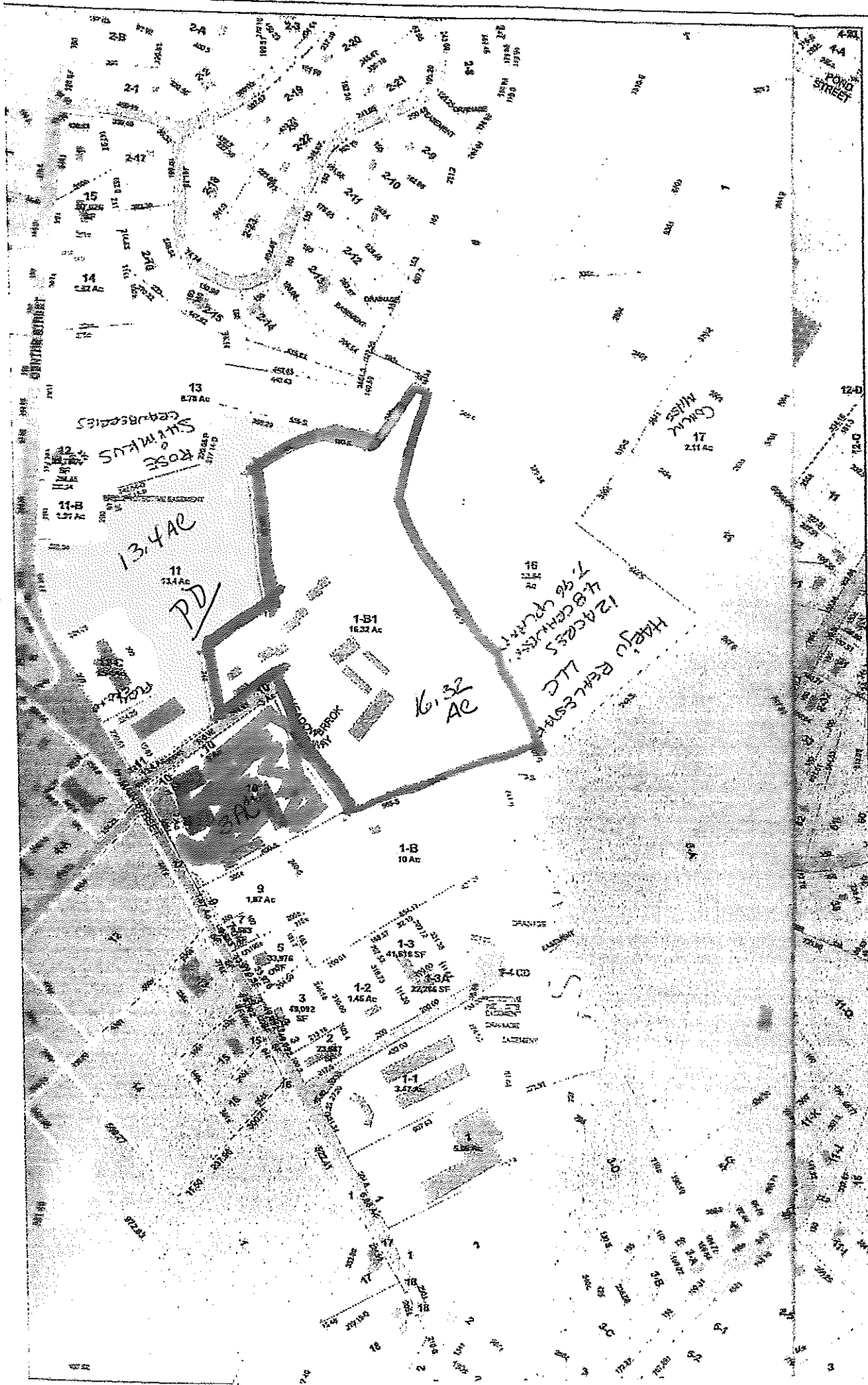
1. Forest Street-Update
2. Chairman Update:
 - URP
 - Discussion on possible rescheduled site visit for URP
3. Members Comments:
 - Discussion on other projects
 - Johanna 5 year plan
4. Treasurer's Report/Bills Payable
 - Minutes: September 18, 2018
 - Next meeting



Treasurer's Report --September 2018

<u>Post Date</u>	<u>Check Number</u>	<u>Description</u>	<u>Checking Account</u>	<u>Savings Account</u>	<u>Principal Loan Account</u>	<u>Interest Loan Account</u>	<u>Carver Urban Renewal Plan Account</u>
Balance 12/31/2017							
1/11/2018	1229	Susan Hannon - Minutes/Sectry	(75.00)				
1/31/2018		Interest on MM		2.34			0.09
1/31/2018		Interest on CURplan	\$ 1,604.19	\$ 25,112.25	\$ -	\$ -	\$ 3,614.18
Balance 1/31/2018							
2/14/2018	1230	Susan Hannon - Minutes/Sectry	(75.00)				
2/14/2018	1231	Susan Hannon - Minutes/Sectry	(75.00)				
2/28/2018		Interest on MM		4.82			0.08
2/28/2018		Interest on CURplan	\$ 1,454.19	\$ 25,117.07	\$ -	\$ -	\$ 3,614.26
Balance 2/28/2018							
3/23/2018	1232	Susan Hannon - Minutes/Sectry	(75.00)				
3/30/2018		Interest on MM		5.68			0.09
3/30/2018		Interest on CURplan	\$ 1,379.19	\$ 25,122.75	\$ -	\$ -	\$ 3,614.35
Balance 3/31/2018							
4/19/2018	1234	Valerie Donovan	(325.00)				
4/30/2018		Interest on MM		6.19			0.09
4/30/2018		Interest on CURplan	\$ 1,054.19	\$ 25,128.94	\$ -	\$ -	\$ 3,614.44
Balance 4/30/2018							
5/24/2018	1233	Susan Hannon - Minutes/Sectry	(75.00)				
5/31/2018		Interest on MM		6.40			0.09
5/31/2018		Interest on CURplan	\$ 979.19	\$ 25,135.34	\$ -	\$ -	\$ 3,614.53
Balance 5/31/2018							
6/29/2018	1235	Susan Hannon - Minutes/Sectry	(75.00)				
6/29/2018		Interest on MM		6.20			0.09
6/29/2018		Interest on CURplan	\$ 904.19	\$ 25,141.54	\$ -	\$ -	\$ 3,614.62
Balance 6/30/2018							
7/19/2018		Transfer to Ckng - Comprhnsive Environ					
7/19/2018		Deposit from CURplan	\$ 600.00				
7/24/2018	1237	Comprehensive Environ Inc	(600.00)				
7/31/2018		Interest on MM		6.41			0.09
7/31/2018		Interest on CURplan	\$ 904.19	\$ 25,147.95	\$ -	\$ -	\$ 3,014.71
Balance 7/31/2018							
8/31/2018		Interest on MM		6.41			0.08
8/31/2018		Interest on CURplan	\$ 904.19	\$ 25,154.36	\$ -	\$ -	\$ 3,014.79
Balance 8/31/2018							
9/6/2018	1236	Susan Hannon - Minutes/Sectry	(75.00)				
9/28/2018	1238	Susan Hannon - Minutes/Sectry	(75.00)				
9/30/2018		Interest on MM		6.20			0.07
9/30/2018		Interest on CURplan	\$ 754.19	\$ 25,160.56	\$ -	\$ -	\$ 3,014.86
Balance 9/30/2018							

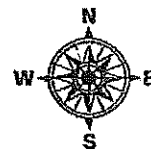
Page 2



PROPERTY MAP

Town of Carver

MASSACHUSETTS



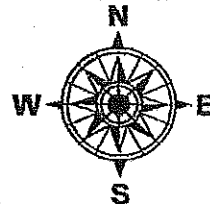
Disclaimer

This map is for assessment purposes only. It is not valid for legal description or conveyance.

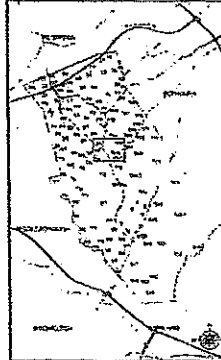
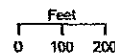
The horizontal datum is the Massachusetts State Plane coordinate system, NAD 83 feet.

Original property maps were prepared by Cohen & Colantoni, Inc. Maps were revised and reprinted in October 2015 by Applied Geographics, Inc. (AppGeo).

AppGeo



1 inch = 200 feet



Map Legend

- Parcel
- Public Road
- Unpaved Road
- Building
- Easement
- Adjacent Map No.
- Pond, Lake
- Town Boundary

MAP NO 103