

Approved 10/8/19



Meeting Minutes for August 13, 2019 at 5:30 PM, Carver Town Hall, Room 3

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

Attendees: William Sinclair, Chairman; Johanna Leighton; Savery Moore; Sharon Clarke; Brian Abatiello

Also in attendance: Michael Milanoski, Town Administrator; Jim Walsh, Planning Director

Absent:

Meeting opened by Mr. Sinclair at 5:30 PM

Mr. Sinclair – I would like to entertain a motion to go into item 5 Executive Session, first

Motion to enter Executive Session at 5:32PM: Ms. Clarke

Second: Mr. Moore

Approved: Unanimous (5-0)

6:26 return from executive session

Forest Street Project:

- Update from Chair on survey – All bounds are done; I personally saw all four.
- Update from Vice Chair on preferred appraisals – Mr. Moore – Brian did you get that contact name? Mr. Abatiello – No, he didn't get back to me. Mr. Moore – I have one name that I can reach out to. Perhaps we can utilize one of the appraisers that Jim gets. Ms. Leighton – Stephen Gray said he would need a variance. Ms. Clarke – We (ZBA) are meeting next Tuesday, at 7:00. Mr. Milanoski – If the ZBA votes, they can do with or without the appraisal. Mr. Moore – Do we need two? Mr. Milanoski – You can move forward with the one that you have. I would suggest you authorize the Vice Chair to authorize him to get appraisals.

Motion to authorize Savery Moore to move forward with appraisal, not to exceed \$10,000: Ms. Clarke

Second: Ms. Leighton

Approved: Unanimous (5-0)

- Update from Sharon Clarke on Zoning issue – Johanna sent a report for the walk through that I was unable to attend. Ms. Leighton – Stephen Gray stumbled over the Well on the property during the walk through. He was concerned about permit and how far they have gone. He said to give everything to Sharon. Ms. Clarke – That has no bearing on this; I will let him know. Mr. Sinclair – Just to clarify, there are two people that are interested in this property. Ms. Clarke – We have to act on it within a year. Ms. Leighton – The developer needs to know that they need to pull a permit before day 365. Mr. Sinclair – As there are several of us going to this meeting, I will have Deb post a meeting for us for that day.

Treasurer's Reports:

- Morse Engineering – 0 North Main Street – We have a bill from them for placing the bounds (\$800)

Motion to pay invoice 5181, in the sum of \$800: Ms. Clarke

Second: Mr. Moore

Approved: Unanimous (5-0)

- Forest Street – Payment for Legal Ads and Certified Mailings

Motion to pay \$206.60: Mr. Moore

Second: Mr. Abatiello

Approved: Unanimous (5-0)

We received a check for \$8700 from the Town of Carver which includes reimbursement from the Collins Center Project and \$4000 from the Master Plan.

The balances, in the following accounts, are as of July 31, 2019.

- Checking - \$ 829.19
- Urban Renewal Plan Account - \$ 3015.62
- Savings Account - \$ 24,235.25

Savings interest YTD is \$ 55.55

Urban Renewal interest YTD \$0.53

Motion to approve the Treasurers Report, as submitted: Ms. Clarke

Second: Mr. Abatiello

Approved: Unanimous (5-0)

Mr. Moore – How do we go about refilling the account? Mr. Milanoski – I will check the contract for amounts.

Mr. Sinclair – We received a letter from the Rockland Trust Company – Our line of credit was extended through next July.

Vote to approve Code of Conduct and Social Media Code of Conduct:

Take some time to review. We will vote/amend at our next meeting.

Members Comments:

- Ms. Leighton – We have the MOU for Forest Street. The Plot Plan clearly shows a number of "90" Forest Street. Ms. Clarke – The application with the ZBA is 0 Main Street, I will do an "AKA 90 Forest Street."
- Mr. Sinclair – Thank you all for your hard work on the Forest Street project.
- Mr. Moore – Our last meeting was canceled. Can we put on the next agenda to discuss the protocol for future issues?
- Ms. Clarke – I will be there on Tuesday night.

Minutes:

June 11, 2019 –

Discussion –

Motion to approve the minutes of June 11, 2019, as written: Ms. Clarke

Second: Ms. Leighton

Approved: Unanimous (5-0)

Next Meeting:

Motion to schedule the next meeting on September 9, 2019 at 5:00: Ms. Leighton

Second: Mr. Moore

Approved: Unanimous (5-0)

Audience Member:

Darlene Cassiani – I would like it noted that Mr. Borofski was in attendance.

Mr. Borofski – There has been no good faith negotiation done with the developer. He is dictating what he will pay and if we don't like it he will just take it. Mr. Sinclair – No one can do that, but this board. Mr. Borofski – Nothing reasonable has been offered, or in writing. Ms. Cassiani – I was hoping that we would hear more from this Board. Mr. Borofski – What he's offering is no where near what it would take to replace this property. Mr. Sinclair – I appreciate any information that you can give us. Mr. Milanoski – Anything in writing would be helpful in making the decision as

well. Mr. Borofski – The developer gave me until the end of July to make a decision! I've been there for 20 years. Mr. Sinclair – I would appreciate any feedback/information you can provide on this matter.

Adjournment:

Motion was made to adjourn this meeting at 6:52 PM; Mr. Moore

Second: Mr. Abatiello

Approved: Unanimous (5-0)

Exhibits□

A: Agenda

B: Treasurer's Report



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 August 13, 2019
5:30 pm
Carver Town Hall Room #3

REVISED - AGENDA

1. Forest St. Project
 - Update from Chair on survey
 - Update from Vice Chair on preferred appraisals
 - Update from Sharon Clarke on Zoning issue
2. Treasurer's Report/Bills Payable
 - Morse Engineering -0 North Main St.
 - Forest St.- Pay for Legal Ads & Certified Mailing
3. Vote to approve Code of Conduct and Social Media Code of Conduct
4. Members Comments
 - Minutes: June 11, 2019
 - Next meeting

5. Executive Session – (Move to go into Executive Session pursuant to G.L. c. 30A, §21(a)(6) if discussing the matter in open session with respect to land acquisition via eminent domain as approved in the Urban Renewal Plan; (**Parcel 22-3-1-R, 7.9 acres, owned by Mr. David Borofski of Plymouth**) may have a detrimental effect on the bargaining position of the Redevelopment Authority if held in open session, and to reconvene in open session for purpose of adjournment.



Treasurer's Report - May - June - July 2019

<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 12/31/2018							
1/28/2019	1242	Susan Hannon - Minutes/Secry	\$ 529.19	\$ 25,179.59			\$ 3,015.09
1/31/2019		Interest on MM	(75.00)	6.97			0.08
1/31/2019		Interest on CURplan					
Balance 1/31/2019			\$ 454.19	\$ 25,186.56	\$ -	\$ -	\$ 3,015.17
2/28/2019		Interest on MM		7.73			0.07
2/28/2019		Interest on CURplan					
Balance 2/28/2019			\$ 454.19	\$ 25,194.29	\$ -	\$ -	\$ 3,015.24
3/31/2019		Interest on MM		8.56			0.08
3/31/2019		Interest on CURplan					
Balance 3/31/2019			\$ 454.19	\$ 25,202.85	\$ -	\$ -	\$ 3,015.32
4/3/2019		Transfer to Ckng		(1,000.00)			
4/3/2019		Deposit from Sygs - reserve for bills	1,000.00				
4/12/2019	1243	Susan Hannon - Minutes/Secry	(150.00)				
4/22/2019	1244	Valerie Varrasso - 2018 audit	(325.00)				
4/30/2019		Interest on MM		7.98			
4/30/2019		Interest on CURplan					
Balance 4/30/2019			\$ 979.19	\$ 24,210.83	\$ -	\$ -	\$ 3,015.39
5/31/2019		Interest on MM		8.23			0.08
5/31/2019		Interest on CURplan					
Balance 5/31/2019			\$ 979.19	\$ 24,219.06	\$ -	\$ -	\$ 3,015.47
6/10/2019	1245	Susan Hannon - Minutes/Secry	(75.00)				
6/20/2019	1246	Susan Hannon - Minutes/Secry	(75.00)				
6/28/2019		Interest on MM		7.96			0.07
6/28/2019		Interest on CURplan					
Balance 6/30/2019			\$ 829.19	\$ 24,227.02	\$ -	\$ -	\$ 3,015.54
7/31/2019		Interest on MM		8.23			0.08
7/31/2019		Interest on CURplan					
Balance 7/31/2019			\$ 829.19	\$ 24,235.25	\$ -	\$ -	\$ 3,015.62
			<u>Interest PD YTD</u>		<u>Renewal Plan Account</u>		
			\$ 55.66		\$ 0.53		