

**Carver Redevelopment Authority
Minutes for September 12, 2016**

APPROVED
10.24.16

Call to Order: The Carver Redevelopment Authority met on September 12, 2016, at the Carver Town Hall, Room #1, 108 Main Street, Carver, Massachusetts. The meeting was opened by Mr. William Sinclair at 7:00 p.m.

Members Present: William Sinclair, Chairman; Brian Abatiello, Vice Chairman; Johanna Leighton, Treasurer; Charles Boulay.

Absent: N.A.

Also Present: Marlene McCollem, Planning Director; Christine Champ, Recording Secretary

1. Receipt and review of annual financial statements prepared by Valerie Donovan.

Chairman Sinclair stated Ms. Donovan was not present. Ms. Leighton requested it be deferred to the meeting on the 26th.

Mr. Abatiello moved to have the matter deferred to the meeting of the 26th. Mr. Boulay seconded the motion. It was voted unanimously to move the matter forward to the meeting of September 26, 2016.

2. Further discussion of the Urban Renewal Plan; 127-acre parcel owned by Rt. 44 Development, LLC; located off Montello Street in North Carver.

Ms. McCollem reported, as they did not have the information, the last meeting was canceled. She went over the figures developed for the draft plan. Ms. McCollem said the major change on map 1 was the line representing a boundary change to remove three properties on the northern boundary. She said a required figure was topography and another one was existing parcel layout of the area. She added the revised property matrix table was emailed earlier and she would have it for the next meeting.

The next map showed current end usage or what the use of the property was and current zoning. Ms. McCollem went over the areas by color (two districts in area). She stated one piece needed to be re-zoned from commercial to green business park. Ms. McCollem said there were some additional required maps that would be part of the plan. There were no questions or changes, per Ms. McCollem's inquiry.

- a. Roadway access and circulation.

There was further discussion by Ms. McCollem regarding the restricting of turns on the road. She said it was to be looked at more closely to see if there was a way for trucks to turn left,

northbound, onto Montello then north to Plympton.

Ms. McCollem explained, the purple showed essentially a permanent emergency access point that would bollard on both sides. The posts that were locked vertically could be removed by the police if it was an emergency. Ms. McCollem said another option, a point of egress, could be the T intersection. She said a concrete island where the three dots were could have bollards again and it would prevent truck traffic unless the bollards were removed. Ms. McCollem said the purple would be a different type of pavement treatment maybe with beveled curbs or cobbles. She said that radius would be expanded in that area and also signed, not as strong as a physical barrier.

Ms. McCollem next described the T intersection with sign control and a tight radius. It would be similar to the earlier described with emergency areas. Ms. McCollem was looking for comments regarding likes or dislikes. Ms. Leighton said earlier there was a widening area of 58. Ms. McCollem said nothing had changed there and these would be only at the curve up behind the old Shaw's. There was further discussion between Ms. Leighton and Ms. McCollem regarding the road alignment. Ms. McCollem said the whole internal roadway network would be completely rebuilt. She added that they have to have an in and out in case of emergency.

Mr. Abatiello asked if there would still be a north and south coming out or one way. Ms. McCollem said everything was designed for two ways. Mr. Abatiello liked the designs of #1 and #3, saying they worked well for him. He liked the bollards and felt truckers wouldn't heave them out of the way.

Ms. McCollem said they wanted to take out the curve, as it was dangerous and a T intersection would correct that. Mr. Abatiello said he was 80% towards alternative #1. There was continued discussion regarding different scenarios. Ms. McCollem said #4 would make the turn very difficult. Mr. Abatiello said he preferred a gate to a bollard. Ms. Leighton inquired about the location of the bollard and Mr. Abatiello answered that they could be sleeved or they could fold.

Ms. Leighton said there was no need to decide at the present time and Ms. McCollem said she was just looking for feedback.

Mr. Boulay said he liked #4. He wondered if there would be a T in there and Ms. McCollem said they could combine #1 and #4. She said they could use gates instead of bollards. Mr. Boulay thought it would be safe. Ms. Leighton suggested maybe a #5. Chairman Sinclair thought maybe a combination of #1 and #4 as well. Ms. McCollem said yes and Chairman Sinclair said it seemed to be a good compromise. Chairman Sinclair asked about the gate design and Ms. McCollem said it could be controlled through design standards. Ms. Leighton wanted to see it on paper but said she was okay with it after Ms. McCollem's suggestion of combining #1 and #4. Ms. McCollem said she would get another version.

Chairman Sinclair asked for comments from the public on the design only.

Mr. Gordon Massingham said he was concerned with increase in traffic already. His concern was traffic on Montello Street instead of further down. He went over different scenarios of setup that he felt could take place and said Mr. Jackson's idea was not reflected except in #4, which was the Y idea.

Christine Kirkland, 20 Montello Street, asked who created alternative layouts and said she was just wondering. Ms. McCollem informed her, VHB and their traffic engineers. Ms. Kirkland questioned if the changes were dependent on new studies and Ms. McCollem answered yes. Ms. Kirkland inquired, how much stock was in designs that effort was being put into and did it mean anything in the end? Ms. McCollem said that everything they were doing was at the conceptual level and that until there was an actual user, they didn't have an actual number.

Ms. McCollem added that they were using conceptual because it gives generally an idea of how to proceed and that there was no flexibility because there was no real information yet. Ms. McCollem said it was subject to length of trucks, turning radius of trucks, et cetera. She said it had to be permitted and built, and during the permitting, that's when it's finalized. Ms. Kirkland inquired about the southern access, if it was the small road off Montello and Ms. McCollem said it was. Ms. Kirkland wanted to know if that access would change and Ms. McCollem said the curves needed to be analyzed. There was further discussion regarding road changes, which Ms. McCollem addressed.

Chairman Sinclair asked for any further questions. There were none.

b. Design standards.

Per Ms. McCollem, addressing the design standards, Maureen Hayes, the development consultant, put together examples from all over the country, and from the point of design standards, they supplement the zoning bylaws. She said the lighting, parking and loading, et cetera, is what you normally have but zoning does not regulate the architectural standards. Ms. McCollem added it did not regulate the methods and materials of construction. Roof lines, breaking up the mass of buildings, that's where you would do it.

She added, landscaping, fencing, site design, architectural design, facades, entrance ways, these are included, and lighting, awnings, signing and graphics, these are also important. Service areas and utilities, especially if a lot of roof-mounted chillers, how baffled to prevent noise, those are types of things in design control concerns.

You want harmonious with neighbors, minimum impact on natural surroundings, considerations of lighting, et cetera. Ms. McCollem went over a list of different things to consider in the design standards. She said she would email them to the board and they could look at with the current zoning and they could decide what they wanted to include.

Ms. Leighton asked if they just review what Ms. McCollem sends to the board. Ms. McCollem

said to they should familiarize themselves with the elements that people are generally concerned with in large scale development.

Mr. Sinclair questioned if the board decided certain standards and approved with these standards, would the Planning Board have to implement the standards. Ms. McCollem said if they decide, they can make the Planning Board the responsible party, or they could do some or they could work together.

Chairman Sinclair asked if the board had questions and there were none. He then asked for questions from the audience.

Ms. Christine Kirkland asked, could it go through the Urban Development Plan? Ms. McCollem responded that the Planning Board does the site plan review all the time and the process is different than what the town does generally.

c. Urban Renewal Plan process vs. Special Permit process and enforcement of Planning Board conditions.

Ms. McCollem wanted to speak about the Urban Renewal Plan process vs. Special Permit process. She wanted to go over the confusing different emails. She noted the Urban Development Plan that the board was doing was in the purple line and didn't exist yet. Ms. McCollem said they were developing the plan. She said, outside of that process, the Planning Board issued a special permit for site remediation and the filling of the former Whitworth property (sand and gravel). Ms. McCollem said they applied last summer to the Planning Board that had conditions on it including updates to Montello, inspecting a culvert regularly, road inspection and brushing back vegetation layout to allow the fill to be brought in. She said it had nothing to do with the Urban Renewal Plan.

Ms. McCollem said the Planning Board, at some point, would have to issue another special permit. She said right then the cap was at 60,000 cubic yards. Ms. McCollem said, likewise, the Planning Board would be sponsoring some re-zoning which would impact 2 removed properties.

Ms. McCollem said she knew it was confusing and she would help all to keep straight. She added that it could be happening under Planning Board special permit or Carver Redevelopment Authority could be doing Urban Renewal Plan. Also, the Planning Board could be doing a special permit. She said she was available to help.

Chairman Sinclair asked for public comment.

Christine Joy from Plympton asked what type of action was taking on two properties, re-zoning. Ms. McCollem said it was currently zoned green business park to residential agricultural.

Bruce Jordan, 16 Montello Street, asked about what was inside of the purple on the board and

how did Urban Renewal coincide with the Planning Board on it. Ms. McCollem said they were working on it together on a similar track. She said once the 60,000 yards of fill were in, then it was done. Mr. Jordan wondered how long the process was and Ms. McCollem said when it was done. She added, the applicant had 2 years to start using and they had a cap on the number of trucks per day. She thought the cap was 60. Mr. Jordan wanted to know how could Urban Renewal know what they would do after the development and Ms. McCollem responded that the Planning Board's special permit brought in the fill to ready it for development and Carver Redevelopment Authority would control what happened. Until the site was ready, it could not be used.

Karen Tuscher, 16 Montello Street, North Carver, said her dad gave her the property, she grew up next door and she had lived there a long time. She spoke to eminent domain. She voiced her opinion regarding eminent domain and said she felt the Town of Carver should protect them from eminent domain. She said she was not against development but she felt everything boiled down to money. She asked the board to do what was right and disavow the use of eminent domain.

Cathy Cohen, 24 Heather's Path, Plympton, asked about the temporary access, when the southern access was unusable. She wondered what it meant. Ms. McCollem said it was in case of emergency.

Christine Kirkland spoke again and wondered if anyone had looked at 58 into the park, regarding the roadway. Ms. Leighton said they needed two exits. Ms. McCollem said, cross Webbie or Waterstone properties. She said the wetlands were of concern on both properties. Ms. Leighton said she went to the assessors and described the map. There was further discussion between Ms. Leighton and Ms. McCollem regarding the wetlands on the Webbie land and the question would depend on the traffic study.

Chairman Sinclair asked for any further questions and there were none.

3. Bills Payable: SRPEDD - Master Plan public participation in the amount of \$3,675.56.

Chairman Sinclair spoke about part of master plan assistance that the board voted on. He read from a document listing charges and who they were attributable to. Ms. Leighton said the money should be moved from savings to checking.

Chairman Sinclair said the monies that were going to be used for the master plan were supposed to be payback from school building. One check was for \$5000 and the other had not been allocated yet.

Chairman Sinclair's question to Ms. McCollem was regarding the 75,000 to 80,000 for the master plan, the monies that are in there, would that be enough to cover all? Ms. McCollem said it was from the article (50,000) and if there were leftover money, it goes back to the general fund.

She said they were shorted \$3,300. In answer to Chairman Sinclair's inquiry, Ms. Leighton said to pay with the savings account money and transfer same to checking account.

Mr. Abatiello motioned to pay the bill to SRPEDD \$3,675.56. Mr. Boulay seconded the motion. After no comment, it was voted unanimously.

Mr. Abatiello motioned to move \$3,751.00 from savings to checking. Ms. Leighton seconded the motion. It was voted unanimously.

4. Minutes: May 23, July 18, August 8, 2016

May 23, 2016.

Ms. Leighton abstained. Mr. Abatiello moved to accept the minutes of May 23, 2016, as written. Mr. Boulay seconded the motion. Chairman Sinclair accepted the minutes as written. It was voted unanimously.

July 18, 2016

Mr. Boulay abstained. Ms. Leighton moved to accept the minutes of July 18, 2016, as written. Mr. Abatiello seconded the motion. Chairman Sinclair accepted the minutes as written. It was voted unanimously.

August 8, 2016.

Mr. Boulay abstained. Mr. Abatiello moved to accept the minutes of August 8, 2016, as written. Ms. Leighton seconded the motion. Chairman Sinclair accepted the minutes as written. It was voted unanimously.

5. Next meeting: Monday, September 26, 2016, at 7:00 p.m.

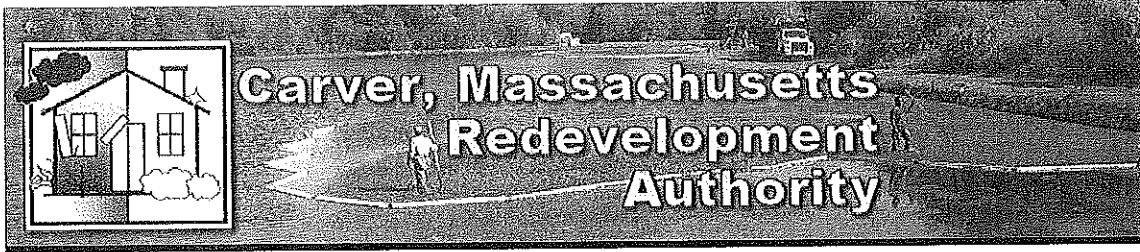
Ms. Leighton moved to have the next meeting on September 26, 2016. Mr. Abatiello seconded the motion. It is voted unanimously.

Mr. Abatiello motioned to adjourn the meeting at 8:24 p.m. Ms. Leighton seconded the motion. It was voted unanimously.

Exhibits:

Exhibit A: Agenda

Exhibit B: Treasurer's Report



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

Monday, September 12, 2016

7:00 pm

Carver Town Hall Room #1

AGENDA

1. Receipt and review of annual financial statements prepared by Valerie Donovan.
2. Further discussion of the Urban Renewal Plan; 127-acre parcel owned by Rt-44 Development, LLC; located off Montello Street in North Carver.
 - a. Roadway access & circulation
 - b. Design standards
 - c. Urban Renewal Plan process vs. Special Permit process and enforcement of Planning Board conditions.
1. Bills Payable: *SRPEDD—Master Plan public participation in the amount of \$3,675.56*
2. Minutes: May 23, July 18, August 8, 2016.
3. Next meeting: September 26, 2016

