



TOWN OF CARVER

Redevelopment Authority

108 Main Street
Carver, MA 02330

approved
11/10/2021

Meeting Minutes of November 10, 2020

@ 5:30 PM

Carver Town Hall
Meeting Room #4

Present: Sharon Clarke; Chairperson, Savery Moore; Vice-Chairperson, and Johanna Leighton; Treasurer

Also present: Rick LaFond; Carver Town Administrator, Jim Walsh; Director of the Planning Board, and Kelly DiCarli; Recording Secretary

I. Meeting Opened: 5:32 P.M.

A. Update of Urban Renewal Plan (URP) by Robert Delhome -Route 44 Development, LLC
(designed developer of the URP in Carver)

1. Robert Delhome presented an update which included:
 - i. Robert Delhome identified himself as the owner and re-developer working hard with engineers to address and identify pads to resolve challenges of re-developing this site.
 - ii. The constraints for this foot print and area of North Carver include the following:
 - a. Challenging access
 - b. Underlying environmental issues associated with site
 - c. Challenges with adequate water supply and how to deal with waste water
 - d. Adequate power be delivered to the site.
 - iii. Robert Delhome revised the team organization for this site, which included:
 - a. Vanasse Hangen Brustlin (VHB): The site planner, traffic controller, and overall engineer advisor for this site
 - b. Sanborn, Head, and Associate are assisting with the geotechnical issues
 - c. Wright-Pierce, a multidisciplinary environmental engineering firm providing sustainable water, wastewater, and infrastructure.
 - iv. Robert Delhome discussed parcel ownership and acquisitions: Own all parcels for URP- if they don't own them there is placement in place by end of 2020. Presented parcels agreements in place and expect acquisitions to close this calendar year of first quarter in 2021.
 - v. Robert Delhome focused recently on identifying options to ensure water supply and fire suppression. Through this process, conversation and information gathering due to statutes to what can be built. Robert Delhome has had early discussion with fire department and expect those conversation to continue.
 - vi. Johanna Leighton inquired about previous mention of a water tower? Robert Delhome noted that based off available supply of water and rate it's supplied; they will have water storage on site. Robert Delhome continued to note to expect potable water and water for fire suppression. Robert Delhome continued, this would consist typically of two (2) different tanks:
 - a. Tank for potable water which will be an elevated tank

- b. Water storage for fire suppression will be ground level tank
 - i. Robert Delhome is currently attempting to identify best available options and will have conversation with North Carver Water District Commission (NCWDC) (i.e. How wells are performing).
- vii. Rick LaFond inquired the anticipated projects completion. The final projects completion date is unknown, however, Robert Delhome noted it could be faster than Mass Work project allowed and currently identifying suitable solution for water, engineer, road maps, and power within the next 3-4 months. Robert Delhome is working with Newmark Global Commercial Real Estate Services to identify candidate firms who will occupy building they select.
- viii. Johanna Leighton re-iterated the Mass Grant funding of 3.7 million dollars for this project and noted the grant was received one (1) year ago to which she inquired where has the money gone thus far? Robert Delhome stated the funding is being allocated by the state and disbursements are made when work and process are made. Robert Delhome clarified that the funding may been 3.2 million dollars, but Route 44 Development, LLC provided the rest of the funding.
- ix. Robert Delhome noted that VHB will go through their process to get roadway contractor to execute plan. Montello will be further north with a new turn rather be a "odd shape" that causes traffic issues.
- x. Johanna Leighton asked what the residents will do during this project and explored original request. Robert Delhome noted there will be a fire gate installed and fully vetted.
- xi. The sites land fill was addressed:
 - a. Johanna Leighton inquired the use of Park Avenue to bring in fill and will this continue with tenants or discontinue. Robert Delhome noted they "hit a pause on importing on fill material since July 2020" and likely not restart except at the end user request. Robert Delhome continued, based off feedback from ender users and how they see the site built, there is adequate material being imported and existed on site. Furthermore, Robert Delhome noted this is "balanced site".
 - b. Vice-Chairperson Moore inquired the expected amount of fill that has been delivered thus far? Robert Delhome noted approximately 20-25% of the landfill has been delivered. Vice-Chairperson Moore noted when he was on site visit the fill will reach a plateau to protect wet lands. Robert Delhome stated that the current landfill and materials compacted have seeded and erosion control. Robert Delhome did not want to add additional constraint to the site.
- xii. Robert Delhome reviewed potential business for the sites and noted that the end user will be responsible for construction building within the development.
- xiii. Johanna Leighton questioned about power and generators on the site and circled back to Robert Delhome 3-4-month timeline resolution. Robert Delhome clarified the "3-4 months" is a "playbook" pertaining to the options of power and what will be needed from Eversource. The site won't be built in 3-4 months but site plans will be better defined within this timeframe.
- xiv. Johanna Leighton inquired if Robert Delhome company will physically sell the facility site and how is the Town of Carver protected if the site developers leave the site due to Covid? Robert Delhome responded the end user designates Robert Delhome as the developer only, and second, businesses that indicated interest in the site are parties Covid hasn't impacted but potentially driven growth within the business.
- xv. Johanna Leighton discussed her concern relating to hemp and cannabis companies being potential end users Robert Delhome noted his role as designed re-developer is the facility

and enabler of the end user, He would identify underlying environmental issues and constraints due to lack of infrastructure. Robert Delhome noted the end user would still need to be compliant with by-laws and zoning components.

- xvi. Vice-Chairperson Moore inquired if the three (3) building built would require more infrastructure, power and water? Robert Delhome noted power could be different pending on end user. Vice-Chairperson Moore confirmed its 1.77 million sq foot- max foot print (this way to identify water waste/water). Vice-Chairperson Moore inquired if this could be expanded? Robert Delhome noted potentially end user could expand and the Town processes would govern this decision. Robert Delhome noted the likely smallest structure would range between 800-1 million square feet any interested end user would occupy single building. Robert Delhome noted town would not be responsible for maintenance and plowing, however different for Route 58 and Montello as this is a town road.
 - xvii. Vice-Chairperson Moore asked if the 3.2 million highway is exclusive for Route 44, to which Robert Delhome agreed. Robert Delhome noted engineering being completed to control and prevent access of trucks entering and exiting onto residential roads. Robert Delhome noted building has to apply for wetland setbacks and two (2) fire access.
 - xviii. Chairperson Clarke re-iterated at beginning of the meeting he had acquired all parcels or "should" be acquired all parcels by the end of the year- and eminent domain has been avoided. Robert Delhome confirmed and appreciated the process of negotiated transaction and this wasn't needed. The transaction has been amicable.
 - xix. Robert Delhome to return either March or April 2021 for updates
- B. Discuss procedure for filling vacant positions- 2 year and 5 year (Joint meeting with Select Board and RDA/Date if needed)
- 1. Chairperson Clarke discussed the two (2) positions vacant on the Redevelopment Authority (RDA) Committee Board.
 - i. The two (2) vacant positions are for a two (2) year term and five (5) year term
 - ii. It's joint appointed with RDA and Select Board.
 - iii. If any applicant wants to move forward, they can meet with The Select Board possibly as early as December 1 2020.
 - 2. Rick LaFond noted there has only been one (1) application submitted and the applicant was present during the RDA meeting.
 - i. The applicant is Paul Kostas and noticed on the website an opening for the RDA. The applicant currently works within telecommunication and looking for ways to be involved locally.
- C. Update on ongoing projects- Jim Walsh:
- 1. Urban Renewal Plan:
 - i. Completed: See Section A.
 - 2. 90 Forest Street
 - i. No known interest and potentially need to put add on website.
 - ii. Johanna Leighton inquired if we could use a sign with the Town of Carver Planners phone number.
 - iii. Chairperson Clarke and Vice-Chairperson Moore noted recent surveyor confirmed frontage only.
 - 3. Bills Payable
 - i. Johanna Leighton noted the RDA failed to pay Sussan Hannon for the meeting minutes of September 19, 2020 and October 27, 2020. The RDA would need to make one (1) check for the amount of \$150.00
 - 4. New information to report

- i. None noted
 - D. Treasurer's Reports
 - 1. Nothing noted
 - 2. Vice-Chairperson Moore made a motion to accept the treasure report as written. Seconded by Member Johanna Leighton. Voted and passed unanimously, 3-0
 - E. Minutes: Reviewed Minutes of October 13, 2020
 - 1. Vice-Chairperson Moore made a motion to accept the minutes of October 13, 2020 as written. Seconded by Member Johanna Leighton. Voted and passed unanimously, 3-0
 - F. Member Comments:
 - 1. Vice-Chairperson Moore received two (2) letters regarding his expiration of term from the RDA. The letters provided two (2) different dates when his appointment from the RDA expires (April 1, 2021 and June 30 2021). Rick LaFond asked Vice-Chairperson Moore to send him a copy of the letters to follow up.
 - G. Next Redevelopment Authority Meeting:
 - 1. Regular RDA meeting: Tuesday, December 8, 2020, at 5:30 P.M.
 - 2. Joint meeting with the Select Board: Tuesday, December 1, 2020 (time and date upon approval)
 - H. Adjournment:
 - 1. Chairperson Clarke made a motion to adjourn. Seconded by Member Johanna Leighton. Voted and passed unanimously, 3-0
- Meeting adjourned at 7:46 P.M

Respectfully submitted,

Kelly DiCarli

Exhibits:

A: Agenda

B: Treasurers 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 November 10, 2020

5:30 pm

Carver Town Hall Room #4

The public is invited to attend; social distancing practices and masks are required.
The proceedings will be videotaped and rebroadcast by Area 58 TV.

1. Update of URP by Robert Delhome and George McLaughlin-Route 44 Development, LLC
2. Discuss procedure for filling vacant positions- 2 year and 5 year
Joint meeting with Select Board and RDA/Date if needed
3. Update on ongoing projects- Jim Walsh:
 - Urban Renewal Plan
 - 90 Forest Street
 - Bills Payable
 - Anything new
4. Treasurer's Report
5. Minutes:

-October 13, 2020

6. Member's Comments

7. Next Meeting



Treasurer's Report - January to October 2020

Post Date	Check Number	Description	Checking Account	Savings Account	Principal Loan Account	Interest Loan Account	Renewal Plan Account
Balance 12/31/2019							
1/3/2020	1257	URP - James V. Toner Co. Appraisal 18 Montello St.	\$ 7,772.59 (5,000.00)	\$ 30,280.40	\$ -	\$ -	\$ 2,556.70
1/6/2020	1256	URP - Clancy Appraisal Co., Inc. 18 Montello St.	(1,500.00)				
1/15/2020	1258	Susan Hannon - Minutes/Sectry Interest on MM	(75.00)	8.98			
1/31/2020		Interest on CURplan	\$ 1,197.59 (75.00)	\$ 30,289.38	\$ -	\$ -	\$ 0.06
2/18/2020	1260	Susan Hannon - Minutes/Sectry	(107.00)				
2/20/2020	1261	Recording fee 90 Forest St. - Variance	(750.00)				
2/24/2020	1259	Clancy Appraisal Co., Inc. - 90 Forest St.		8.40			
2/28/2020		Interest on MM	\$ 265.59	\$ 30,297.78	\$ -	\$ -	\$ 0.06
2/28/2020		Interest on CURplan	\$ 265.59 (75.00)	\$ 30,307.43	\$ -	\$ -	\$ 2,556.82
Balance 2/28/2020							\$ 5,000.00
3/3/2020		URP - pay new appraisals coming up	\$ 6.50				
3/31/2020		Interest on MM	\$ 265.59	\$ 30,304.28	\$ -	\$ -	\$ 0.18
3/31/2020		Interest on CURplan	\$ 265.59	\$ 3,15	\$ -	\$ -	\$ 7,557.00
Balance 3/31/2020							
4/30/2020		Interest on MM	\$ 265.59	\$ 30,307.43	\$ -	\$ -	\$ 0.13
4/30/2020		Interest on CURplan	(75.00)	2.57			
Balance 4/30/2020							
5/18/2020	1262	Susan Hannon - Minutes/Sectry	\$ 190.59	\$ 30,310.00	\$ -	\$ -	\$ 0.06
5/29/2020		Interest on MM	\$ 190.59	\$ 2.48			
5/29/2020		Interest on CURplan	\$ 190.59	\$ 30,312.48	\$ -	\$ -	\$ 0.06
Balance 5/31/2020							
6/30/2020		Interest on MM	\$ 190.59	\$ 2.57			
6/30/2020		Interest on CURplan	\$ 190.59	\$ 30,315.05	\$ -	\$ -	\$ 0.06
Balance 6/30/2020							
7/31/2020		Interest on MM	\$ 190.59	\$ 2.57			
7/31/2020		Interest on CURplan	\$ 190.59	\$ 30,317.62	\$ -	\$ -	\$ 0.06
Balance 7/31/2020							
8/31/2020		Trsf \$ from MM to Ckng	\$ 1,000.00	\$ (1,000.00)			
8/31/2020		Interest on MM	\$ 1,000.00	\$ 1.81			
Balance 8/31/2020							
9/30/2020		Interest on CURplan	\$ 1,190.59	\$ 29,319.43	\$ -	\$ -	\$ 0.06
9/30/2020		Interest on MM	\$ (325.00)	\$ 1.24			
Balance 9/30/2020							
10/8/2020	1263	Valerie Varasso - Acct'g report	\$ 865.59	\$ 29,320.67	\$ -	\$ -	\$ 0.06
10/30/2020		Interest on MM					
10/30/2020		Interest on CURplan					
Balance 10/31/2020							
							Renewal Plan Account
							Interest PD YTD
							\$ 40.27
							\$ 0.79