

# TOWN OF CARVER

Redevelopment Authority  
108 Main Street  
Carver, MA 02330

*approved  
3/9/21*

## MEETING MINUTES OF FEBRUARY 9, 2021

@ 5:30 PM

Carver Town Hall

Via Zoom

Chairperson Sharon Clarke, Vice-Chairperson Savery Moore, Treasurer Johanna Leighton, Paul Kostas, Patrick Meagher  
Also in attendance: Director of the Planning Board Jim Walsh, Fire Chief Craig Weston, Eric Germaine, Mark Townsend, Sarah Hewins, Jesse Boyle, George McLaughlin, Bob Delhome, and Recording Secretary Ashley Swartz.

### I. Update on Ongoing Projects

- a. **Urban Renewal Plan:** the land that has been acquired is needed for a large property off of Route 44 and it needs to be determined whether or not a by-law will be passed to permit a building 65 feet high. The issue, as it stands currently, according to Chief Weston is that the Carver Fire Department does not have the adequate equipment to fight a fire of this size.
  - i. George McLaughlin, the owner of the property, explained he has a letter of intent signed with a developer who specializes in distribution warehouses. The push was that there is a large demand for these warehouses but it requires an increase in the zoning.
  - ii. Chief Weston doesn't argue the benefits of something like this being in the area but is concerned about the safety of the people since Carver does not possess the equipment or training to fight a fire for a building 65 feet high. He suggested that a site plan needed to be submitted for review. George McLaughlin is uncertain the developer will submit a plan without the by-law for a 65-foot building being passed.
    1. Chief Weston argued that a building of this size would require an aerial tower, new truck(s), improvements to the North Carver facility, and training. There would also be an impact to the fire flow, which was explained as the sprinklers, hydrants, hoses, and trucks used to fight a fire. The aerial structure also needs to be approved by NFPA – the structure is non-negotiable since the current ladders only reach 32 feet and they need a 76-foot reach to stay outside of the collapse zone. Chief Weston reiterated that once a by-law is changed, it is changed for everyone, so you have to be careful about what you change.
  - iii. Chairperson Clarke concluded that a 65-foot by-law would be determined on whether or not we can safely extinguish a fire of that size and they can take action subject to Chief Weston saying it is okay. Based on the information from the meeting Chief Weston estimated a budget of roughly \$1.5-\$4M would be needed for the specialized training and equipment but it was all dependent on the building itself.
    1. The \$3.2M grant is already allocated for the access road off of 58
    2. There are a number of unknowns – what the building will be and who will own it.
    3. If the 65 feet by-law isn't met, it is a deal breaker for the developer.

4. The scenario seems to be a "Catch 22" – the town doesn't want to agree to the by-law change without knowing what will be built and the developer doesn't want to submit plans without knowing if the by-law will pass or not.
- iv. George McLaughlin is to report back to RDA by March 2<sup>nd</sup>
- b. **90 Forest Street:** Will report back at March Meeting – no update at present
  - i. The 9 square foot sign was installed in April – there is no action on the central registry but will likely see more action in the spring
  - ii. Can't find in zoning
    1. Mrs. Leighton mentioned that she is going to email Jim because there is a problem with the website – you can't find this if you navigate a certain way. Jim Walsh can then get a hold of whoever the technical person is

**II. Bills Payable:**

- a. Mrs. Leighton has some checks for Mr. Moore to sign
- b. There is money in the account for the sign estimate
- c. Slow winter for a treasurer's report – motion to forego until next month – seconded by Mr. Kostas. Passed unanimously.

**III. Approve Meeting Minutes:**

- a. 12/4: Mrs. Leighton didn't want to approve at first because there was confusion around the notes on "What does the RDA do" – this was in regards to a possible conflict of interest around Mr. Meagher during a Q&A session. This issue was clarified and she accepted the minutes.
- b. 1/5
- c. 1/12
- d. Mr. Moore motioned to approve minutes, motion seconded, unanimously passed.

**IV. Additional notes**

- a. Mrs. Leighton mentioned the next meeting entails project tracking
- b. Chairperson Clarke said she would send Ron Clarke to pick up signature papers (Mrs. Leighton and Mr. Kostas)
- c. March 2<sup>nd</sup> is the public hearing – will not be broadcast
  - i. Mr. Moore & Mr. Kostas will attend in person
  - ii. This is for by-law presentation
  - iii. By-law from today's discussion won't be discussed again with RDA prior to the hearing
- d. Mrs. Leighton wants to get in touch with someone regarding the wording on Carver's website, all agreed it was a good idea
- e. March 9<sup>th</sup> and April 6<sup>th</sup> are the next RDA meetings
- f. April 13<sup>th</sup> is the next town meeting

**V. Motion to adjourn, seconded by Mrs. Leighton. 5-0-0 to adjourn.**



108 Main St, Carver, MA 02330

**PUBLIC MEETING NOTICE**

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

**AGENDA WITH ZOOM INFO**

**CARVER REDEVELOPMENT AUTHORITY**

**Tuesday February 9, 2021**

**5:30 pm**

**This meeting will be conducted via ZOOM, please refer to the link below**

Join Zoom Meeting

<https://carver.zoom.us/j/84633417867?pwd=SjVTd1J4ZStHNHU3RStYd0xuTXgrZz09>

Meeting ID: 846 3341 7867

Passcode: 835388

The proceedings will be videotaped and rebroadcast by Area 58 TV.

1. Update on ongoing projects- Jim Walsh:

- Urban Renewal Plan
- 90 Forest Street
- Bills Payable.
- Anything new

2. Treasurer's Report

3. Minutes:

- December 4, 2020
- January 5, 2021
- January 12, 2021

4. Member's Comments

5. Next Meeting



Treasurer's Report - January 2021

Post Date	Check Number	Description	Checking Account	Money Market Savings Account	Revolving Line Account	Urban Renewal Plan Account
Balance 12/31/2020			\$ 640.59	\$ 29,321.71	\$ 30K	\$ 7,557.61
1/31/2021		Interest on MM		\$ 0.25		
1/31/2021		Interest on CURplan	\$ 640.59	\$ 29,321.96	\$	\$ 7,557.67
Balance 1/31/2021						

Interest PD YTD	Renewal Plan Account
\$ 0.25	Interest PD YTD
	\$ 0.06