



Town of Carver
Planning Board Joint Meeting with RDA
May 11, 2021
7:00 PM
CARVER TOWN HALL

Approved As
Amended
5/20/2021

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

Pledge of Allegiance

Members present: Kevin Robinson arrives at 7:23pm, Richard Dionne, Ellen Sordillo, Bruce Maki, Cornelius Shea, Sharon Clarke (RDA chairperson), Savery Moore (RDA vice chairman), Paul Kostas

Members Absent: JOHANNA LEIGHTON (RDA)

Member participating remotely via Zoom: John Gaskey (Planning Board Member), Pat Meagher (RDA Member)

Others present: Jim Walsh, Planning Director, Mike Pimental JC Engineering, Stephanie Drum

Others present via Zoom: None

The meeting was called to order at 7:00 pm.

7:00 PM Joint Meeting with RDA

Chairperson Sharon Clarke: RDA is coming up on a very large project in Carver. Zoning Bylaw was changed recently, and we want to make sure that we know with absolute certainty what this is about. We know that this is a height change. We know through discussions with the developer, tendency is to go up. In keeping the current business practices, we would like to start formatting the bylaw that will go in front of Town Meeting in the Fall. For that District, the height maximum building height is 45-ft, with a proposal to 65-ft. Also keeping within business practices across the nation, it is easier to stack than it is to spread. The bylaw would be for this parcel only, would not apply to the entire town. The RDA would like to move forward in formatting the bylaw in the timetable with the meeting. In the meantime while all of that is happening, the RDA will be doing extreme due diligence with every other department in town, i.e. department of public safety, fire, water.

Vice Chairman Moore (RDA): Want to make sure that when this is put in front of town meeting (we are hoping in the fall), that the presentation to town meeting has all of the boxes checked to get this through. Will be important in the presentations to tell the benefits that the Town of Carver will get from this. RDA is meeting with the developer next week to answer any questions

that we have, might be beneficial for the Planning Board to meet with the developer. Emphasizes that we need to keep this moving.



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Mr. Gaskey via Zoom has a question: What is the project looking for in terms of the bylaw. RDA Chairperson Clarke confirms it is a height change in the bylaw from 45-ft to 65-ft.

RDA Chairperson Clarke: Developer is Hillwood and Route-44 Development. Hillwood expected the sale if it went through then they would go to Purchase & Sale by the first of next year. States that all of this is pending the change of this bylaw.

Mr. Gaskey: Looking to clarify where this property is. It's on the west side of Montello Street, behind Tiki Kai. RDA Chairperson Clarke: Big empty, flat piece of property, spent a lot of money cleaning his up. Some part of the site that a sewage treatment plant, cleaned up stumps/logs, etc.

Mr. Walsh clarifies that in the Green business park Zone. Maximum height allowance is 40-ft. Proposal would be to allow 65-ft building. Would need to pass , conservation, RDA, water department, fire department, etc. This would be a project of such magnitude that all of the boards would need to provide input all around.

Mr. Gaskey asks how something like this would affect the fire department. RDA Chairperson Clarke states that it comes down to the fact that we do not have a truck that goes that high. We have been in touch with Andover as well, where they didn't have

Ms. Sordillo: What is the tallest building in Carver just for perspective. RDA Chairperson Clarke responds that the tallest ladder we have is 32-ft. The tallest building to get to the roof is probably 40-ft. This would come in handy having a ladder that would go above the roof.

Mr. Shea: What if they want to come back to expand to another building or two. RDA Chairperson Clarke notes that there's a limit to how many square-feet they can go, that includes going up. Mr. Shea notes that once it goes above 40-ft, are they going to be able to do a screening for height. States that this is going to be a massive presence on the Carver line. How would this impact the rule-character of town? It also concerns me that this is falling into a particular business zone.

RDA Chairperson Clarke: stresses that we are still in the initial phases, and looking to present this at the town meeting.

The Planning Board Chairman advises RDA Chairperson Clarke to draft up a bylaw with the Planning Director. Also states that it might be beneficial to do a site visit. Chairperson Clarke states that they will set up a site walk TBD next month at some point, and will invite the Planning Board.

Mr. Shea asks if the Green District is one parcel. Mr. Walsh states that there may have been several parcels merged.

Ms. Sordillo: Do you see this as a distribution center, or will there be other businesses there. Chairperson Clarke states that right now it is looking like it will be a distribution center.



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Mr. Gaskey states his concern with putting a distribution center in here due to traffic concerns. Mr. Walsh states that the Town has received a MassWorks grant, where they are redesigning where Montello Street comes into Route-58 to better deal with traffic. Mr. Dionne agrees with Mr. Gaskey's point.

RDA Chairperson Clarke states that one of the requirements is that they will be able to have independent peer review paid for by the developer on anything that we want, whether that be traffic or other. This is a general discussion that we can have further down the road. What the RDA would like to do is plan on working with the Planning Board as we craft a bylaw that will satisfy the needs of the Town, as well as a future for that site. States that we need to start somewhere, and this is where we start.

RDA Vice Chairman Moore: thinks that a good place to start will be looking at the bylaw, and being able to change the height difference to 65-ft.

RDA Vice Chairman Moore: Route 44 has developed the property and will be selling the property as build-able. Hillwood is looking to buy the property. RDA is meeting with both developers next week. All we are looking to do here is to work with the Planning Board to put out a Zoning Bylaw change to 65-ft.

The Chairman emphasizes that this is just one piece of the puzzle.

Mr. Robinson asks if we know who or why has requested a height change to 65-ft. RDA Vice Chairman Moore states that Hillwood has a list of clients that have requested the 65-ft. clearance in order to do what they do.

RDA Vice Chairman Moore states that right now the proposal for the revision to the bylaw was to put in a footnote. Another way to do this is to actually put this in the chart instead.

Moore Motions to end this portion of the meeting, Kostas seconds the motion : Roll call vote, Moore, Kostas, Clarke, Meagher 4-0 yes. RDA Meeting adjourned 8:20pm.



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 JOINT MEETING WITH PLANNING BOARD

**THIS MEETING WILL BE CONDUCTED IN PERSON AND VIA ZOOM, PLEASE REFER TO
LINK BELOW**

Join Zoom Meeting

<https://carver.zoom.us/j/84770642839?pwd=NHV2OW1tc3BDN2k2ZlA4YXcxNzdLUT09>

Meeting ID: 847 7064 2839

Passcode: 361744

May 11, 2021

7:00 pm

Meeting Room #1

AGENDA

ZONING ARTICLE REVIEW