

Approved 5/20/2021  
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108 Main St, Carver, MA 02330

**MEETING MINUTES**  
**Wednesday April 28, 2021**  
**5:30 pm**

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

Present: Sharon Clarke; Chairperson, Savery Moore; Vice Chairperson, Johanna Leighton; Treasurer, Pat Meagher, Paul Kostas, and Jim Walsh; Planning Director

Also Present: None

Absent: None

The Chairperson calls the meeting to order at 5:36pm.

**Reorganization:**

i. The Chairperson begins the meeting.

ii. She asks Vice Chairperson Savery Moore to take over this portion of the meeting. First vote will be for Chairperson. Savery Moore opens it up to nominations for chairperson.

ii.i. Johanna Leighton moves to nominate Sharon Clarke for Chairperson, Paul Kostas seconds the motion.

ii.ii. Roll call vote: Leighton, Meagher, Kostas, Moore 4-0 yes.

iii. Next vote for Vice Chairperson:

iii.i. Johanna Leighton moves to re-elect vice chairperson, Savery Moore. Pat Meagher seconds the motion.

iii.ii. Roll call vote: Paul Kostas, Johanna Leighton, Pat Meagher, Sharon Clarke. 4-0 yes.

iv. Vote for Treasurer:

iv.i. Johanna Leighton moves to nominate Pat Meagher for treasurer. Paul Kostas seconds the motion.

iv.ii. Roll call vote: Paul Kostas, Johanna Leighton, Savery Moore, Sharon Clarke, 4-0, yes.

iv.iii. Johanna Leighton and Pat Meagher will meet to go over duties pertaining the position.

## **Update on ongoing projects:**

### **I: 90 Forest Street:**

- i. Jim Walsh notes that the offer was extended to June 30 by Mr. Williams. One of the things that came up Kathleen O'Donnell or KP Law for attorney. We got information from the town administrator regarding billings, etc. Sharon Clarke is thinking that we will be billed separately by KP Law and pay via proceeds sheet.
- ii. Johanna Leighton: Kathleen O'Donnell has been with us for several years. The rationale behind using KP law only came when Mr. Milanowski decided on an Urban Renewal project. At that point in time, we set aside any kind of land, or other envisions we had planned on doing.
  - i. Johanna Leighton wishes Kathleen O'Donnell come to the meeting via Zoom or in person to talk to us about her qualifications and that she would like to be our lawyer.
- iii. Sharon Clarke: Does not know Kathleen O'Donnell, would want to make sure her qualifications line up. As far as Forest Street goes, we have already begun using KP law, and would be her preference to continue with them for the duration of the project.
  - i. Johanna Leighton states that she agrees with this that it is a good idea to continue with KP Law for Forest Street, then bring in Kathleen O'Donnell for interview.
- iv. Jim Walsh: He did contact the ACD, because this piece of property is not in the Urban Renewal Plan they do not get involved in blessing the sale.
  - i. Recommended consulting an attorney.
  - ii. He will move forward with consulting with KP Law and copy Sharon Clarke on all e-mails as we move forward.
- v. Sharon Clarke: She drafted a letter for Zoning Board of Appeals for extension of variants. This protects us and Jack as being able to sell the property as marketable under the new bylaws. Under the description it states extension of variants.
  - i. Due to Covid we can get a 6-month extension without having Jack re-do the whole thing in front of the Zoning Board.
  - ii. We will make sure that the Planning Board gets a copy of this.
  - iii. If anyone has anything to add to this please let her know. She reads the draft letter.
- vi. The Chairperson asks if there's anything else on Forest Street. Nothing else.

### **Urban Renewal Plan:**

- v. Sharon Clarke asks about e-mail today inquiring about plans for the property. Turns out these are the people from Hillwood. The public records request was revised. They did not fill out a form, asked to send anything that they had. Sharon Clarke asks if they have

gone to P&S yet- Jim Walsh states that he is not sure yet, has not received any word from them. The Town Meeting and Planning Board have not had a chance to get a hold of them. The Chairperson recommends that we call George. Her feeling is that we should start moving aggressively forward, and recommends bringing in Hillwood Representative. Lots of moving parts that need to start moving together. We need to make sure that this is a move we want to make and can back this 100%. Had a talk with Alan Germain who felt that the finance committee needed to be kept in the loop.

v.i. Pat Meagher- questions the number of committees we really need in on this project. Savery Moore agrees with Pat Meagher.

v.ii. The Chairperson notes that over the next two weeks herself and Savery Moore format a plan if possible.

v.iii.i. She also notes that police, fire, safety we can kind of all do together.

v.iii.ii. There are others that we can either do a two person meeting, or bring into a meeting with us. George with Hillwood, and hiring a consultant being two.

v.iii.iii. Put in a call to North Andover to see what process they use, etc. to get more information.

vi. Johanna Leighton: Marleen McAuliffe: gave me some good direction: they have a procurement office. Asked what they do if they want to get a consultant. They contact a procurement officer and write a request for proposal based on needs, how much, etc. Notes that Shelby Blair is our procurement officer. Town of Plymouth uses Beals and Thomas, Sarah Stearns is very familiar with the Carver Bylaws and might be able to give a hand. Would like to throw that out as a possibility in addition to using a procurement officer.

vi.ii. Jim Walsh: The Town uses Fuss & O'Neill for town projects. Paid for by the state statute. Towns are allowed to collect deposits for projects, then we pay out of the accounts. When the accounts run down we ask for more deposits.

vi.iii. The Chairperson asks: Would Hillwood deposit the money that we work off of? We could set up an account for RDA. Should be an RFP.

vi.iv. Savery Moore: Notes that Sarah Stearns specializes in conservation, solar, etc. but might be another person that works with her that would be able to help.

vi.v. The Chairperson states that we should have one consultant to walk us through the process.

vi.vi. Savery Moore: Remember that the developer pays us costs that occur due to projects. When we were getting appraisals on the properties they were going to split, we told them this was what it was going to cost, and George wrote a check.

vi.vii. Sharon Clarke: We are basically looking for approval to do the same thing that we have been doing. Thinks that the next move on this will be a joint meeting with the Planning Board.

vii. Jim Walsh: May 11, we were planning to do something with the Planning Board. We have something lined up with an attorney at this point, looking to move the joint meeting with the Planning Board on the URP on May 11, 2021 @7pm in Meeting Room 1.

vii.ii. The Chairperson asks for any issues with this date? No Issues.

vii.iii. Savery Moore: asks if it has been officially determined if there will be a special town meeting in the fall- not yet determined. Would be nice to know if we are having a town meeting, and/or when we are going to have this meeting.  
vii.iv. There is discussion regarding the agenda for this meeting. First part of the agenda is joint meeting with the RDA, then there are some things after the joint meeting to be addressed by the Planning Board. RDA will plan on sitting down for a couple minutes after the joint meeting with the Planning Board.

viii. Jim Walsh asks Savery Moore about a meeting with George and Bob/Maggy. Did we every get a response in regards to URP? We have not. Savery Moore recommends that we know how much money this project will bring in. If there's a difference between a 40-ft building and a 60-ft. building, we need to know that.

viii.ii. Will set a date at the end of this meeting tonight to bring in George, or Hillwood, or some other representative in.

viii.iii. Savery Moore states that Gary B Frederick from Hillwood- was at the meeting when they all came in and Hillwood was introduced- believes he might be a contact for this project. He is their Northeast Market Leader.

**Bills Payable:**

Nothing at this time

**Anything new:**

Nothing at this time.

**Treasurer's Report:**

Pushed to next month

**Minutes:**

April 6, 2021: will put off the approval until next month. Will hold executive session minutes until next month. Kostas, Moore, Leighton, Meagher, Clarke 5-0 yes.

**Member's Comments:**

Nothing at this time.

**Next Meeting:**

Joint meeting May 11, 2021 with the Planning Board. RDA meeting Tuesday May 18, Thursday May 20, 2021, May 26- final date TBD based on response from Hillwood.

**Adjournment:** Leighton motions to adjourn meeting, Meagher seconds this motion. Roll call vote, 5-0 yes. Meeting Adjourned 7:00pm.



108 Main St, Carver, MA 02330

**PUBLIC MEETING NOTICE**

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

REVISED  
**AGENDA WITH ZOOM INFO**  
**CARVER REDEVELOPMENT AUTHORITY**  
**April 28, 2021**  
**5:30 pm**

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

Topic: Carver RDA

Time: Apr 28, 2021 05:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89580154388?pwd=bVZnRHVPKzRicEUveEZITnhDNFRxdz09>

Meeting ID: 895 8015 4388

Passcode: 385009

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

1. Reorganization
2. Update on ongoing projects- Jim Walsh:
  - Urban Renewal Plan
  - 90 Forest Street
  - Bills Payable
  - Anything new
3. Treasurer's Report

4. Minutes:

- April 6, 2021

5. Member's Comments

6. Next Meeting