

Meeting Minutes for May 20, 2021 at 6:00 PM, Carver Town Hall, Room 1.

The proceeding will be videotaped and rebroadcast by Area 58 TV. This meeting was also available through Zoom.

Attendees: Sharon Clarke, Chairman; Savery Moore, Member; Johanna Leighton, Acting Treasurer; Paul Kostas, Member; Patrick Meagher, Member

Also in attendance: Jim Walsh, Planning Director, Bruce Maki, Planning ; George McLaughlin (via ZOOM)

Absent:

Meeting opened by Ms. Clarke at 6:00 PM

Update on ongoing projects, Jim Walsh:

1. Urban Renewal Plan - Representatives for Rt. 44 Development and Hillwood are expected to present an update -

Ms. Clarke - Before we start, I would like to make a couple of open remarks. This is the first in a series of many meetings. You will be hearing this terminology, a lot. URP - Urban Renewal Project, MOU - Memorandum of Understanding. We will include every department and Board in Town. We will be asking for vital input so that this project can be the best it can be. This project has been in the works for 5 years and will create a revenue stream and jobs for Carver. There will be questions; we will do our best to get the answers. You will be heard. This project is taking a very large parcel and turning it into something that is very productive for our Town. Currently, 70% of our budget goes toward the school. This revenue would really help our community with all of the other things that we need. That being said, it comes at a cost. This is well worth exploring, but we need to do it correctly. This process will take the whole summer.

Ms. Clarke read the MOU to the Board members and audience. We are charged with carrying that out. The preferred developer is with us tonight.

Bob Delhomme, Rte. 44 Development - This has been a long process. I have been affiliated with the site since about 2004. The developer agreement has been in place since 2016. Together with the RDA, we developed the URP and the Preferred Developer Agreement. Eminent Domain never had to be utilized. We acquired 16 parcels and now have the full footprint of the URP. MEPA permit was achieved; we worked with the Town for many aspects - environmental, traffic, etc. We are proud to introduce the Hillwood Team tonight. They

have a lot of experience and have partnered with other communities in the past. We can provide an update on the project and answer questions

Gary Frederick, Hillwood - Carver is a community that feels like it has invested a lot of time and energy on the redevelopment plan, with an eye for the future. We are impressed by the work that Rte. 44 Development has done. It takes a lot of work to get to where you are today. Hillwood is in the business of acquiring land that has this potential. It takes a lot of work before the goal is realized. We have a good team, I have been here for 22 years, Mac has been with us 14 years; Nate, 2 months. I am the Northeast market leader. We are under construction at a location in North Andover Massachusetts. We have completed a project in North Haven CT. Hillwood is a real estate investment company, headquartered in Dallas TX. I encourage you to do your own research but we have a good track record. We develop industrial real estate (distribution facilities). We see an emerging market in New England. People like Amazon have conditioned customers for a quick service. Distribution is not really nearby in New England, but more likely in places like New Jersey and Pennsylvania. These projects pay a lot of taxes and create a lot of jobs.

Bohler Engineering, Matt Smith - Bohler does site civil design and land consulting. I oversee our New England offices. Our job is to make sure the idea can be built. We are happy to be here tonight. I have been here for 22 years; John has been here for 20 years. I handed out some documents for your review. The plans before you are ones that you have seen before. The one we are looking at now, consists of two buildings. The first building is 1.2 million sq. ft. facility. Plenty of parking and loading areas. The second building is 570K Sq. Ft. We will have a water tower on site. Today, we are in the due diligence phase. We have people out doing onsite surveys; geo technical people looking at the site; foundation systems need to be figured out. We are doing hydrogeologic studies; environmental studies; offsite traffic studies. We need to extend water, gas, utilities, etc. This is all to figure out if this is a good investment for Hillwood and whether it is good for Carver. We typically meet with Planning, Fire Chief, etc. We need to determine if zoning needs to be modified, for example, height requirements have changed. Ms. Clarke - What has changed that is driving that? Gary - We talk about the clear height in the buildings. That has evolved over the last few years. Buildings, such as this, were typically 32' in clear height. Now, a bulk building is 40'. The ability of operators to take advantage of more clear height is due to lift equipment. If you can go 6 pallet high instead of 5 pallets, it's like getting more capacity for free, with the same sq. ft. Ms. Clarke- Wouldn't that bring more issues? Fire, safety, Pallets falling. Gary - These buildings have fire suppressions systems. The systems designed for a 32' clear height would not be adequate so we would have to upgrade that system for the 40' height. Ms. Clarke - So this is more the standard now? Gary - Yes, it is. Investors want to invest in the industry standard. It might cost us some to go to 40' but it is demanded by the investors and the industry. Ms. Clarke - Our zoning for overall height in that area is 40', The height of the building would be more like 65' and would require a bylaw change. Gary - We can show you statistics from buildings that have been built over the last 10 years. There is a lot of data available. Ms. Clarke - I would appreciate that for our records. Matt - As part of the MEPA process, one of the obligations is to put solar on the roof of the building which will also increase the height. Ms. Clarke - Do you have a timeline? Matt - Yes, much of the summer will be needed for the due diligence process. We want to meet with Boards, informally, so that we are more prepared to present designs.

Ms. Clarke - How long until the final design? Matt - Possibly late summer.
Ms. Clarke - In order for all of the Town Boards and Committees to have discussion, they will need more than what you provided tonight. Matt - We can have more specifics at upcoming meetings.

Mr. Moore - Your plan is to be higher than 40'? Matt - Yes, proposed 65' .
Gary - It's an arbitrary number that should be adequate here and allow us to be competitive. Mr. Moore - I was on the Master Plan Committee about 5 years ago and one of the issues that came up over and over was maintaining the rural character of the Town. I think that you should consider doing some type of rendering from a couple of locations so that people can see that it isn't so bad. This property is in a valley which would work in your favor. Another question that people have asked is what kind of materials would be housed in these buildings? People are concerned about chemicals and lithium batteries; fuel storage for trucks? There are over 1000 bays here. The footprint of your building is not just the building we should be including the parking area, etc. for fire suppression system. Another concern is traffic flow/patterns. When we go before Town meeting to request the 65' zoning change, there will be other questions asked; we need to be prepared for that. Employee parking spaces, 1200 spaces? Is that the typical amount of jobs that will be created? Matt - What we are showing is typical for that size facility. Gary - The job count consideration includes a shift change and it will be tied to a typical retail cycle/seasonal; November, December may be different to handle demands. Mr. Moore - Would you build both buildings at the same time? Gary - We can't answer that right now. We have to really look at competition and if we can occupy it right away. What you are seeing on paper is the Maxed out plan; it won't be more but could be less. Matt - This plan is an idea and a feasibility plan, it will change. We still need to finalize that analysis and work with staff to fine tune. I like Mr. Moore's suggestions on the renderings/feasibility study.

Ms. Leighton - DHCD, MEPA Study was done. The building height is changing to 65'. Does MEPA need to be involved as it is an infrastructure change? Matt - As part of this project, we will go back to MEPA. We will give them the plan and submit a change if needed or we could request an advisory opinion. Gary - Buildings of this height often have mezzanines inside them; internal floors where work is done. That is part of the reason for the height change. Ms. Leighton - Traffic is a concern; it is horrible after 3PM, already. We were talking about a 5 Megawatt system, are we still there? Matt - We believe so. There will be vehicular charging stations but we think 5 Megawatts is still good. Ms. Leighton - Water tower - is that through MEPA as well? Matt - We look at that through the site plan with the Town. This will be safe and done right. Ms. Leighton - I am looking forward to working with you. I appreciate you all being here tonight.

Mr. Meagher - Thank you for the comprehensive presentation.

Mr. Kostas - I think the plan looks great. As someone who is newer to this committee, it was nice to see everything tonight. Questions that have come up.... Is there a user in mind yet? What is the usual timeline to make sure there is a tenant? Gary - We aren't interested in building an empty building. There are two possibilities here, a "Build to Suit" project and a Speculative Project, which is built with a very high confidence that it will lease. This project could be either one; we don't know yet. If we were to move forward on a Speculative Project, it would eventually be defined as to what will go there. Mr. Kostas - We have two buildings; would it be

possible to have multiple tenants? Gary - Yes, it is even possible to have multiple tenants in one building. Mr. Kostas - We talk about the impact once it's built; I feel there is also impact during the construction phase. How long is the construction phase? Gary - It takes about a year to 15 months; weather does impact the process. The big equipment come to the site and stay while they are needed there. They won't be coming in and out. The concrete comes in mixers. In a project this size, it is typical to make concrete on site. When we do that you won't see those trucks coming in and exiting over and over. Our goal is to be good neighbors and to try to mitigate the impact of construction and the operation itself.

Mr. Moore - Do you have any data from indirect/ancillary jobs created outside of the plant? Gary - Yes. It will impact all local business; they will see more business. Ms. Clarke - I have been in touch with the Planner in North Andover. She has sent me lots of information. Gary - We are very proud of that project. That project is more complicated than this. We are renovating and that building will be 100' tall. Ms. Clarke - Do you have a timeframe for that project - Start to today. Nate - Town meeting was May 2019; it will open in 2022. Ms. Clarke - Can we arrange a couple of site walks for Board members that have never seen the site? I would like Mr. Delhomme there if possible. Mr. Delhomme - We can coordinate that. Rte. 44 Development is the owner of the site today. The Hillwood team will decide whether or not they will be moving forward and complete the transaction. There was a lot of discussion re: truck traffic on route 58; The truck traffic is through the MEPA process. Trucks will be exiting on Montello and the new improved 58 to route 44. They will not be going through the center of Town. Ms. Clarke - We are all elected volunteers. We may need a consultant to help us through this. Gary - We would encourage that! You are not the experts; you will need someone with expertise in fire suppression or traffic studies, etc. Ms. Clarke - Who should we set up a discussion on this with? Mr. Delhomme - For consistency, we should go through Rte. 44 Development first.

Bruce Maki, Planning Board Chair - I think all of the questions I would have asked, have been answered tonight. We just had a meeting with the RDA and the Planning Board and there was concern over what we would see at the 65' height. What Mr. Moore suggested would be helpful. Traffic at 58/44 builds up in the afternoon. People are concerned about that. Lights? Neighbors will be sensitive to any noise generated. What will overnight look like re: noise? Are there any other means of access off Rte. 44 from the site; why is Montello being used? Thank you for being here to explain this project. I look forward to working with you on this. Matt - We do have a lot of information already on the traffic. There is a robust improvement plan. We have to talk to MEPA and present that. We would like to have an informal discussion with the Planning Board.

Ms. Clarke opened questions to the floor.

Mac - It will take some time to finalize the best plan. We can start meeting, informally, with Boards now. What is the process? Mr. Moore - Jim Walsh, Town Planner, would be responsible for letting Rte. 44 and Hillwood know who they need to meet with. Mr. Walsh - We also have a Technical Review Committee that is another opportunity to meet with Town staff. Matt - We would love to have the Technical Review Committee meeting and then come out of that ready to set meetings with individual Boards. Ms. Clarke - I have also set a robust meeting schedule for this Board. I would expect that you move forward with your meetings. I would like to be kept informed so that members of this Board

can decide if they would like/need to participate further. Matt - We can start soon. Mr. Delhomme - So, just to clarify, If the team wants to meet with the NCWD or the Fire Department, I would send an email to Jim requesting that meeting? Ms. Clarke - You could email directly to the group you would like to meet with and just include Jim in the conversation. Mr. Moore - If you don't know who to go to, you could reach out to Jim. Chief Weston - We do have to solve the height issue first. We don't want to get too far ahead until that issue is resolved. I am willing to answer any general questions. Technical questions will require professional help on our end.

Update on ongoing projects, Jim Walsh (Continued):

2. 90 Forest Street - Ms. Clarke - There have been minor developments - we are tracking down the deed and original MOU. We have the Town Meeting minutes of April 2015, the Select Board meeting min of 8/2015 turning property over the RDA. We need the Deed and the MOU so that we can sign the POS. Mr. Walsh - I sent the documents to Atty Klein, KPLaw. We have an extension of the P&S to June 30. Mr. Walsh - Mr. Williams called requesting we expedite the accepted offer. Ms. Clarke - We can't do anything until we have the authority to do so. If Atty Klein could expedite that, I would be happy to sign it. Mr. Walsh - I will reach out to Mr. Williams.
3. Bills Payable - Mr. Walsh - We do have an invoice for minutes. Ms. Leighton - Deb offered to take care of that for us. The Board agreed to pay this invoice. Ms. Clarke - Relocation Consultant? Mr. Walsh - That was for when we were looking at the Borofsky property. We had already reached out to DHCD, resulting in this expense. Ms. Leighton - I will need to transfer money to the URP \$2800. We should probably add a cushion to that. We will also need to add money to the secretarial fund.

Motion to transfer \$4,500 .00 from URP to checking to cover expenses: Mr. Moore
Second: Mr. Meagher
Approved: Unanimous (5-0)

Motion to transfer \$1,000.00 into the secretarial fund: Mr. Moore
Second: Mr. Kostas
Approved: Unanimous (5-0)

4. Anything New -

Treasurer's Report

The balances, in the following accounts, are as of April 2021

- Checking - \$ 315.59
- Urban Renewal Plan Account - \$ 7,557.85
- Savings Account - \$29,322.67

Savings interest YTD is \$.96
Urban Renewal interest YTD \$.24

Motion to accept the treasurers report for April 2021, as presented: Mr. Moore
Second: Mr. Meagher

Approved: Unanimous (5-0)

Minutes:

- April 6, 2021, General Session and April 6, 2021 Executive Session -

Motion to table the approval of the April 6 General Session and Executive Session to next meeting: Mr. Savery
Second: Mr. Kostas
Approved Unanimous

- April 28, 2021

Mr. Moore - I am concerned that reorg was done correctly. The meeting was turned over to the vice chair. It was agreed that it was done correctly.

Motion to approve minutes for the April 28, 2021 Meeting, as written: Mr. Moore
Second: Mr. Meagher

Discussion:

Approved: Unanimous (5-0)

- May 11, 2021

Motion to approve minutes for the May 11, 2021 Meeting, as written: Mr. Kostas
Second:

Discussion:

Ms. Leighton - I was absent and would like that noted.

Mr. Moore - Page 1 - The max building height is 45'? Ms. Clarke - That is what I said.

Motion to approve as amended: Mr. Moore
Second: Mr. Meagher
Approved: Unanimous (5-0)

Members Comments:

- Ms. Clarke -
 - o The North Andover location has been informative to both me and the fire chief. Getting professional help for this is essential. My goal is that it will not cost the Town anything.
 - o I have resumes for Recording Secretary.
 - o For future meetings, as long as we have a quorum, we will meet.
 - o We need to have an accurate depiction of timeline for this project; we could use that on the PSA.
- Ms. Leighton -
 - o Mr. Delhomme said that the site visits will be with a representative, not on our own.
 - o I wanted us to create a PSA on Area 58 to educate the community on this project. Mr. Delhomme said he has a lot of information he can give us.

- Mr. Moore -
 - o What is the process for public hearings on this project? Mr. Walsh - Conservation Comm, Planning, etc. Mr. Moore - It would be nice to have questions answered at a public hearing before the Town Meeting. Mr. Walsh - We could have a Project Webpage. Ms. Leighton - We have had public hearings (discussions), just to educate, in the past, with the NCWD. Mr. Moore - This was a great start. Mr. Walsh - Something informal to get information out to people with maybe a webpage. Mr. Moore - When is the date for the special Town Meeting? Mr. Walsh - I asked that question but did not get an answer. We have a form that will help to make sure we hit all the appropriate dates. It's different than a normal meeting notification. It lays out all of the steps. We could utilize that to prepare for the Town Meeting.
- Mr. Kostas -
 - o It appears they already have traffic issues thought out. That information needs to get out to the public.
- Mr. Meagher -


Next Meeting:

Our next meeting is on June 3, 2020 at 6:00 PM, Room 1

Mr. Moore expressed concern over continuing meetings on Thursday, after August. Ms. Clarke will reevaluate the meeting days.

Adjournment:

*Motion was made to adjourn this meeting at 8:32 PM: Mr. Moore
 Second: Ms. Leighton
 Approved: Unanimous (5-0)*

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

AGENDA
CARVER REDEVELOPMENT AUTHORITY

May 20, 2021 6:00 pm
Room #1

Topic: Carver Redevelopment Authority - May 20, 2021
Time: May 20, 2021 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://carver.zoom.us/j/89834509866?pwd=bXlPVWRiMWtFenBmQzZ2SzJGQm9SZz09>

Meeting ID: 898 3450 9866

Passcode: 128736

The proceeding will be videotaped and rebroadcast by Area 58 TV

1. Update on ongoing projects- Jim Walsh:

- Urban Renewal Plan-Representatives for Rt. 44 Development and Hillwood are expected to present an update
- 90 Forest Street
- Bills Payable
- Anything new

2. Treasurer's Report

3. Minutes:

- April 6, 2021 & April 6, 2021 Executive Session
- April 28, 2021
- May 11, 2021

4. Member's Comments

5. Next Meeting



Treasurer's Report - April 2021

Post Date	Check Number	Description	Money Market				Revolving Line		Urban Renewal Plan	
			Checking Account	Savings Account	Account	Line	Account	30K	Account	Account
Balance 12/31/2020			\$ 640.59	\$ 29,321.71	\$ -				\$ 7,557.61	
1/31/2021		Interest on MM		\$ 0.25					\$ 0.06	
1/31/2021		Interest on CURplan								
Balance 1/31/2021			\$ 640.59	\$ 29,321.96	\$ -				\$ 7,557.67	
2/9/2021	1266	Ashley Swartz - Minutes/Secry	(75.00)		0.22					
2/26/2021		Interest on MM							\$ 0.06	
2/26/2021		Interest on CURplan								
Balance 2/28/2021			\$ 565.59	\$ 29,322.18	\$ -				\$ 7,557.73	
3/30/2021	1267	Ashley Swartz - Minutes/Secry	(150.00)		0.25					
3/31/2021		Interest on MM							\$ 0.06	
3/31/2021		Interest on CURplan								
Balance 3/31/2021			\$ 415.59	\$ 29,322.43	\$ -				\$ 7,557.79	
4/26/2021	1268	Tiffany Sadeck - Minutes/Secry	(100.00)		0.24					
4/30/2021		Interest on MM							\$ 0.06	
4/30/2021		Interest on CURplan								
Balance 4/30/2021			\$ 315.59	\$ 29,322.67	\$ -				\$ 7,557.85	

Interest PD YTD
\$ 0.96

Renewal Plan
Interest PD YTD
\$ 0.24