

**Carver Select Board
Meeting Minutes
Town Hall- 108 Main Street
November 21, 2023 - 6:00pm**

In Attendance: Chair Mark Townsend, Vice-Chair Jim Hoffman, John Cotter, Sarah Hewins, Dan Ryan, and Assistant Town Administrator Elaine Weston

Absent: Town Administrator Robert Fennessy

Chair led the Pledge of Allegiance and Townsend read the community prayer.

Citizens Participation: None

Application for Appointment to Conservation Commission: Ann Chadwick-Dias

Ann has lived in Town for over 33 years and is interested in protecting the wetlands and the essence of Carver. She is excited to be considered.

Motion to approve the appointment of Ann Chadwick-Dias by Ryan, second by Hewins.

Vote 5-0

Update on King Richard's Faire:

Chief of Police Marc Duphily present and Aimee Sedley of King Richards Faire via Zoom. Chief Duphily stated that after their last meeting, it was requested to have busses in place on standby and a parking plan for Edaville. Duphily stated that the following weekend went smoothly, the roadway was cleared, timely decisions were made each day and on the busy days, traffic was detoured to Edaville. This Diverted traffic in a short amount of time helping clear Route 58. A few more busses could have been used, however the Faire did try to order more busses, but there were not drivers available at times. Another problem in the past was people walking along Route 58. This year when Route 58 was clear and the cones were removed, there was space for people to walk. The improvements made worked very well, the Faire employees in the parking lots also did very well. Duphily stated he thinks there is a good plan in place for next year. The first three weeks are not as crowded as the rest of the time when it is busier.

Sedley stated it ran smoothly and it was great working with Chief Duphily. A few people were walking along Route 58 who were not following the free parking, but rather parking in residents driveways. She would like to keep an open dialogue with the Town.

Ryan asked about the sign boards. Duphily stated that even with 3 sign boards, people still drove past them to the full parking lot and had to be directed to go to Edaville.

Townsend asked about the plan for dated online tickets for next year. Sedley stated that will continue onto next year and they have refined the process on their end so they are hoping it will be better than this year.

Chapter 61A- 0 Lakeview St., Assessors Map 8, Lot 29 & South Main St., Lots 29-1 & 29-2:

Town Planner Thomas Bott stated we are on day 68 of the 120 days of the Town deciding to exercise their right of first refusal. Based on conversations with the Health Agent and the Technical Review Committee, there is capacity for 12 bedrooms (not 12 units) with a conventional septic system. If the Town acquired the property, a nitrogen reducing septic system could be installed, making the capacity higher. This can be achieved without a public water supply. There is a need identified in the Housing Production Plan for 2-bedroom units. A public water supply would be needed if there were 25 people using it. Town Counsel has begun a title search and the engineer is researching a 21E (oil and hazardous material release). Bott stated he has done a number of site visits to equate this to a site in Plymouth.

Ryan asked to go through the process if this were to move forward. Bott stated there would be a Request for Proposals and likely work with the Department of Housing and Community Development. Ryan asked about the funds to come with the design, etc. Bott stated it is possible the funding for that could come from the Community Preservation Committee (CPC), or the operating budget.

Hoffman asked if the CPC has voted on this yet. Bott stated that would need an application and that has not been created yet.

Ryan stated the point of this discussion was to determine if the Town was ready for a public hearing. Townsend stated something has developed in regards to the hearing date that has been set. There is a conflict of the Town's high school super bowl game. Townsend would like to consider changing the date of the public hearing.

Townsend asked Bott and Weston on the legal points around the legal hearing. A new hearing can be posted and the current scheduled hearing can be cancelled, or the public hearing can be opened and postponed.

The Board discussed a date for the new public hearing.

Cotter requested a timeline in writing so it the Board can visually see the deadlines. The Special Town Meeting will need to be held prior to January 14, 2024.

Motion by Hewins to re-advertise a public hearing for Monday, December 11, 2023 at 6:00pm, second by Ryan.

Vote 5-0

FY 24 Tax Classification Hearing with Board of Assessors:

Town Assessor Joe Roche and Board of Assessors members Michael Paduch & Ellen Blanchard present.

Roche stated the Board will take four votes: Split the tax rate and adopt a residential factor, weather or not adopt an open space discount, a residential exemption and a small business exemption.

Roche reviewed the proposed tax rates and how they would affect resident tax bills.

The residential taxes currently make up 83.6167% of the tax base in town.

Paduch stated that Carver is one of very few towns that has a shifted tax rate. The Board of Assessors has recommended that the town be fair to businesses.

The Select Board also needs to vote for an open space discount, which would shift the tax burden from the open space class to the residential class. The Board of Assessors does not recommend adopting this exemption.

Motion by Ryan to not adopt an open space discount, second by Cotter.

Vote 5-0

The residential exemption would shift the tax burden within the residential class from year-round residents to part-time (seasonal residents). Carver does not have seasonal rentals and there would be no where to shift this. The recommendation is not to adopt this.

Motion not to adopt the residential exemption by Ryan, second by Hoffman.

Vote 5-0

The small business exemption would shift the tax burden from certain small business properties to other commercial and industrial properties.

Small businesses must file annually for this exemption under Mass. General Law Ch. 59 sec. 5I and must meet all of the qualifications. There are very few parcels that would qualify.

Motion to not adopt the small business exemption by Cotter, second by Hoffman.

Vote 5-0

Roche sent out a comparison of Carver to Plymouth County and all MA municipalities. Most towns don't have a split rate. Blanchard noted that the towns that do have a split rate, have a higher percentage of commercial properties and is less of a burden on the residents.

Hewins referenced the Town's Master Plan from 2000 and stated the quantity and quality of businesses needed in town to make a difference in residents taxes would ruin Carver. Hewins also noted that our recent Open Space and Recreation Survey also found that 75% of those surveyed felt that the rural character of our town was 'extremely important' to them. Hewins noted that quite a few businesses have come in to Carver and she would like to try to keep it where it is.

Roche stated the Board will be adopting a residential factor – not a shift.

Motion by Ryan to adopt a residential factor of 0.9216, no second.

Motion fails.

Motion by Hewins to adopt a residential factor of 0.9118, second by Hoffman.

Vote 4-01 (Ryan)

Town Administrator Update:

Ward Street Closure update: The engineering firm has received all the site survey information and are working on the design for the reconstruction of the roadway and retaining walls. A request for determination of applicability has been filed with conservation for the repairs. An onsite meeting is scheduled in the next week with the engineer, project manager, general contractor and the Operations & Maintenance Director. An informational update meeting took place last Friday at South Meadow Village for the residents. The Town was represented by the Select Board Chair, Town Administrator, Chief of Police, Fire Chief, EMS Chief and Director of Operations & Maintenance.

Minutes:

Motion to approve minutes of November 7, 2023 by Cotter, second by Ryan.

Vote 5-0

Select Board Community Announcements:

Ryan: Wished all a Happy Thanksgiving & wished the High School football team good luck at the super bowl next week.

Cotter: Recreation Committee has partnered with Shane Gives Thanks for a gingerbread house giveaway

Hewins: Reminded all to remember Shane Gives Thanks Food Pantry & wished all a Happy Thanksgiving

Hoffman: Wished all a Happy Thanksgiving and wished everyone good luck at the High School super bowl game next week.

Townsend: Wished all a Happy Thanksgiving & wished the High School football team good luck at the super bowl next week. The public hearing has been changed to Monday, December 11 at 6:00pm

Next Meeting: December 5

Motion to adjourn at 7:48pm by Ryan second by Hoffman.

Vote 5-0

Listing of Exhibits: Application for Conservation Commission, Tax Classification recap packet from Board of Assessors, Plymouth County tax shifts, minutes of November 7, 2023