

**Carver Select Board
Meeting Minutes
Town Hall
March 10, 2022 - 9:15am**

In Attendance: Chair Mark Townsend, Vice-Chair Sarah Hewins, Robert Belbin & Jim Hoffman, Interim Town Administrator Robert Fennessy & Assistant Town Administrator Elaine Weston.

Absent: Jen Bogart

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

Citizens Participation: None

Article #19: Allow Privately Owned Wastewater Treatment Facilities as an Accessory Use:

Savory Moore present from the Redevelopment Authority (RDA). The current zoning allows for a principal use, it is not allowed as an accessory use. This article will allow for an accessory use. The size of the development would determine the need for this approval. The North Carver project would require a special permit and this would fall under the need of a special permit.

Interim Planner Tom Bott noted that any questions that arise will be addressed at the Planning Board hearings.

Motion to put Article 19 on the warrant by Hoffman, second by Hewins.

Vote 3-1 (Belbin)

5 minute break

The Redevelopment Authority will be holding public forums with information on the North Carver Project today 10:00am-Noon at the Library, March 15 from 6pm-8pm and March 23 from 1pm-4pm, as well as at the Council on Aging on March 29 at 12:30.

Article #20: Earth Removal Exemption:

Savery stated that currently a site review plan is required. This article is to add an exemption for the Route 44 project, or projects like it, under the general bylaw which does not include grading and clearing.

Hewins asked why would one want to exempt large projects from Earth Removal Committee's review? Moore said because the earth removal on this North Carver project will exceed the current exemption of 1,000 cubic yards in the ERC bylaw.

Belbin asked how removal would be charged if an Earth Removal permit is not obtained. Hewins stated zoning cannot charge earth removal fees.

Motion to put Article #20 on the warrant by Townsend, second by Belbin.

Belbin stated he is not in favor of bypassing the Earth Removal fees and process.

Hoffman asked what projects this would affect. Savery stated any projects that meet the criteria and are approved through site plan review would be exempt. Savery stated there are conflicting laws between the site plan review and Earth Removal, and two different governing bodies would need to act on the same request.

Savery read the 4 exemptions in the Earth Removal general bylaws. There is nothing that exempts removal for a site plan review for over 1,000 cu. ft.

Belbin stated the Earth Removal Committee could be in a joint meeting for the site plan review so that separate meetings are not necessary. Savery stated this size of the project also falls under special permitting.

Hoffman asked what projects would need to go before Earth Removal. Savery stated any kind of sand removal operation.

Vote 3-1 (Belbin)

Article #32: Transfer of Development Rights:

Interim Planner Tom Bott has been catching up on this bylaw and the changes being made in the bylaw. This will be reviewed at a public hearing of the Planning Board being held later in March.

Hewins stated that the proposed changes from the original Transfer of Development Rights bylaw are not reflected in the warrant and the voters will not know what is being changed so town meeting needs to see both the current bylaw and the proposed changes.

Motion to put Article #30 on the warrant by Hoffman, second by Townsend.

Vote 3-1 (Belbin)

MBTA presentation: New section 3A to the Zoning Act of chapter 40A of MGL.

The requirement of this law, for adjacent communities of MBTA stations, is a zoning bylaw for at least 1 district of reasonable size in which multi-family housing is permitted by right; provided, however, that such multi-family housing shall be without age restrictions. The Town must comply with this new law by December 31, 2024. This must be done by right, meaning, not under a special permit. Failure to comply with this will result in ineligibility for Housing Choice Initiative funds, Local Capital Projects funds or Massworks infrastructure program funds.

Belbin stated the accessory apartment bylaw is lacking, there is A. D. Makepeace land in South Carver that is available and he stated he sees issues with not having water or sewer systems for affordable housing. If the Town wants grant money, something needs to be done.

Bott stated these are specific grants and it is likely that Massworks is the only grant the Town qualifies for of these.

Hewins stated she would like Bott to fill out and return the state form only at this time, but she is concerned about the Town's capacity regarding the Plymouth/Carver aquifer that is our sole source of drinking water. She added that the DEP does not even know what is considered "safe yield" yet, i.e., how much water is too much water to take out of the aquifer before it's depleted. She also stated she cannot think of an area of town where this 50-acre parcel would go to accommodate this—that we can't just take a landowner's land in South Carver for this purpose.

Bott stated many communities have this same concern about the aquifer and safe yield.

Townsend echoed the concerns that the state passes these types of issues, but they don't necessarily look at individual towns. We're not an MWRA town, there's nothing more important we can do than to protect our water. If our water becomes contaminated that's an issue for everyone.

Motion by Belbin to authorize Bott only to answer the form for the Board, second by Hewins.

Vote 4-0

Montello Street (New Portion) name change to Green Park Way:

Motion to approve the adoption of the name change of the new portion of Montello Street to Green Park Way by Hoffman, second by Belbin.

Vote 4-0

5 minute break at 10:30

Fiscal Year 2023 Budget: Finance Director Sue Moquin present.

Fennessy stated there is a balanced budget to present. All departments went before the Finance Committee and vetted all requests. Highlights that came later in the budgeting process were the increase in Veteran's services as well as the Council on Aging Outreach position. Due to what has transpired with Covid, these populations have brought out an increased need that wasn't noticed prior. Overall, the bottom line is a 1.84% increase.

Moquin stated during the budgeting process with the school, the Health Insurance and Plymouth County Retirement were moved above the split which made things cleaner overall. This changed the split percentage to 67.5%/32.5%.

Townsend thanked Fennessy for taking action for the Veterans and Seniors for the better service to the community.

Superintendent Scott Knief thanked Moquin, Fennessy and Ron Griffin, the Business Administrator for the School, for the collaborative process to come up with a system that would be beneficial for both. They agreed that moving the insurance above the line was the right thing to do for the community.

Belbin asked why the Finance line went up \$100,000. Moquin stated \$20,000 is for tax title taking and the balance is for contractual salaries.

Belbin questioned computer operating as it has never been in the budget before. Moquin stated this has not been funded for the Town in the past and contractual services need to be accounted for.

Belbin asked if extra staff was added to the Town Clerk. Moquin stated no.

Belbin questioned if Land Use includes the permitting software program. Moquin stated no.

Belbin questioned if the Police included any new employees. Moquin stated yes- one new employee.

Belbin asked if EMS included funding for the training. Fennessy stated that has been taken care of.

Belbin asked about Inspections/Planning department budgets being together. Fennessy stated that will be changed.

Belbin asked about the Finance Committee issue of \$130,000 in the snow budget. Moquin stated the vote was taken in 2019 for one amount. This amount should have been put on the recap and closed out.

Townsend asked about the process of closing out warrant articles. Fennessy stated this hasn't happened and he and Moquin are reviewing all now.

Fennessy stated that negotiations are happening with collective bargaining units and those amounts are not reflected in the budget.

Moquin requested the Board take the vote for the new split.

Motion to approve the new split of 67.5%/32.5% by Hewins, second by Belbin.

Vote 4-0

Motion to approve the proposed FY 2023 budget by Hewins, second by Hoffman.

Vote 4-0

Next Meeting: 3/15/2022- this will be a joint meeting with the Finance Committee and the location will be the Police Station meeting room at 6:00pm.

Minutes:

Motion to approve minutes of 2/15/2022 by Belbin, second by Hoffman.

Vote 4-0

Select Board Community Announcements:

Belbin: His thoughts and prayers are with the people of Ukraine. Thanked Tom O'Brien for working with the Waste District. Thanked Ann Maddeford, the Payroll Coordinator for her years of service.

Hoffman: Thanked Fennessy, Moquin, Knief and Griffin for their work on the budget and great teamwork. He asked all to keep Shane in their thoughts.

Hewins: Thanked Fennessy and Moquin for increasing the budgets for the Veterans' Department and the Council on Aging outreach person because those will make a big difference and are much needed by those departments and asked all to remember Shane.

Townsend: Thanked Department Heads for working together so well and credited a lot of this to Fennessy. There are Covid tests still available for free at the Board of Health office and at Library while supplies last.

Fennessy stated you don't see that cooperation from Chiefs and Department Heads often. He stated everyone here in Carver is working toward the common goal.

Motion to adjourn by Hoffman at 11:05am, second by Belbin.

Vote 4-0