

**Carver Select Board
Meeting Minutes
Town Hall- 108 Main Street
October 18, 2022 - 6:00pm**

In Attendance: Chair Mark Townsend, Vice-Chair Sarah Hewins, Jen Bogart, John Cotter, Jim Hoffman, Town Administrator Robert Fennessy and Assistant Town Administrator Elaine Weston.

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

Citizens Participation:

Sharon Churchill spoke in regards to the traffic problems at King Richard's Faire. She stated that she cannot get out of the driveway and a project scheduled at her home was cancelled. This past Saturday was the worst she has seen as cars parked along her yard and driveway. She stated that she called the Faire and asked how many people went to the Faire on Saturday and Sunday and how many cars the parking lot can hold. She was not given an answer.

Derek Churchill spoke in regards to the traffic and safety problems at King Richard's Faire and said that the response from other outdoor venues is different from the response to King Richard's Faire, and that the Faire is not making any response to the increase in attendees. Other parks and venues are adjusting how people are allowed in. He would like the Town to consider their options when it comes to hosting the Faire as the Faire has outgrown the Town's ability to host it, and suggests the Town weigh the benefits of allowing the Faire as well as the burden to the citizens.

Jen Bogart arrived at 6:20pm

Johanna Leighton commented that the Faire attenders were going into the local donut shops to use the bathroom only, not to make a purchase.

New Facilities Manager: The Operations and Maintenance Department has hired a full-time Facilities Manager for the Town - John Ball who was introduced to the Board. John started Monday. His credentials include being a facilities manager at the USS Constitution Museum in Boston. This will help the Operations and Maintenance staff better manage the buildings in Town.

Hewins recused herself and left the table.

Application for Common Victualler-Ellen Wilson/dba Free Rangers Farm: Ellen Wilson, owner present. She started selling goods several years ago at 'pop-ups' and also works as a cook in a Plymouth restaurant. During covid, her sales increased. The store is located at 2 Montello Street. It will start as a deli and would eventually hire a butcher.

Bogart asked when the store will open. Wilson stated most likely by January 2023.

Motion to approve the Common Victualler license for Free Rangers Farm by Hoffman, second by Cotter.

Vote 4-0

Hewins returned to the table.

0 Wade Street Property: Request from Redevelopment Authority (RDA) to retain the parcel in their possession. Johanna Leighton and Savory Moore of the RDA present. Leighton stated that the vote was never committed by the Select Board. The RDA would like to convey the property back to the Conservation Commission for open space. Leighton gave a brief overview of the history of the property and vote on 2012 to convey the property back to the Select Board from the RDA. Townsend stated the ultimate goal is for the RDA to retain the property.

Cotter asked about the status of the property. Moore stated that although the Select Board voted to take the land back, the deed is still in the possession of the RDA. Hewins would like the deed to stay with the RDA as long as it has a conservation restriction. Bogart asked when that will happen. Moore stated the Conservation Commission has to accept the property and a conservation restriction has to be drawn up, but this has not been brought to the Conservation Committee yet. Bogart asked what would happen if the Conservation Commission does not accept it because she fully supports it being protected and wants to make sure it is not potentially sold like it was in the past. Leighton stated that the land is already deemed as a recreation area, but there is a chance it could be sold again until the conservation restriction is completed with the Conservation Commission.

Cotter asked if the Board could wait until the Conservation Commission accepts the land prior to making a decision.

Motion by Hewins to table the Select Board's decision until the Conservation Commission votes on the acceptance of the land with a conservation restriction from the RDA, second by Cotter.

Leighton asked the Board to rescind all votes. Fennessy recommends not rescinding any votes as it will waive the authority the Board now has in relation to the property.

Hoffman asked if abutters can speak on the issue. The Chair agreed. Brian Abatiello lives across from the property commented that he is pleased with what is happening with the property and would like to see the property go to the Conservation Commission.

Christian Cheverie commented that he would like to see the land remain as a conservation restriction and would like to see this done so they can stop worrying about the land.

Vote 5-0

Affordable Housing Discussion- Habitat for Humanity: Jim Middleton and Amy Belmore present. Middleton stated that the market has increased and young families starting out as well as senior citizens are having a hard time finding housing they can afford. All towns in

Massachusetts are required to be at 10% of affordable housing. Carver is currently at 3.7%. Not only are Veteran's in need, there are teachers, public safety workers, etc. are also in need. Belmore stated workforce housing is also a concern for affordable housing. She stated ARPA funds are key in assisting the Town in finding a solution to this issue. Resident Dan Badger works with Habitat for Humanity. He would like to see on a future agenda a standard operating procedure on identifying land for needs of the town. He would like to take approximately 12 houses of the 26 currently available, he would like to find a few in which to carry out projects and create a timeline. Other resources include the Neighborhood Stabilization Fund. They stated with enough time, they could seek out other grants in order to complete an additional 3 houses during the APRA timeline. Middleton stated that Carver is the only non-urban center to receive funding for affordable housing.

Cotter asked if the percentage does not include the 55 and over parks. Middleton stated no.

Cotter asked what happens if the current owner of the affordable unit wants to sell the property. Middleton stated there is an affordable housing restriction on the deed. There is a limit to the profit and it stays an affordable unit in perpetuity. Belmore stated they have never had a Habitat home turned over. The only way this would happen is if someone's life drastically changes and they can now afford a different home.

Townsend asked how much they would need from ARPA funds. Middleton stated it will cost approximately \$250,000 per home. For 6 houses that is \$1.5 million.

Townsend asked if the homes could be guaranteed to go to Carver residents. Middleton stated that only 70% of homes can be guaranteed. DHCD allows Habitat to look at the needs of the families - it does not need to be random as is required by the State. If there is a local or veteran preference, there is no guarantee, but the probability is higher. Townsend asked if the local preference stays with the property if the home were to be sold down the road. Habitat would do their best to be involved in the process. Habitat serves those that are 30-60% of the annual median income which is currently \$84,100 for a family of 4. Habitat also looks at their current living conditions and the most demonstrated need. Hewins stated there were several former Carver residents, who are no longer residents that are now homeless. Belmore stated that the homes are not gifted and that work history and income is looked at. Habitat holds the mortgage with \$0 interest. Hewins asked if they could come back to the Board with a more detailed plan.

Approval of ABCC Seasonal Population Estimate Form: Motion to approve the estimated seasonal population of 11,645 as of July 10, 2023 by Hewins, second by Hoffman.

Vote 5-0.

Financial Management Policies: Townsend noted the dates of the budget process and capital budget requests. Fennessy stated that the initial step is slated to be finished October 31. This does not change the bottom line on the rest of the steps. The School allocation needs to be

changed in the policies to 67.5%/32.5% split and suggests that it be changed to reflect the new date. In step 2, the School does not typically complete their budget until February 1 which is a problem with the timeline in the policy. Fennessy stated the Stabilization is currently approximately \$400,000 below the recommended 7.5% of the Town's total revenue.

Townsend asked the Finance Director to 'sweep' the budget annually to be sure any money previously unspent be re-allocated. He would like this to be included as part of the policies.

Cotter mentioned that item #9 (reduce levy limit below the 2.5% once AA+ Bond rating or higher is achieved and unfunded liabilities of the Town are funded) seems to be unreachable and would like to amend this to be a more achievable target.

Bogart asked in Part f how much is being brought in annually from solar pilots. She also asked why the stabilization fund was \$400,000 below the target amount. Fennessy stated the annual increase in the budget contributed to this.

Cotter asked if the 'sweep' is already in the process of certifying free cash. Fennessy stated it is possible that articles are held due to their still being a need going into the next fiscal year.

Cotter asked if all solar contracts were a PILOT (payment in lieu of taxes). He is concerned about abatements. Fennessy stated that early on the PILOTs written were not done well. The Town is developing a standard contract using Counsel that is experienced in this. This will prevent issues that have happened in the past. There is currently no standard rate/proposal.

This will be on the next agenda for wording and approval.

Fennessy stated it is anticipated that free cash will be approximately \$2.2 million and the Town is on track to have it certified ahead of schedule.

Town Administrator Update:

The first ARPA Advisory meeting was held on 10/6. The group is composed of: Beth Sulger (Finance Committee), Sarah & Mark (Select Board), Scott Knief (School), Stephen Mahoney (IT), Sue Moquin (Finance Director), Dave Siedentopf (O & M Director), Chief Weston (Fire) and Robert Fennessy.

The Council on Aging (COA) was awarded \$30,000 for enhanced services from the state. Fennessy thanked Senator Pacheco and Rep. Gifford for their work on this.

Committee and Board community involvement is being addressed by having notifications sent out via the Council on Aging newsletter, South Meadow Village, the Library website, the Town's website and Facebook. A flyer will also go out in the tax bills which will have information on the website and where to apply as well as an application. Today the Town Administrator received an application for someone to be on the Commission on Disability. He is hoping these efforts bring more interest in volunteering.

Approval of Minutes/licenses, etc.:

Minutes of 10/6/22:

Motion to approve minutes by Hewins, second by Cotter.

Vote 3-0-2 (Bogart & Hoffman abstain)

Executive Session Minutes of 10/6/22:

Motion to approve minutes and not for release by Hewins, second by Bogart.

Vote 3-0-2 (Bogart and Hoffman abstain)

Request for One Day Special License: RTJ Concessions (Edaville) 2:00pm-8:30pm for the following dates:

November 2022 - 10,11,12,13,17,18,19,20,25,26,27

December 2022 - 1,2,3,4,8,9,10,11,15,16,17,18,22,23,24,29,31

January 1, 2023

Motion to approve as requested by Hoffman, second by Hewins.

Vote 4-0-1

Cotter recused himself from the vote.

Select Board Community Announcements:

Hoffman: Condolences to the LaFountain family.

Bogart: None

Cotter: None

Hewins: Encouraged everyone to vote on or before November 8.

Townsend: The Town is getting close to the dedication of the Rochester Rd. Bridge. He thanked the Police Officers and all public safety officials for their work with King Richard's Faire.

Fennessy stated that the Veteran's office has a gift account and anyone can donate to help Carver Veteran's in need.

Next Meeting:

November 1, 2022

Motion to adjourn by Hoffman at 7:58pm, second by Cotter.

Vote 4-0

Listing of Exhibits: Common Victualler License application for Ellen Wilson, dba Free Rangers Farm; Email from Johanna Leighton with Redevelopment Authority timeline; ABCC 2023 seasonal population form, Financial Management policies, Minutes of 10/6/22; One day special license application for RTJ Concessions