

Carver Redevelopment Authority

Meeting Minutes for October 7, 2013

TOWN CLERK

2013 NOV 6 PM 12 29

CARVER MA

Call to Order: Chairman Sinclair called the meeting to order at 6:00pm

Members Present: William Sinclair, Robert Belbin, Brian Abatiello
Not Present: Johanna Leighton
Guests Present: Jack Hunter, Michele Doll

1. Discussion and possible vote on RDA secretary.

Chairman Sinclair noted that the job of preparing minutes following RDA meetings continues to take up too much time and has become a burden. Resident and Town employee Michele Doll was invited to take over the task, a standard \$50 fee per meeting would be given for compensation.

Mr. Belbin inquired as to how the position was advertised. Jack Hunter responded that an inquiry had been made through the T.A. Assistant, Elaine Weston who reached out to (3) Town secretaries. Two had declined and Ms. Doll had accepted. Mr. Belbin suggested that the position should have been posted town wide, and made available to all residents in a fair and equitable manner.

Mr. Abatiello made a motion for appointment of Michele Doll as secretary, to be paid a standard fee of \$50 per meeting. Mr. Sinclair 2nd. Mr. Belbin opposed. Approved 2-1

2. Discussion and possible vote on request from Waterview Village residents to fund gas conversion and approval of form and funding mechanism.

Approval Form. Chairman Sinclair noted program pre-application was drawn from the Community Development Block Grant. Mr. Hunter advised that (4) residents have expressed interest and given information on the project. An agreed upon amount has not been decided, as yet. A household average has been estimated at \$1000-\$1200.

Mr. Hunter advised they are using HUD standards regarding household income of \$46,500-\$87,000.

Mr. Belbin inquired if the proposed application would be used for all future programs. Mr. Sinclair answered the form was created to target Waterview Village.

Mr. Belbin suggested the following changes: omit multi-family; omit Male/Female Head of Household; include heading of Waterview Village; Head of Household signature should be notarized.

Mr. Belbin made motion to approve with changes. Mr. Abatiello 2nd. Approved 3-0

Funding. Chairman Sinclair asked about establishing a maximum on program. Mr. Belbin suggested a maximum be established per household. Each submitted application should be voted on individually. Mr. Sinclair added that some hot water tanks cannot be converted and would add to cost. Each application will require a contractor quote, and be scheduled for vote at next scheduled meeting. Mr. Belbin would like to vote on funding in Executive Session to protect the applicant's privacy. Mr. Sinclair agreed with the suggestion. Jack Hunter to review OML, and provide information at next scheduled meeting. The Committee also needs to verify if Mr. Balboni, who owns the land at Waterview has 1st right of refusal to purchase homes.

Approved 11/4/2013

Robert Belbin motioned to present (2) loan options to applicants: 1st option to be a sell/refinance lien which would be released after 10years continued residency; 2nd option to be 1% 5 year fixed rate loan. Seconded by Mr. Abatiello. Approved 3-0

3. Financial Report

Financial report was unavailable at time of meeting, as Joanna Leighton is on vacation. Item to be tabled until next scheduled meeting.

4. Discussion and possible vote on managing property at 35 Crystal Lake Drive

Town has been awarded ownership due to 7 years unpaid back taxes. Resident, an elderly woman, continues to live in home and has 51 weeks to redeem house. Mr. Sinclair feels this would be a nice project to ask Selectmen to allow RDA to manage. Mr. Hunter has visited the woman, along with the Town Treasurer. Mr. Hunter has also sought out and scheduled pro-bono legal advice for the woman. The resident is not incapacitated mentally, but has physical limitations. The members will look into hiring a property management company. The project to be further discussed at next scheduled meeting.

No vote was taken.

5. Approval of minutes for September 16, 2013

Table until next scheduled meeting.

6. Public Comments

N/A

7. Member Comments

Mr. Belbin apologized for not being available for September 16th meeting. He noted concern regarding some comments, of which feels to be derogatory in regards of his character.

a. The e-mail he sent to Chairman Sinclair was done in frustration, not in rage. Mr. Belbin went on the share the definition of the word 'rage' as "violent and uncontrollable". Mr. Sinclair answered that was his interpretation of the e-mail.

b. Mr. Belbin feels that the members are attempting a character assassination and "there will be repercussions".

c. Statements made by Joanna Leighton were inappropriate and should have been stopped.

Chairman Sinclair advised Mr. Belbin that a discussion will be added to the agenda when Ms. Leighton returns from vacation. Mr. Sinclair further stated that he will only respond to OML allegations in Open Meeting, as he has decided he needs to be "very cautious" in his dealings with Mr. Belbin.

Jack Hunter will forward Mr. Belbin the response discussed at the last meeting.

8. Correspondence – Open Meeting Law Guidebook

Distributed to members at the request of Robert Belbin.

Mr. Belbin cited several issues of concern from September 16th meeting.

9. Next meeting

November 4, 2013 at 6:00. Location to be designation by Jack Hunter.

Brian Abatiello made motion. Robert Belbin 2nd. Approved 3-0

10. Potential OML violation regarding conduct of RDA members at September 16th meeting

Mr. Belbin advised members that he has not yet filed his complaint, as he has tried to discuss the issues in question. Chairman Sinclair restated that he will ONLY discuss any issues in Open Meeting and will not respond to e-mails. Mr. Belbin suggested Mr. Sinclair might consider resigning his position. Mr. Sinclair acknowledged he is receiving e-mails through the Town Planner, and will ONLY discuss the issues in Open Meeting.

Mr. Belbin feels the unanimous vote to have him removed as photographer for the Paint Program, while he was not in attendance, should be annulled because it was not specified on the agenda. Mr. Abatiello noted that item #2 on the agenda was to update, discuss and a possible vote...on Paint Project.

Mr. Belbin also objected to the use of the term Sub-committee, in reference to the work he and Joanna Leighton were doing on marketing.

Mr. Belbin read aloud a section from a previous Barnstable OML ruling in support of his allegations. Chairman Sinclair commended Mr. Belbin on introducing and implementing several Town projects through the RDA. Yet stated, that because of the actions of Mr. Belbin over recent months he has chosen to "protect myself and go through a third party". Further stating, that he would like to move past these allegations and move forward.

Motion made by Robert Belbin to adjourn at 7:10pm. 2nd by Brian Abatiello.

Approved 3-0