



**TOWN OF CARVER**  
Office of Planning & Community Development

108 Main Street  
Carver, MA 02330

Phone: (508) 866-3450  
Fax: (508) 866-3430  
E-mail: [jack.hunter@carverma.org](mailto:jack.hunter@carverma.org)

Executive Session Minutes

VOTED AS AMENDED  
ON MARCH 1, 2010

September 1, 2015

Carver Town Hall Room #3

Members present; Bruce Maki; Jim Hoffman; Kevin Robinson; and Will Sinclair.  
Also present Jack Hunter and Michael Milanoski.

Chair Mr. Maki called the meeting to order. On a motion by Mr. Sinclair seconded by Mr. Robinson the Planning Board voted unanimously by roll call vote to go into Executive Session to discuss strategy with respect to Southern Sky Renewable Energy Carver LLC that may have a financial impact on the Town's ability to negotiate a PILOT and lease of Town owned property as authorized by Town Meeting that may have a detrimental effect on the bargaining position of the town if held in open session, and to reconvene in open session for purpose of adjournment.

Mr. Maki then introduced the Town Administrator Michael Milanoski to the table. Mr. Milanoski briefed the Board on how he and the Board of Selectmen have been in negotiations with Southern Sky to agree on a Payment in Lieu of Taxes (PILOT) agreement and a lease for several months now and explained how the Planning Board's consideration of Southern Sky's request for certain waivers from the requirements of the Town's solar bylaw might affect the value of that lease and Town's bargaining position with Southern Sky.

Mr. Milanoski explained to the Board that he has estimated that without setback relief, the project could see a significant reduction in leasable land and that such reduction will directly affect the Town's potential revenue..

He then informed the Board he had to leave to a prior commitment.

SPECIFICALLY TO ENJOYDACH INTO THE REQUIRED 200' SETBACK

The Chair thanked him for coming in front of them.

Mr. Hoffman stated that even though he understands the financial implications of increasing the leasable area, but based on the limited information in front of him at this time, he is not ~~conformable~~ in giving any waiver. Mr. Robinson agreed with Mr. Hoffman. COMFORTABLE

Mr. Hunter reminded the Board that it would take 3 in favor to grant a waiver.

Mr. Maki noted that there was no consensus amongst the Board and that the members should reserve judgment until there matter has been fully heard at a public hearing. Mr. Hoffman and Mr. Robinson agreed to reserve judgment until the appropriate time.

On a motion by Mr. Sinclair, seconded by Mr. Hoffman the Board by roll call vote unanimously removed themselves from executive session and adjourned.