

Carver Board of Selectmen Meeting Minutes  
Carver Town Hall, 2<sup>nd</sup> Floor  
November 28, 2017 - 7:00pm

In Attendance: Chairman Alan Dunham, Vice Chairman Ronald Clarke, Sarah Hewins, Helen Marrone, Town Administrator Milanoski (TA) & Elaine Weston

Absent: Dave Robertson

Chair led the meeting with the Pledge of Allegiance and Marrone read the community prayer.

**Citizens Participation:** None

**New Director of Planning and Community Development introduction – Stephen Cole -**

Stephen has over 13 years in Municipal Gov't, a Master's Degree and is looking forward to working for the community. The Board members welcomed Cole.

**Tax Classification Hearing:** Motion to open by Hewins, second by Marrone. Vote 4-0

**Board of Assessors Presentation and Recommendation:** Mike Paduch, Board of Assessors- The Board of Assessors voted unanimously to vote a residential factor of .917824 which is 136% shift of the tax burden from the residential and open space property classes to the commercial, industrial and personal property classes.

Motion by Marrone to vote no on an open space discount, residential exemption and small commercial exemption, second by Clarke. Vote 4-0.

The average taxpayer is being subsidized about \$500 due to commercial business.

The Department of Revenue has certified the FY18 Interim Year Update values. Hewins feels that even though we worked hard to keep the cost of the new elementary school as low as possible, the change would increase tax bills by \$54 per \$100,000.

Hewins and Marrone would like to see the businesses helped out more this year. Hewins stated she and her husband have run a small business in town for the past 25 years, so they know what it's like to pay taxes and feels that the town has been attracting many new businesses here over the last 5 or 10 years and they must come here for some other reason besides taxes. She doesn't think now is the time to raise taxes again on residents.

Clarke stated the current tax rate is \$17.69 and the new rate would be \$17.81

**Public Comment:**

Stephen Pratt: passed out a document listing tax rates of Carver thru 1982. He feels personal property has increased to be a large piece of value in Carver-mostly due to NStar with the transformer. The recommended rate will be a 5.5% increase to a single family home over last year. Personal property does not increase in value. He would recommend a 1.45 shift factor.

Cornelius Shea: Stated \$272 is a big burden for the taxpayers in this community. The tax burden should be put in other areas.

Paduch: Stated the effect of the shift would be \$53, not \$272.

Clarke stated of the south shore communities on the tax rate list of Pratt's handout, only six have a lower tax rate than Carver. He feels the Selectmen have been fiscally responsible and feels committed to not changing the shift and stay with the 1.40.

Marrone & Hewins agree with the comments to stay with the 1.40.

Dunham feels this is the first year that residents saw what they voted for (the debt exclusion for the school) and would like to keep the 1.40 shift factor.

Motion to authorize the staff to put the vote into DOR Gateway system and to keep the residential split rate at 1.40, second by Hewins. Vote 4-0.

Motion to close the Tax Classification hearing at 8:00 by Hewins, second by Marrone. Vote 4-0.

Dunham recommended in the future to look at an enterprise rate at the airport in order to have more buildings at the Plymouth Municipal Airport-currently all buildings are on the Plymouth side due to lower taxes.

TA stated that Plymouth also offers water and sewer. Some of the buildings are better suited to be built on the Carver side and the airport is part of Carver's Master Plan. Equalizing the tax rate structure may encourage more development on the Carver side.

#### **Council on Aging Update on COA Community Center Option:**

Carole Julius, Council on Aging Director – The basic idea is to put an addition on to the end of the library where the long hallway is currently. This would add on a dining hall, a commercial kitchen, some office space would be repurposed and there would be a second floor which could be used for an activity room and storage. This is preliminary and a lot of details still need to be worked out, but as a concept she feels this could work.

TA stated there is not a lot of storage space in the library so that is being looked at. In addition, the heating units are built into the building and the options for a problem is that a unit would need to be replaced thru the roof. That is currently in the capital plan which could be addressed thru the project. If one end of the building is opened, the units could be dropped down, but carries its own set of issues. This was shown to public safety officials and no issues were found. The EMS Chief likes the idea of using the area for a temporary shelter due to the fact that at times the school has been used for a 'warming' facility and when they re-open, there is no place for the people in need of shelter. The parking lot would move further into the wooded line. There will be equal or more parking spaces.

The utilities are properly sized for the building.

Marrone questioned what the other alternatives are & how does this impact the use of the land of the Police Station. TA stated that looking into another stand alone facility which increases the cost and also is only being used for one purpose a short amount of time during the day instead of a multi-purpose building.

Hewins believes the proposed plan is utilizing Town owned land. There is not a lot of land left that is municipally owned.

Clarke would like the Council on Aging Directors to hold a public hearing so there is an opportunity for public input.

TA stated that the sub-committee is made up of Council on Aging Directors. He would like authorization to form a Building sub-committee.

Motion to authorize the Town Administrator to appoint a building sub committee who's first order of action is to hold a public hearing. Motion to approve by Clarke, second by Hewins. Vote 4-0.

Hewins left the meeting at 8:40.

#### **Chapter 61-A – A.D. Makepeace: Lots: Book 3389, Page 186 & Book 1418, Page 194**

Rich Serkey present representing A.D. Makepeace. He is asking for the Town to exercise their right of refusal & Makepeace intends to build a sub-division.

Motion to not exercise the option to purchase the lots by Clarke, second by Marrone. Vote 3-0.

#### **Town Administrator Update**

**Proposed 10-year Capital Plan:** No significant changes from the previous plan. The Capital and Debt Stabilization fund includes funding for a Council on Aging, Police Station, Sports Complex at the Middle High School and Roof, Boilers and Doors at the Middle High School without a debt exclusion. There is \$2.9 million available for the Capital Plan. Motion to approve by Marrone, second by Clarke. Vote 3-0.

**Update on Budget Process for FY19:** December 19 meeting will have the FY 19 budget proposal.

#### **Capital Building Project Updates**

**Elementary School:** This project is running on time and on budget

**Middle High School:** Project almost completed and on budget

**Sports Complex at MHS:** Numbers are over budget, the committee is looking at reductions in the plan and all different alternatives.

**Police Strategic Plan:** Looking to get feedback from consultants.

**Board of Selectmen Update:**

**Marrone:** None

**Clarke:** Requesting the Tax Relief Article be put on the Warrant

**Dunham:** Asked the public to remember all the charity organizations including the Shane Gives Thanks Carver Food Pantry.

**Lakeville Animal Shelter Contract Renewal**

Motion to approve annual contract by Clarke, second by Marrone. Vote 3-0.

**Appointment of new members to the Carver, Marion, Wareham Regional Refuse Disposal District:** There are currently two vacancies and would like to make recommendations at the next meeting. There are inequities as to how the Town of Carver is being charged in comparison to other towns.

**Minutes/Licenses/Topics not reasonably anticipated by the Chairman 48 hours in advance of meeting**

**Minutes of 11/7/17:** Motion to approve by Marrone, second by Clarke. Vote 3-0.

**Request for One Day License extension of hours: Tiki Kye – 12/31/18 Midnight – 2:00am:**  
Motion to approve by Marrone, second by Clarke, contingent upon approval from Police Chief.  
Vote 3-0.

**Next Meetings: 12/19, 1/16, 2/6**

Motion to adjourn at 9:00 pm by Clarke, second by Marrone.

Vote 3-0.