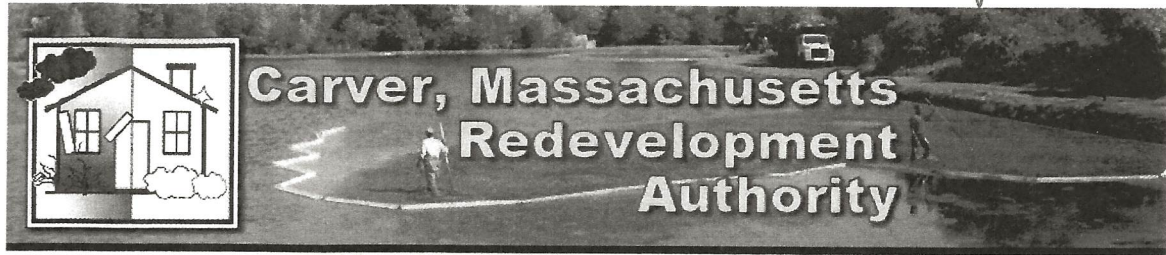


approved 9/15/2020



Executive Session Meeting Minutes for February 25, 2020, Carver Town Hall, Room 3

Attendees: William Sinclair, Chairman; Savery Moore, Vice Chair; Sharon Clarke; Brian Abatiello; Johanna Leighton

Also, in attendance: Jim Walsh, Planning Director

Absent:

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Entered into Executive Session at 5:32 PM – Roll call vote noted on Regular Session Minutes.

Mr. Sinclair –

In your packets, you will find copies of some emails. This is part of the negotiations between Mr. Borofski and Mr. McLaughlin. The Board took a few minutes to review said emails.

Ms. Clarke – I have not seen the January 14<sup>th</sup> letter, prior to this. Mr. Sinclair – This is the first I have seen this as well. Mr. Moore – Where is the Rickets Pond location? Mr. Sinclair – Off of Spring Street. Mr. Moore – How many acres is that? Mr. Abatiello – I believe it is around 40 acres. Mr. Sinclair noted the order of receipt for these emails. It appears they are getting closer. The property off of Spring Street won't be available until 2021. There is a quote of \$150K per acre. Mr. Abatiello - \$750K without relocation? Mr. Sinclair – Peter's quote comes in at about \$900K (6 acres at \$150K) Mr. Moore – He says it's not available yet; but can be for sale now. Mr. Walsh – Peter will be before the Planning Board tonight for a Site Plan Review. Mr. Abatiello – The numbers are all over the place. Mr. Sinclair – The last sentence makes it appear they are closer to an agreement. Mr. Moore – It looks like they are about \$50K apart. Borofski is looking for \$50K for relocation. Mr. Abatiello – The quote he got for the land is \$900K, why doesn't Mr. McLaughlin give him the \$800K. Ms. Clarke – I agree with Brian. I don't know about the \$150K as none of us have talked with Peter. What does signing a taking

do? I think if they are that close, we need to send them back to the table. Mr. Sinclair – I would suggest we send a letter to Mr. McLaughlin and tell him to resume talking as they are close. Mr. Moore – Was KP Law representing Carver? Mr. Walsh – Yes, I believe so. Mr. Sinclair - DHCD said \$462K for his property; this is a good deal. If you are in agreement, we can have Jim send a memo to McLaughlin. This needs to be done by our next meeting. Ms. Clarke – As long as they are getting closer, we don't need to be taking property. Mr. Moore – Do you know when David met with Jeff Black (KP Law)? Mr. Walsh – I don't know the date. Mr. Moore – George was not copied on this email, has he seen it? He may not know the walk away price. Mr. Sinclair – This is not public record so we can't just share it. We need to question K&P before sharing this document. Mr. Walsh will discuss with K&P and then if appropriate talk with George. And then follow up with a letter to McLaughlin, encouraging him to resume talks as they are close.

Mr. Sinclair - We are still waiting for appraisals on the other two parcels.

Mr. Sinclair – Department of Housing and Community Development letter, from the Urban Renewal and Relocation Coordinator was read to the Board. Ms. Leighton – I will reach out to Valerie. Mr. Sinclair – This is specific to the URP only. This was due at the end of January but the letter is dated in February.

Mr. Sinclair – George sent us \$5K to cover the URP.

**Next Meeting Date:**

*Motion to have our next meeting on Tuesday March 17, 2020 at 5:30: Mr. Moore*

*Second: Ms. Leighton*

*Approved: Unanimous (5-0)*

*Motion to return to regular session at 6:03 PM: Ms. Leighton*

*Second: Ms. Clarke*

*Approved, Roll Call Vote: Unanimous (5-0)*

2/25/ meeting  
KDA

**Deneen, Debra**

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**From:** Jim Walsh  
**Sent:** Tuesday, February 25, 2020 11:00 AM  
**To:** Deneen, Debra  
**Subject:** Fw: 18 Montello Street

For tonight's meeting.

James W. Walsh, Director  
Planning, Environmental and Permitting  
Town of Carver  
108 Main Street  
Carver, MA 02330

Phone: 508-866-3405  
Fax: 508-866-3430  
[Jim.Walsh@carverma.org](mailto:Jim.Walsh@carverma.org)  
[www.carverma.gov](http://www.carverma.gov)

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**From:** David Borofski <pipeline.enterprises@hotmail.com>  
**Sent:** Monday, February 24, 2020 7:35 PM  
**To:** Jim Walsh <jim.walsh@carverma.gov>  
**Subject:** Re: 18 Montello Street

Redevelopment Authority,

I would just like to inform the board that I met with Jeff Blake of KP law and discussed terms that would be acceptable for me to relocate. Those terms were 750,000. plus relocation services or 800,000. and I just walk away. So basically 800,000. I have been speaking with George Mcgloughlin on several occasions in the past few weeks. He has offered 750,000 without relocation services. I am looking to relocate to the Rickett's Pond Business Park. Mr. McGloughlin asked me to get in touch with the owner and see what it would cost me to purchase property at that location. I spoke with Peter Opachinski and he is at 150,000. per acre. Ultimately I would like to have 6 acres. I inquired if I purchased 6 acres if the price would be less, and his response was no, the sight won't be available until 2021 and at that point the land value may be more. So at that point we established purchasing 6 acres would not be any less. I just want the board to know this is where I am at. I feel we are close to making something happen. I am not trying to be greedy, I am just trying to replace what I have .

Regards,  
David Borofski

On Jan 16, 2020, at 4:13 PM, Jim Walsh <[jim.walsh@carverma.gov](mailto:jim.walsh@carverma.gov)> wrote:



Dear Mr. Borofski,

The Carver Redevelopment Authority voted at its meeting Tuesday night to proceed with a vote on taking your property at 18 Montello Street on February 11, 2020. Prior to February 11, the Board asked that the Town Counsel set up a meeting with you and the developer to hold a mediation to see if we can come to a mutually agreed price and terms for your property. You are welcome to bring your own legal counsel and information to support your position. I will be in touch with you by mid-week with some dates and times. In the meantime, please feel free to contact me with any questions you may have.

Regards,

James W. Walsh, Director  
Planning, Environmental and Permitting  
Town of Carver  
108 Main Street  
Carver, MA 02330

Phone: 508-866-3405  
Fax: 508-866-3430  
[Jim.Walsh@carverma.org](mailto:Jim.Walsh@carverma.org)  
[www.carverma.gov](http://www.carverma.gov)

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**From:** David Borofski <[pipeline.enterprises@hotmail.com](mailto:pipeline.enterprises@hotmail.com)>  
**Sent:** Tuesday, January 14, 2020 8:48 AM  
**To:** Jim Walsh <[jim.walsh@carverma.gov](mailto:jim.walsh@carverma.gov)>  
**Cc:** Milanoski, Michael <[michael.milanoski@carverma.org](mailto:michael.milanoski@carverma.org)>; Sinclair, William <[William.Sinclair@carverma.org](mailto:William.Sinclair@carverma.org)>  
**Subject:** Re: 18 Montello Street

Redevelopment Authority,

As a commercial rate taxpayer for almost twenty years I would like to express my disappointment in your taking price of my property.

This figure does not afford me to purchase commercial property with easy highway access such as mine anywhere in Plymouth County.

If this area is the last best place for large scale commercial development as the preferred developer stated in one of your meetings, then I would think the taking price of my property would afford me as a business owner to relocate on a similar piece of property.

Furthermore, I'm surprised that the town has followed the guidance of a town administrator that has had two other urban renewal plans that have not been successful. If the original intent was to avoid litigation in court, like the preferred developer / eminent domain attorney stated in his offer letter, and good faith negotiations were involved like they were supposed to be, there could have been a price that would have been acceptable.

Hopefully behind your closed door meetings you'll consider my concerns as well as all the residents in the town of Carver.

David Borofski

On Dec 17, 2019, at 4:04 PM, Jim Walsh <[jim.walsh@carverma.gov](mailto:jim.walsh@carverma.gov)> wrote:

Dear Mr. Borofski,

The Carver Redevelopment Authority (CRA) has received approval from the Massachusetts Department of Housing and Community Development (DHCD) for an acquisition price of \$462,000 for your property located at 18 Montello Street (Assessor's Map 22, Lot 3-1) in the North Carver Urban Renewal Plan Area. The CRA will move forward with its plans to acquire your property through eminent domain sometime in early 2020. Please refer to the letter in the attachment above.

Please contact me with any questions you may have.

Regards,

Jim

James W. Walsh, Director  
Planning, Environmental and Permitting  
Town of Carver  
108 Main Street  
Carver, MA 02330

Phone: 508-866-3405  
Fax: 508-866-3430  
[Jim.Walsh@carverma.org](mailto:Jim.Walsh@carverma.org)  
[www.carverma.gov](http://www.carverma.gov)

<DHCD Approval of Acquisition Price - 18 Montello St Acq Appr 121719.pdf>

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