



Meeting Minutes for July 5, 2022, at 6:30 PM,

The proceeding was held in person, in meeting room #4
This meeting is being videotaped and rebroadcast by Area 58 TV.

Attendees: Savery Moore, Vice Chairman; Johanna Leighton, Member; Roger Noblett, Member; Patrick Meagher, Treasurer

Also in attendance: Paul Kelly

Absent: Sharon Clarke, Chairman

Meeting opened by Mr. Moore at 6:30 PM

Mr. Moore - Ms. Clarke, Chairwoman, is not in attendance tonight.

North Carver Project:

- Eminent Domain – Order of Taking

Mr. Moore – Sharon did send me an email update, earlier today. The vote from the last meeting will go to record on July 8. When she sees that, she will pass it on to all of us.

- Upcoming meeting with DHCD – Design review and Amendment to URP -

Mr. Moore - Sharon distributed the updated URP, via email. Sharon and I would like everyone to take some time to read it and to compare to the last one. This would be the changes to the earlier approved URP. Ms. Leighton – You want us to review it but at the end there is an Amendment Agreement that Rte. 44 signed. Mr. Moore – You have to compare what Sharon sent today and compare it to the corresponding section in the complete URP. Ms. Leighton – The exhibits at the end are not attached. Mr. Moore – Note that so we can discuss it at our next meeting. Ms. Leighton - It also already has some highlights on it from someone else reviewing it. Mr. Moore - It was

put together by John Smolak; Mac may have made some notes on it. Ms. Leighton – Will Kathleen O'Donnell be part of reviewing this from a legal standpoint? Mr. Moore – She can be. We had a phone call with Maggie Schmidt at DHCD about 2 months ago. We were looking for guidance as to what had to be done to quantify what the changes in the DHCD are, as to make them minor changes instead of major changes which would require starting the process over. During our call with Maggie, she suggested that we send her a draft as to what we were looking to make changes to. She will take an informal look at it and give us some guidance, but not approval. We have to vote to send the draft to Maggie, during our next meeting. We will include any comments that we have. Ms. Leighton – Will Kathleen O'Donnell interact with all of this? Mr. Moore – I am just wondering at which point legal would get involved. Mr. Bott – It doesn't seem to have any legal issues at this point. The design guidelines that we are talking about are in the URP on pages 48-51; I have begun looking at them today. Mr. Moore – I haven't started comparing yet. Ms. Leighton – It may not be legal issues, but there may be issues that Ms. O'Donnell can see because of her background. When we were working with Hillwood, I worked very closely with KPLaw to make sure those documents that we were signing had the right information in or not included. Mr. Bott – It doesn't hurt to have more people look at it. Mr. Moore – Should look at it before or after we send it to Maggie? Mr. Bott – Probably before. Mr. Moore – With our comments as well. We will come back our next meeting, make our comments, send a copy to Kathleen and then send it to Maggie at DHCD. The letter has to come from us. Mr. Moore – Has there been anything from the Attorney General? Mr. Bott – Nothing yet. Ms. Leighton – So they have 90 days and they are still looking at all of that. Mr. Bott – Yes, she has 90 days but can ask for an extension. Ms. Leighton – If it comes back, those changes have to be made with the document from Maggie. Mr. Bott – I think the Redevelopment Plan speaks in broader tones. Ms. Leighton – She does specifically mention each article. I am concerned, legally. Mr. Bott – The Attorney General looks at the Zoning Changes and Maggie looks at changes to the Carver Redevelopment Plan. The existing Carver Redevelopment Plan did not anticipate these changes. Ms. Leighton – But Maggie references the Articles and the Town Meeting in her document. Mr. Bott – The Attorney General does, not DHCD. Ms. Leighton – In her 10 pages she mentions the articles and Town Meeting, etc. Mr. Moore – You are not talking about what Sharon sent; that was from John Smolak; we will send it to Maggie. That is something that can be discussed at our next meeting.

90 Forest Street, Planning Board meeting

- Planning Board Special Permit –
Mr. Bott – Decision has been filed. Ms. Leighton – They received the Special Permit on 6/14/2022.
- Zoning Board application for variance –
Ms. Leighton – On 7/12/22 Sharon will be presenting to the Zoning Board. The P&S has a 90-day extension (Sept 28, 2022). Mr. Moore – Sharon is presenting; none of us need to attend.

Topics not reasonably anticipated by the Chairwoman 48 hours in advance of meeting:

Nothing tonight

Meeting Minutes:

Discussion: Mr. Noblett and Mr. Meagher were not in attendance.

- Ms. Leighton – Kathleen O'Donnell – “**Counsel**” vs “Council”
- Rte. 44 Development – Should include “**LLC**”
- Last Tuesday (ADD – “**on 6/14/22**” (Dicesare)
- Page 3 – Appeal period is 20 days - **ADD** – “**Did**” we extend the P&S?
- Mr. Moore – Dan Dicesare, potential buyer for 90 Forest St. should be marked in “Also in Attendance”
- It was determined that there were not enough votes to approve as Mr. Noblett and Mr. Meagher were not in attendance at the 6/21/22 meeting.

Motion to approve the minutes of 6/21/22, as amended: Ms. Leighton

Second: Mr. Noblett

Approved: No quorum 2-0-2 - Table minutes.

Treasurers Report:

Mr. Meagher – Budget is in good shape. We received our reimbursement from Hillwood; all bills, including appraisals have been paid. Mr. McLaughlin does need to refill the account. Sharon is aware and she will speak to him. Mr. Moore – Did you give Sharon a dollar amount? Ms. Leighton – It's always at least \$3K but is usually \$5K. Mr. Meagher – Sharon will speak to him.

Members Comments:

- Ms. Clarke –
- Mr. Moore –
- Ms. Leighton -
- Mr. Meagher –
- Mr. Noblett –

Next Meeting:

Our next meeting is scheduled for July 26, 2022 at 6:30 PM.

Adjournment:

Motion to adjourn at 6:54 PM: Ms. Leighton

Second: Mr. Noblett

Approved: Unanimous (4-0)