



Meeting Minutes for January 18, 2022 at 6:00 PM,

Virtual Zoom Meeting - Meeting ID: 871 9691 3015, Passcode: 698566

The proceeding will be videotaped and rebroadcast by Area 58 TV.

Attendees: Sharon Clarke, Chairman; Savery Moore, Vice Chairman; Johanna Leighton, Member; Paul Kostas, Member; Patrick Meagher, Treasurer

Also in attendance: Paul Kelly

Absent:

Meeting opened by Ms. Clarke at 6:05 PM

Ms. Clarke – I apologize for not being able to make the working group meetings. I have also not been able to meet with the new TA. I am starting to get around a bit better so I am hoping to schedule a meeting with him sometime next week.

Update on ongoing projects:

- Route 44 Development Project – Discussion and possible vote(s) –
 - Working Group Update – Mr. Moore - Pat and I were there. The Emergency Service group was there again today. Attendees included Tom Walsh, Marc Duphily, Craig Weston, Mike Ryan, the new Assessor, Sue MoQuin, Bob Fennessey and Mark Townsend. Sarah Hewins was there by phone. I gave them an update on where we stand with the outreach and the upcoming meeting with the Planning Board. There was a lot of discussion regarding traffic and the number of employees. EMS was wondering if there were another 500 people in Town, what would that do to their staffing. The Police Chief was concerned about the number of additional

people but also controlling an emergency in a building of that size. These issues will probably come up at the meeting on Thursday, which Sharon and I will be attending. There was a lot of discussion about how imperative it is to know this information prior to the Town Meeting vote on Zoning issues. There was disagreement on whether that was needed now or not. Ms. Clarke – Are you talking about traffic and employee information? Mr. Moore – Yes. Also it was briefly mentioned about the Fiscal Impact Study. I was reviewing the minutes for tonight and her name has been brought up since at least August! Ms. Leighton – Who is paying her? Ms. Clarke – Hillwood. I have been continuing to reach out to Mac. Mr. Moore – When we had our call with Judy, it was mentioned that her area of expertise was dealing with emergency services. That is why it is particularly important, especially with the addition of Emergency Services people and their participation in the Working Group meetings and hopefully the eventual support of this project. I am sure that will come up at our Thursday meeting. Ms. Clarke – Has Hillwood met with EMS in person; there was supposed to be a meeting a couple of weeks ago? Mr. Meagher – The big meeting is tomorrow or Thursday? Mr. Moore – I think Thursday is the first time these people are meeting face to face. Ms. Leighton – I hope this is not a pattern of the Hillwood company. Ms. Clarke – It hasn't been; and I don't anticipate it will become an issue. Everything I have ever asked for has been forthcoming.

Mr. Moore – Going back to the discussion of the needs of Emergency Services personnel. Marc did say that he believes we are in a stronger negotiating position on those items, prior to the Town Meeting than we would be after. Ms. Clarke – There is some validity to that. However, the Town Meeting is just about opening the door to a possibility to a different type of project. Everything will still go through the Special Permit process. At any stage the game, police fire and ems can say no. Mr. Moore – The questions raised today are really a microcosm of what we are going to be up against at the Town Meeting. Just because we don't believe it to be important doesn't make it go away. Ms. Clarke – I believe it to be important. They are probably just beginning to get the idea of 500 more people and maybe 1000 more cars. From Chief Duphily's perspective it means possible traffic accidents; industrial accidents, etc. Mr. Moore – Sarah was on the phone and brought up that the zoning article still has to be given Select Board approval before it is put on the warrant. She still has a lot of questions and concerns about this project that she doesn't feel comfortable voting on it until she gets the answers.

Ms. Leighton – What are her questions? Mr. Moore – Traffic is one and the question of whether we need to have a distribution center or maybe another use would be better for the Town. It's something to be aware of. Maybe we need to go before the Select Board again before the vote so that we can address those issues. Ms. Leighton – I agree. There were questions when you were there. She seemed to have a different attitude at that time. Jen seemed okay and Bob Belbin seemed okay. The other gentlemen questioned it and you referred him to the MEPA study. Sharon, what study are you referring to? 2019? I didn't see that on the website. Ms. Clarke – I think it was 2017/2018 MEPA study that gave us information of what truck load that that size distribution center would handle. Ms. Leighton – I know it was done way before they decided what they wanted to go there. I want to make sure I have the right one. Ms. Clarke – I will verify and let you know. As the project develops, I think the idea of what the traffic will be is different from what it might be. Ms. Leighton – I would like the right one so I can be sure.

Ms. Clarke – Savery, you saw Stephen Cole today? Mr. Moore – Yes, we had a Zoom meeting with PAC TV to discuss our videos. Our point person with PAC has changed. I met with her for the first time today. We got a little more specific on what we want to do with the videos; it looks like we will be doing three videos. The first will be an intro video which will be ready around Feb 1 and will be about 2 minutes long. It is purely informational. Then we are planning a second one that includes a couple of residents in Town that aren't involved in any committees or commissions right now, to talk about the project. This one will be a little longer and a little more detailed. We hope to present this at the Planning Board Public Hearing in March. The third video will be a promotional video, with even more people from Town. We are hoping to play that at the Town Meeting. Ms. Clarke – Who controls what can be shown at Town Meeting? Mr. Moore – I believe the Moderator. We are also talking about taking that second video on the road. Maybe taking it to South Meadow Village/ Cranberry Village and maybe an informational meeting at the library. We will also link it to the website. Ms. Leighton – When would you do that? Mr. Moore – After the Planning Board Public Hearing. Ms. Clarke – It will be a very busy three weeks between mid-March and early April. Those are all good ideas. Mr. Moore – I don't want this to be like a commercial; more like neighbors talking. They are looking for still shots of Carver that show the beauty and the friendliness of the Town.

I have some nice nature shots but maybe some pictures of Carver Night Out, Old Home Day, King Richards Faire, Town/school sports, etc. If anyone knows of a local photographer well enough to ask for a favor that would help. Ms. Leighton – Does Area 58 take still shots? Mr. Moore – I don't know the answer to that. Ms. Clarke – Will you be meeting with PAC again? Mr. Moore – We are following up via Email. I am very impressed with Donna. She asked a lot of really good questions. Donna will condense my script a little and send me a list of the kinds of still shots they are looking for. This is all happening tomorrow morning.

- Update on development of the website and FAQs/Update from Paul Kelly –

Mr. Moore – The FAQs are in pretty good shape. The website location page is done, the homepage is just about done and the FAQs are done (there is a pulldown tab on the page so you can narrow your search.) We still have to add the Gmail account (Northcarverproject@gmail.com). Paul and I will discuss that later. We need to determine the procedures behind it. Ms. Clarke – Would we all have the same password? Mr. Moore – Yes, probably. I will most likely take the lead on this. I would acknowledge to everyone here, what emails have been collected/answered. Ms. Clarke – Are these emails responded to directly or just answered on the website? Mr. Moore – When we fill out the form, the header of the form we will state that “This email will not be replied to directly but instead, within a week, the question and its answer will be posted to the website.” Mr. Moore – Courtney from Consensus will be setting up a Facebook page for us which will have the same functionality. Ms. Clarke – Do we have a launch date? Mr. Moore – I think we are close. We should be able to do it by Monday at the latest. Mr. Kelly – Yes, structurally it is there; once it goes live, it is hard to pull back. Ms. Leighton – When I went on the site, I found two small issues. I would also like to say that the language used was remarkable. Mr. Kelly – It was a group effort. Ms. Leighton – The timeline was an eyeopener. At the bottom of the timeline, they didn't light up; you couldn't do anything. Mr. Moore – You have to click on each little pink box. Ms. Leighton – It didn't work for me. Mr. Kelly – I will look at it. One of the recommendations from Courtney at Consensus was to put the grid chart at the top instead of the bottom. The Timeline should be on the home page and the location page. Ms. Leighton – I can try it again. Mr. Kelly – The domain name is all set up. I am working on the SEO (Search Engine Operation) now. We will need to link up the Town Website once it goes live. Mr. Moore – I would like to have this

ready for Friday. We can send it out to all of us here, Consensus and Stephen. Have them look at it prior to the Monday launch. Ms. Clarke – Is there a place we can put important dates? Public Forum dates, etc.? Mr. Kelly – It can be done. Mr. Moore – The Timeline, as of today, is just through today. We can ask Courtney to update that to include future. Ms. Clarke – Yes, We want to be able to have a calendar going as a point of reference.

- Update of proposed Zoning by-Laws – Planning Board Meeting 1/25/22

Ms. Clarke – We will be in front of the Planning Board on January 25. Mr. Moore – Yes, it will include me, Paul Kostas and Stephen Cole. It will be more informal than what we did with the Select Board. Ms. Clarke – I don't think we have a time yet, on their agenda. I will send them a PDF copy of the proposed Zoning by-Laws. I will be at the Zoning Meeting that night so I am unable to attend the Planning Board. There needs to be a discussion about which hearing we will be attending. Mr. Moore – Do we want the Public Hearing to be closer to Town Meeting or further away? I prefer it to be as soon as possible so we can answer as many questions as possible. Mr. Kostas – One of the things to note that we do at my office when trying to work through messaging with clients is sometimes the more time you give them, the more time they have, the more time they have to spin it in their mind. Mr. Moore – I get that, but I think that your job is different. When you get to that end point for this project, you don't want a debate on the floor of the high school auditorium. The earlier we get the question, the earlier we can answer it. Ms. Clarke – We have tried hard to stay open and transparent. I think having it earlier is a little more valid and give us the opportunity to hear and answer more questions. Mr. Meagher – The more that we can do to create a comfort level to the people in the seats, the better off we will be. There will be debate. The more information we can get to the people to allay their fears, the better. In this situation, the soon the better. Ms. Leighton – I agree with Pat. Will you have enough time to put those questions / answers on the website? Ms. Clarke – Some of them we will be able to answer right then and there. Mr. Moore – If there are questions asked that haven't been asked before, those questions will go on the website.

- Discussion of meetings with Police and Safety –

Mr. Meagher – I am going to repeat a couple of comments I made today at the Working Group Meeting. The meeting that Paul and I had on Friday with Marc Duphily, Craig Weston, Tom Walsh and Mike Ryan. It was informal conversation. The two take a ways from that meeting are –

- They are very concerned about lack of specific information (traffic, number of people, hazardous storage, etc.). We can't answer those questions with confidence and we need to be able to do that for the people that are voting.
- They want to be supportive of this. Can they, with confidence, stand up at Town Meeting and say "Yes"? At this point, they can't do that. They don't have the information or confidence to do that. We need a 2/3rds vote at Town Meeting.

Mr. Kostas - The number one thing is that the people at Town Meeting; I don't know as the people at Town Meeting will be concerned at the 65' change. I've heard people say that they think if they vote "no", nothing will happen. Ancillary problems are going to creep in and those are the things people will be concerned about. Chief Weston feels as though he is more proactive on this now. He feels better and more a part of the process. He wants to do right by the Town. Chief Duphily has had a little of that conversation and the others, none at all. I think there are concerns about training, more equipment, more personnel. They would benefit from mitigation discussions like Chief Weston has had. In doing so, be able to allay some of their concerns. I don't know if there is enough time before Town Meeting. Chief Duphily has already confirmed that they cannot stop tractor trailers from traveling on Route 58; what they can do is set up weigh stations and check points. They can make it so that they don't want to drive down Route 58. We won't be able to do that today as we don't have truck officer or equipment. There are some things out there like that that we as a Town might want to consider. I don't think the other Emergency Management Groups have had enough exposure directly to Hillwood to be able to talk about how they would do that without burdening the tax payers. If we don't get this done at Town Meeting, and those mitigation plans go away and we are left with building whatever can be built, we as taxpayers will be left holding the bag. I think people need to understand that. What is the best deal for the Town? Ms. Leighton – the \$20K that the Fire Chief is using is

Town; the others are also Town and should have access to that money. You've got to talk that up. Mr. Moore - Sharon and Savery are going to the meeting on Thursday with Emergency Services. Ms. Leighton - They may need to increase the money but they should be able to do exactly what the Fire Chief has been doing. Mr. Moore - They need to find someone that has a comparable project. Chief Dumphily did say he was going to reach out to North Andover and Lakeville and talk with them about their project from a police standpoint. Ms. Leighton - If they need professional help, they should get it as well. Mr. Moore - After the chief speaks to the other two towns, he will have a better idea of his needs. Thursday's meeting is a Hillwood meeting with Emergency Services. Ms. Clarke - As Chief Weston got deeper into the information from his fire specialist, he was able to get a really good grasp of it. I think that with Police and Emergency, it may not be as equipment driven but will be more personnel and training driven. Mr. Kostas - I was surprised to hear how equipment driven it might be. They may need another ambulance. The police will need specific equipment for inspections. Chief Dumphily mentioned that an active shooter at this type of location is a training and equipment issue. Ms. Clarke - We need to know that police and safety is there for the community. I think Thursday will answer some of these questions. Mr. Moore - When Pat mentioned emergency services needing a lot more information; that is a valid question; but we can't really answer without knowing who the tenant is. We would have to propose the worst case scenario. Mr. Meagher - I just go back to giving a level of confidence to those people that are going to vote. Can we give them something to give them that? Mr. Moore - I agree with you. If for instance Hillwood did not need any zoning changes to do what they wanted and they were just building this facility within zoning bylaws; all of the questions would be taken care of in the Special Permit process, why is this different and questions asked at zoning meeting. Mr. Meagher - I didn't say to answer the questions. But the 65' question is on, which brings up the other issues/questions. Ms. Clarke - Those questions would be there. Mr. Meagher - But they can stop it. Mr. Kostas - It's not the question of the 65', it's the question before us. The door is open to ask those other questions. Mr. Moore - If the Town Meeting votes no to the zoning changes and Hillwood still wants to continue forward. Those other questions will still be there but with no venue. Mr. Kostas - I don't think that Hillwood would stick this out if there wasn't a possible tenant for either scenario. Ms. Clarke - A lot of these questions could be answered on Thursday. Mr. Moore - Hillwood has said that they could get a higher lease cost with 65', with a longer term lease. That is why they are

pushing for this. Mr. Kostas – I agree, but I still think they would accept a lesser client. Ms. Clarke – At most when mentioned to Mac he said it would be “problematic”.

Update on listing of 90 Forest Street Status – Discussion and possible vote –

Ms. Leighton – I sent an email to all of you tonight. I met with Brenda today. I do have a contract to vote on. After the vote, Sharon can call Brenda and send the electronically signed contract. The contract says that she has an exclusive. Sharon asked if someone comes directly to us, could we do that? Ms. Leighton – It doesn’t work that way. Someone came to us and I called him personally. He has since called Brenda and noted that his client is no longer interested. Ms. Clarke – I have someone from the Electric Distribution company. He sent me a direct email last week. His inquiry came from what was on the Town website. Ms. Leighton – The Town Website; I will talk with Shelby / Paul to remove “we are under P&S”. I asked Shelby to create RDA.contact@carverma.gov I told Brenda today that I will get those emails and respond back /give it to Brenda. Brenda will be advertising with a sign and the MLS. I told her to go onto our website, Jim Walsh did a very good job explaining about that site. I also told her to go to permitting department to pull that folder so that she has all the details of the site. We talked about the variance and the expiration date. I explained that, if necessary, we would apply for another zoning variance. She wanted me to know that Jack Williams has relisted the adjacent property for \$275K (almost 2 acres). She agrees that the \$175K is in the ballpark. She asked me about the paperwork that Savery brought back. I didn’t remember that but she had a photo that someone wrote that the original went back with Savery. Mr. Moore – I have it. Ms. Clarke – What was the paperwork? Ms. Leighton – It was the plan. Ms. Clarke – I don’t think it was ever recorded. If you have it, Savery, I will take it and make a copy of it. Ms. Leighton – So we just need to vote on the contract. She will deliver any standard offer form; once that is done, we/she would engage with Kathleen O’Donnell. Ms. Clarke – Yes, Kathleen would draw up the deed for us. Mr. Moore – I will look for the plan. Ms. Leighton – Sharon, you will call her at the number I provided in my email. You will electronically sign the agreement. Her contracts run six months. Ms. Clarke – She will run by us any contingencies? Ms. Leighton – Yes but clarify that with her tomorrow.

Motion to accept agreement and have the contract signed by Chairperson: Ms. Leighton

Second: Mr. Moore

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

Update of Tax-Title property, Re: Roberts Way, Assessor Map 62, Lots 221 & 222-

Ms. Leighton – I called Elaine and explained what the tax collector told me. The language used for 90 Forest Street should be the official language for the article for Roberts Way. Any time that we got a land transfer, the RDA was given it at the Town Meeting. I don't see that here. Ms. Clarke – The article, as written, can be given to the RDA or the Select Board and then the Select Board gives it to the RDA. The Select Board will make that decision. Ms. Leighton – I am sure that's right. I will email you all what I received. Ms. Leighton read it into record. To convey on terms and conditions as determined by the Select Board to be in the best interest of the Town and interests in the parcel of land identified on the Town Assessors map. Ms. Clarke – Correct, it will go to the Select Board so they can decide what to do with it. On many occasions, they have conveyed it to the RDA. I just want to know if that article is going to the Select Board. Whether or not we want anything to do with that property is another discussion. Ms. Leighton – I will call Elaine tomorrow to make sure the language is correct. That article will go back to KP Law and be certified. Ms. Clarke – This will be done at the Select Board Meeting, not Town Meeting. I know that Bob Belbin has expressed interest in that property, so it may stay there or it may go to TOPS, we will see.

Emergency Services Meeting:

Ms. Clarke – There will be a meeting at the fire station on Thursday with Hillwood and Emergency Services – Savery and I will attend this meeting.

Treasurer's Update:

Mr. Meagher - .All bills have been paid. I would like to discuss later in the week about filing a reimbursement with Hillwood. We are down to about \$5K. Nothing else tonight.

Minutes -

Ms. Clarke – As you know, I have been struggling with the lack of administrative support. At our request, Susan Hannon has gone back and reviewed all of the minutes from last year, she transcribed Paul's notes from 8/3/21 and has uploaded anything that was not on the website but was voted on. What we are left with is the 8 sets of minutes that I forwarded to you. These minutes were all submitted but were not voted on at any meeting.

Ms. Leighton – The only change that I want to see is to have it noted that Savery Moore is the VICE Chairman in the list of attendees.

July 20, 2021

Motion to approve the minutes of July 20, 2021, as written: Mr. Moore

Second: Mr. Kostas

Discussion:

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

August 3, 2021

Motion to approve the minutes of August 3, 2021, as amended: Mr. Moore

Second: Ms. Leighton

Discussion: Mr. Moore – Around page 2, in the paragraph beginning “Christine Joy, Plympton Selectman, Chair. Currently there is “you’re are”. It just needs to be “you’re” or “you are”.

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

November 2, 2021

Motion to approve the minutes of November 2, 2021, as written: Mr. Moore

Second: Ms. Leighton

Discussion:

Approved: 4-0-1 (Ms. Leighton), Roll Call Vote Performed

November 9, 2021

Motion to approve the minutes of November 9, 2021, as written: Mr. Kostas

Second: Mr. Moore

Discussion:

Approved: 4-0-1 (Ms. Leighton), Roll Call Vote Performed

November 16, 2021

*Motion to approve the minutes of November 16, 2021, as written: Mr. Moore
Second: Ms. Leighton*

Discussion:

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

November 30, 2021

*Motion to approve the minutes of November 30, 2021, as written: Ms. Leighton
Second: Mr. Moore*

Discussion:

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

December 14, 2021

*Motion to approve the minutes of December 14, 2021, as written: Ms. Leighton
Second: Mr. Moore*

Discussion:

Approved: 4-0-1, Mr. Kostas, Roll Call Vote Performed

January 4, 2022

*Motion to approve the minutes of January 4, 2022, as written: Ms. Leighton
Second: Mr. Moore*

Discussion:

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

Ms. Leighton – Will Susan continue doing this? Ms. Clarke – If Sue is amenable and you are okay with it, I would like Sue to continue on doing this portion until we have someone designated. We will be having extra meetings and I don't want anything slipping through.

Members Comments:

- Ms. Clarke –
- Mr. Moore –
- Mr. Meagher –
- Ms. Leighton - I have been on the website and I think it is fantastic! The wording is great, I love the timeline! There are only a few minor issues. I am anxious to see more videos. Ms. Clarke – I think it is going to be great. I can't thank Savery enough for taking the lead on this and for Paul Kelly coming on board for this. I think the FAQs are going to be a lifesaver.
- Mr. Kostas -

Next Meeting:

Our next scheduled meeting is on February 1, 2022 at 6:00 PM, Zoom Meeting

Adjournment:

Motion to adjourn at 7:48 PM: Mr. Moore

Second: Mr. Kostas

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