



Meeting Minutes for February 17, 2022, at 6:00 PM,

The proceeding was held in person, in meeting room #4
This meeting is being 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; Mr. Bott, Interim Town Planner

Absent:

Meeting opened by Ms. Clarke at 6:03 PM

Update on ongoing projects:

- Route 44 Development Project, Discussion and updates –
 - Working Group Update – Mr. Moore - There were not many updates. We will have another meeting with Hillwood on 2/19/2022, at the Fire Department. At that time, we will go over the Fiscal Impact Study, traffic and Community Benefits Agreement. Ms. Clarke - At this point, we are focused on the Town Meeting. The Fire/Police/EMS are focusing on mitigation agreements. Mr. Moore – We also talked about the MOU which was presented to Hillwood on 19th. Mark Townsend said that the Select Board may need to have a special meeting to put this on the warrant. The police Chief wanted one thing fixed in the agreement. “The agreement would be voided if the Zoning Bylaw amendments were not passed.” Hillwood agreed to that. Not many people understood the Fiscal Impact Study so we held off discussion until Judy could be present. The next working group meeting is Tuesday March 1, 2022. Ms. Clarke – I will plan on going to that.
Ms. Leighton – Do you understand the Fiscal Impact Study now? Mr. Moore – The pieces that are needed to put the whole thing together will not be known until after the Town Meeting.
 - Update on Fiscal Impact Study and Traffic Study -
 - Traffic Impact Study – Mr. Moore - The big take away on this is that regardless of the height of the building, the numbers stay the same. Ms. Clarke - VHB did a deep dive on the traffic study. The meeting on Wednesday was very well attended. Mr. Moore – I did get the revised traffic study. They studied 12 current intersections (8 are in Carver). They based all their numbers on the Standard Trip Generation manual prepared by the Institute of Transportation Engineers, which is the “go to” group for this. The numbers received and put in the report were peer reviewed by SRPEDD and vetted; the numbers are good. They gave maps of where traffic is expected to go. The expectation is that on a daily basis, there is going to be about 8,000 additional cars and about 450 additional trucks, daily. Of that, the car distribution is as follows –
 - 32% would be on Route 58 S, 23% will be West on Route 44,
 - 16% East on Route 44
 - 12% North on Route 58 and

- 17% will take other routes such as Plymouth Street.

For Trucks distribution –

- 61% is expected to go East on Route 44,
- 36% West on Route 44
- 2% North on Route 58 and
- 1% South on Route 58.

This is approximately 1 additional truck every half hour. Currently, there are about 12,000 cars per day (Route 58 at 44 to Plympton). That includes all traffic going onto route 44 (E & W). South of 44, there are currently 17,500 cars per day, they are expecting an additional 5,000. That is about a 20% increase. Trucks north of Route 44 are currently at 634. They are expecting another 464 which will be a 73% increase. South of Route 44 there are currently 910 trucks per day. They are expecting an increase of 70 per day, which is an 8% increase.

They had a Use Chart for a few different uses.

- Warehouse shows an increase of 8,400 vehicles per day.
- An office park shows an increase of about 14,100 per day
- Research and Development would have about 17,400 per day.

They also did studies for after the infrastructure is changed. The new Montello St, Aubuchon and Route 44 East will all be better than they are now. Route 44 West, North Montello, Shaws, Plymouth Street, Route 105 and Traffic Circle would be the same. High Street would be a little worse as it doesn't have a light. The study was well done. Ms. Leighton – Can we get a copy of the study? Mr. Moore – I will get the 3rd draft to you. I only have it electronically right now. This isn't part of zoning or the amendment, but it is something people will ask about. Ms. Clarke – If they go with the warehouse and the zoning bylaw fails, the traffic numbers do not change.

- Fiscal Impact Study – Ms. Clarke - Judy Barrett attended via Zoom and went over the Fiscal Impact Study. It's still confusing. She did use extremely conservative numbers. Hillwood said that the cost of the building would likely be far higher than what she said. Registering the cars in Carver for excise tax is a big one. There is a one-time bump that when The Tax Deed is generated will likely generate up to \$700,000 into the tax stamp, and deposits into the Carver section of the CPC Funds; that still needs some additional understanding. Ms. Leighton – Those are all strong points that need to go on the website prior to the Town Meeting. Mr. Moore – Pat was questioning the disparity of the assessed value of the building and the cost of the project. The way it was explained was that the cost of the project is including all the infrastructure and the assessed value is just the building. Mr. Meagher – It just seemed like a big difference. Ms. Clarke – They also spent all that money on acquiring all the property.

- Update on launch of the website – The website is live. The actual address is www.carverreda.info. You can find all the information, FAQs, etc. If you post a question, we can get back to you. Mr. Moore – We have opened a FB page (North Carver Project). We are figuring out all the logistics to that. We may need to reach out to the administrators of the other Carver pages. If people comment or ask questions, we need to be able to reply to them as the North Carver Project, not as an individual. In order to do that on the other pages, we need to join them. Ms. Clarke – It would be nice to have that squared away by the Public Hearing.
- Update of proposed Zoning By-Laws – Joint meeting with the Planning Board, 3/2/2022 - Ms. Clarke – This will be at the School Auditorium. Stephen Cole will be there. We will need to have a presentation ready to go. Mr. Moore – Sharon and I will be meeting with Stephen Cole. Ms. Clarke – This will probably be a long meeting. Mr. Moore – We want all questions asked and answered before Town Meeting.

Update on listing of 90 Forest Street Status – Status of Purchase and Sale Agreement –

Ms. Leighton – I have a P&S. We have to take a vote tonight. With acceptance, Sharon will sign the P&S as well as the Ryder. The check was deposited. The title company holds the deposit until the closing. Ms. Clarke – We have a deposit, Johanna verified that funds are available. The offer is \$175K. Ms. Leighton – I have personally spoken with Dan. He is anxious to speak with Mr. Bott. His concern is that he doesn't know the necessary steps. He must perform his diligence within 60 days. Everything must be done on June 16. We will be closing on June 30. This is a tight timeframe for Planning Board. Ms. Clarke – We have a variance for frontage that expires on June 30. We want to make sure he is acting upon the

variance before it expires. Mr. Bott – I spoke with the Building Commissioner today. There is a special permit and site plan that needs to go before the Planning Board. I am aware of the variance as well. I have spoken with the applicant and will be talking with him again tomorrow. Ms. Leighton – I told Dan that the Town has a stake in this deal. We will be turning over to the Town, just over \$100K. All Boards should take an interest in his success. If I am needed to go before any Board, I will be happy to do that. Mr. Bott – It is my experience that the time it takes is directionally proportional to the applicants' efforts. It's permitting, not discretionary. We will get it before the Planning Board as soon as possible. Ms. Leighton – Dan is very aggressive and not one to sit back. Mr. Moore – Has he talked to anyone yet? Mr. Bott – I spoke with him and had him speak with the Building Commissioner. Ms. Clarke – I did advise him to make his project conform. If it is necessary to go to Zoning it will delay the project.

Motion to authorize the committee to accept the P&S and have Chairperson Clarke sign and date it: Ms. Leighton

Second: Mr. Moore

Approved: Unanimous (5-0)

Treasurer's Update:

Mr. Meagher -. I indicated prior that I would send the statements electronically, which I have done. All bills have been paid.

The balances, in the following accounts, are as of January 2022

- Checking - \$ 3050.59 (There are two outstanding checks so actual balance is \$600)
- Money Market RDA Account – \$28,324.83
- Money Market Hillwood Account - \$
 - On 1/26 there was a deposit made in the amount of \$8,027.21. This was a check received from Hillwood, made out to RDA with our agreement. I did not know what it was for, and no one could answer my questions. I did deposit that check. Since that time, I have discovered that the check actually should have gone to the Fire Department. I will be writing them a check for that sum to correct that situation. That'll leave only a little over \$3300 so I will put in a request for reimbursement.

Mr. Moore – Does the Fire Chief know? Mr. Meagher – I called him today to let him know. I also emailed Sue MoQuin to let her know. I want the paper trail to be very transparent. I also wanted to confirm the proper payable language for the check. Mr. Moore – How did you find all this out? Was Hillwood involved in that conversation? Mr. Meagher – It was a group email that was going around. I don't know if they were a part of that email. Mr. Moore – You should make sure that Hillwood is aware of the situation. Mr. Meagher – We will get it right. Hillwood needs to know that things were not done correctly.

- Urban Renewal Plan Account - \$ 2,564.70

Minutes, February 1, 2022 - TABLED, until next meeting

Other Topics –

North Carver Water District

Mr. Moore – Mr. Tracey from the North Carver Water District is here tonight. Have you had any communication with Hillwood? Mr. Tracey – Yes, we have met a couple of times. They are just asking if we can provide the water and for us, the answer is always yes. Mr. Moore – Are there any other infrastructure needs that you will be asking for? Mr. Tracey – No, provided that the standpipe is adequate, we are happy with that. They are trading infrastructure for assessment. It's worth \$2.5 Mill to us. I am assuming their engineer designed the standpipe. If that is the case, the

specifications would need to be peer reviewed. Mr. Moore – That is all contingent on the agreement with the Fire Department and their water needs. Hillwood needs to come before Conservation to get permission for the Fire Department to pull water from the reservoir that's adjacent to the Cole Bogs. In order to do that, the ice needs to melt. Mr. Tracey – As the chairman of the NCWD, I will defer to Chief Weston for the public safety aspect of that. Whatever he wants is what Hillwood should do. Mr. Moore – But this also ties into the NCWD system. Mr. Tracey – It has the potential to do good things for the NCWD, we are hopeful for the way we think it will work out. Regardless of the building height, the standpipe will be put in place. Without the standpipe, there would be an assessment to Hillwood. Ms. Leighton – Are you permitted for enough gallons? Mr. Tracey – We do not need to seek new source approval from the state at our current permit. Mr. Moore – I believe one of the amendments is for an allowance for height for an accessory structure. That is predicated on the fact that early on, it's not going to be a municipal water source. Mr. Tracey – Two factors with the height of the standpipe are that it needs to be able to communicate with the treatment plant and it needs to provide adequate pressure for the highest point within the distribution system. This highest point would be up near Lakenham Green. The two highest points in the Town of Carver are the North Carver Landfill and the South Carver Landfill. The height of the standpipe is dependent on engineering factors. Mr. Moore – Mr. Bott, can you shed any light on why they put this amendment in for an accessory structure (water tower). Mr. Bott – I thought you put it in? Ms. Clarke – I think it was Chief Weston. Mr. Moore – I just don't want to miss anything. Mr. Tracey – The only thing that might be missing is just making sure the height is adequate. Mr. Moore – Because there is an amendment on Town Warrant allowing it to be that high, what happens if it fails?

Mr. Tracey – Ultimately, it would be returned to us as infrastructure. Ms. Clarke – Maybe we should discuss this with the Chief. Mr. Tracey – Maybe Fuss & O'Neil as well. Mr. Tracey – The average height of a standpipe is 165'. I don't know what height will be appropriate here. Mr. Moore – The Chief needs pressure, volume and capacity. He is supplementing capacity with inground cisterns. Mr. Tracey – I believe the Chief is looking for 750,000 gallons of standing water for the purposes of fire protection. That is in addition to the 125,000 gallons in the standpipe. Mr. Moore – There is a threshold on the standpipe under which they will stop using it for fire suppression. Mr. Tracey – Yes, 80,000. Mr. Moore – The in-ground storage will be dependent on approval for using the reservoir. Ms. Leighton – Isn't the cistern for use in the building and the water tower is for outside? Mr. Tracey – Fire suppression storage is for the purposes of fire suppression, regardless. Mr. Moore – The water tower is feeding the hydrants. The cistern is for sprinkler systems and a secondary source for them to pump. Ms. Leighton – We have to instill the confidence to the taxpayers at the meeting. I trust, Mr. Tracey, that you will be a spokesman for us at the Town Meeting? Mr. Tracey – I am a firm believer that this is a good thing for the Town, as a whole, not just the North Carver Water District. Ms. Clarke – Does the North Carver Water District need any support from the RDA right now? Mr. Tracey – They are pretty good at touching base with me and circle back to me when needed. It is also one of my regular agenda items so they can come to any meeting.

Members Comments:

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

Next Meeting:

Our next scheduled meeting is on March 1, 2022, at 5:30 PM, for zoning articles and minutes only.

Adjournment:

Motion to adjourn at 7:05 PM: Mr. Kostas

Second: Ms. Leighton

Approved: Unanimous (4-0) (Mr. Meagher departed meeting early)