



Meeting Minutes for May 3, 2022, at 5:30 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; Patrick Meagher, Treasurer; Johanna Leighton, Member: Mr. Noblett, Member (6:00)

Also in attendance: Paul Kelly

Absent:

Meeting opened by Ms. Clarke at 5:35 PM

Reorganization:

In the absent of the Town Planner and/or Town Clerk, I will defer to Savery Moore, Vice Chair to take nominations for Chairman.

Mr. Moore – Are there any nominations for the **Chair** of the Carver Redevelopment Authority?

Motion to nominate Sharon Clarke as the Chairwoman of the Carver Redevelopment

Authority: Ms. Leighton

Second: Mr. Meagher

Approved: Unanimous (4-0)

Mr. Moore passed the gavel back to Ms. Clarke to continue the meeting.

Ms. Clarke – I will take nominations for **Vice Chair**

Motion to nominate Savery Moore as the Vice Chairman of the Carver Redevelopment

Authority: Ms. Leighton

Second: Mr. Meagher

Approved: Unanimous (4-0)

Ms. Clarke – I will take nominations for **Treasurer**

Motion to nominate Pat Meagher as the Treasurer for the Carver Redevelopment Authority:

Ms. Leighton

Second: Mr. Moore

Approved: Unanimous (4-0)

Route 44 Project update:

Ms. Clarke – I met with Tom Bott last week and discussed a couple of things coming up. I sent you information on a very small parcel that we've been asked to take by eminent domain. Ms. Leighton – Is it Tassinari or Borovsky? Ms. Clarke – There was a mix up. It is the backyard to the Tassinari property and a very small piece of the Borovsky property, in total 5,000 sq. ft. In between the properties was this small 5,000 sq. ft. parcel which is where the road is going. Mr. Moore – Who actually owns it? Ms. Clarke – Rte. 44 felt that they own it, and that it was a Scribner's era that they put the wrong lot and plan book reference on the deed. I don't feel that is the case after looking at it. Ms. Leighton – There is two quit claim deeds here.

Ms. Clarke – I spoke with Tom about all of this. This parcel is sitting in between the two pieces that Rte. 44 already owns. There are a few options, they could wait twenty years and take it by adverse possession, they could go through land court to have it certified which takes up to 5 years or we could do a friendly eminent domain. This is holding things up a little. Ms. Leighton – Do we get involved, legally? Ms. Clarke – Yes. Ms. Leighton – I would like Kathleen O'Donnell to be involved in this. Ms. Clarke – I will keep that in mind. Ms. Leighton – I have dealt so long with KPLaw; you can't talk to them; you must go through the Town Administrator. We can, however, talk directly to Kathleen. Ms. Clarke – I understand that. I did have a conversation with Tom about access to KP Law as I understood he might be leaving. Ms. Leighton – You still won't be able to talk to them. Ms. Clarke – I have come to know that Tom may be staying on. I will send this information over to Kathleen. Mr. Moore – There are a couple of things that we need to do. I believe that George should have to come in and present why this step is necessary. If there is a taking, it has to be taken from

someone. We've been told that it was friendly and almost a request from the owners to have George do a taking to clean everything up. George needs to provide a written letter from whomever he's taking it from. Ms. Clarke – Originally when he spoke to me about it; he presented it as he went ahead and bought this and now to clear title, it was going to be necessary to do this. I gathered from the documentation that that was not the case, but we definitely need clarification. Mr. Moore – “Eminent Domain” has a bad connotation. We need something that shows the owner of the properties as the requesters of the eminent domain taking. Ms. Leighton – I agree with Savery. I would ask that you pass that information on to Kathleen. Through her experience she may have suggestions. Ms. Clarke – I have the documents; I will send them to Kathleen. I also gave them to Tom. Our next meeting will be on the 17th. I will extend an invitation to Rte. 44/George. Ms. Leighton – When initially speaking with Kathleen, she did say that she would come in person for the first meeting to introduce herself. After that, we could Zoom.

Ms. Clarke – I also spoke with Tom re: our role in the project as it moves forward. Tom would like to come into our next meeting to go over that. I also want to request a meeting with the Planning Board. Mr. Moore – I spoke to Owen last Wednesday. They are not ready for the next steps yet. They don't know yet. Ms. Leighton – Are they tentative because they are waiting for the AG approval on their articles? Mr. Moore – I think that's part of it. Ms. Clarke – Mr. Bott told them that they consider zoning changes effective as of Town Meeting, unless they hear otherwise. Unless, however, the Planning Board sees it differently; that would be in their purview. Hillwood is reticent that the Planning Board is concerned with details of that. Mr. Moore – It's a very expensive undertaking. Ms. Clarke – When they present, they don't want to present and be delayed. They are concerned that there is a chance that a Planning Board member may raise the question that these aren't in effect until the AG says they are. Ms. Leighton – There were so many modifications, appendix G, various colors of blue, etc. How is the AG going to look at that? Ms. Clarke – Changes were made up until the day it was posted. Ms. Leighton – Mr. Corbo's copy was black and white. I hope, whoever prepared it sent it to the AG in color. Mr. Moore – I am sure that the AG will receive it as presented, in color. They should also get a phone number if there is a question. The only confusion to some people was a section that had been deleted and then put back. Ms. Leighton – Savery saved the day with your matrix. Mr. Clarke kept things on track as well. Ms. Leighton – The preliminary meetings and the website was educating the people. I would like to see, on our website, clips of each of those 8 articles and each of the votes. I want people to memorialize what went on at that meeting. Mr. Moore – It's public domain. Ms. Clarke – If you want to call Rich to see if he can do it, you can.

6:00 PM - Mr. Noblett arrived

Mr. Moore – Tom will be coming to our next meeting? Ms. Clarke – Yes. Also, during the week of the 16th, he and I will be going through the RDA drawer in Planning & Development. Ms. Leighton – There are also other files that Jill collected that are in with the Checkbook. Ms. Clarke – I want to reach out to Connie Shea to have a brief discussion put on the agenda. Ms. Leighton – Will this be a joint meeting? Ms. Clarke – No, there will be no votes, just discussion as to how we are moving forward. Ms. Leighton – In a past meeting, with Marlene and Will Sinclair as the Chair, I raised the question as to what type of buildings were going to go there. Marlene openly said that it was very important during the next phase we work very closely with the Planning Board. We should make sure that Hillwood has representation. Ms. Clarke – The way I see it, a representative from this Board will attend all Planning Board Meetings that involve Hillwood. Mr. Moore – Tom and Sharon will talk about responsibilities. We have a certain amount of responsibility here. Ms. Leighton – We have worked very hard to this point. Technology has changed since this all began in 2015. We just want to make sure it's right and to be proud of the project. Mr. Moore – The building will be determined by the tenant. I think Hillwood is a little reticent to go out and knock-on doors until the AG says yes. Ms. Clarke – Yes, until the AG says yes, then they can come start doing a formal Site Plan Review to the Planning Board. I also think there is a special permit they needed from the DEP/State. Mr. Moore – Yes, there was something to do with general environmental. They can't develop a Site Plan Review until they have a tenant. They are going to build to suit. Ms. Leighton – So what has been show exterior will be the building they plan on presenting? Mr. Moore – That is a rendering of what they expect it to look something like. Different companies have different needs.

90 Forest Street:

Ms. Leighton – May 10 at the PB meeting. I spoke with Dan today and he is prepared and ready to go. He also presented to the BOH (Kevin), the septic. He can't use the existing well due to the where he wants to put the building. He will be bringing his site engineer to answer any questions. Ms. Clarke – At that meeting, I'd like to have a breakdown of the monies that will be returned to the Town. Ms. Leighton distributed a copy of the breakdown to the Board. Ms. Clarke provided information on this property to Mr. Noblett to bring him up to date.

Ms. Leighton reviewed the financial breakdown/history of the property with the members. This is an estimate as we don't have the bill from Kathleen yet. Ms. Clarke – What about the items in red? Ms. Leighton – Yes, you're right. I will recalculate and have it ready for the Planning Board meeting. Mr. Noblett – So all the red except for back taxes will be paid? Ms. Clarke – The smaller number is what we have already paid. Mr. Noblett – After the closing, we will pay the back taxes? Ms. Clarke – Yes, we give the money for the back taxes, we get 10% and reimbursement for all the expenses. The remainder goes back to the Town through the Select Board. Ms. Clarke – That is going to be on 5/10/22. We also need to make sure the Planning Board is aware that the variance expires on 6/30/22. He has to have his approvals in hand to act on the variance. Ms. Leighton – Yes, he needs all permits by 6/16/22.

Discussion of website maintenance and use:

Mr. Moore – Paul and I will get together and talk about that. We are going to keep the website going. It will not be as spontaneous; it will be more about maintenance and mirroring what the Town Meeting calendar says and the Carver Website. We should publicize, probably on the landing page, when the next meeting is. Ms. Clarke – Are we still going to have the “ask a question” feature? Mr. Moore – I think we still keep that. We do have to make sure that Paul has everything he needs from Courtney. We will have to discuss it and determine what is appropriate compensation for that. There will not be nearly as much maintenance and time involved. That may change as we get into the permitting process.

Mr. Kelly – One of the initial discussions you had is that you were looking to have this set so that other projects, like Montello Street, could be added as well. Ms. Leighton – Isn't Montello Street already there? Mr. Moore – Yes, there is a page for Montello Street. The quick answer is Yes, but we need other things to put on there. What comes across the table will determine the future. This project is a two-year project anyway. This will at least continue until there is a ribbon cutting. Ms. Leighton – Mr. Kelly, myself and Rich from Area 58 need to get together to talk about adding video from the Town Meeting.

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

Ms. Clarke – All of you received an email from Cara Dahill regarding Mr. Belbin's Freedom of Information request. He would like our emails relating to our discussions with Sean Clancey for our presentation at Town Meeting. I checked with Stephen Cole and he had nothing. Mr. Moore – It was a single thread. Ms. Clarke – I have until May 13 to submit everything. It might have something to do with his presentation not being shown.

Meeting Minutes – 4/5/22 and 4/20/22:

*Motion to approve the minutes from April 5, 2022, as written: Mr. Moore
Second: Ms. Leighton*

Discussion:

Approved: 4-0-1 (Mr. Noblett)

*Motion to approve the minutes from April 20, 2022, as written: Mr. Moore
Second: Mr. Meagher*

Discussion:

Approved: 3-0-2 (Ms. Leighton and Mr. Noblett)

Treasurers Report:

Mr. Meagher – I sent, to everyone, an account balance today. I received the last bill from Stephen Cole but asked him to resubmit it in a different format. We have \$6,800 left in Hillwood. His bill is \$10,050. It is his final bill. I would like to take some out of the Money Market account. After reimbursement, I will put it back in. The paper trail will be clear and Stephen will get his check right away.

I will also put in for another reimbursement request with Hillwood. Mr. Moore – We should also come up with a number for reimbursement at our next meeting. We need to make sure we have enough for Paul. Mr. Meagher – There will be a replenishment and then we will have plenty left to last for a while. Mr. Meagher explained to Mr. Noblett the process of Consultant reimbursement from Hillwood.

Ms. Leighton – Pat, do you have Roger’s email address? Mr. Meagher – I have it. Also, please remove my name from “submitted by”. The YTD interest also dropped off.

Members Comments:

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

Next Meeting:

Our next meeting is scheduled for May 17, 2022 at **6:00 PM, Room 4**. We will also be on Zoom so that we can accommodate Mr. Moore.

Adjournment:

Motion to adjourn at 6:43 PM: Ms. Leighton

Second: Mr. Moore

Approved: Unanimous (5-0)