



**Meeting Minutes for September 7, 2021 at 6:00 PM, Carver Town Hall, Room 1.**

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

Attendees: Sharon Clarke, Chairman; Savery Moore, Member; Patrick Meagher, Member; Paul Kostas, Member

Also in attendance: Jim Walsh, Town Planner

Absent: Johanna Leighton, Acting Treasurer

Meeting opened by Ms. Clarke at 6:00 PM

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**Urban Renewal Project, Discussion and possible vote:**

Ms. Clarke – There was a balloon test today. They put up balloons at the corners of the building and used them for renderings and site lines. They plan a public one, with balloon test so you can see layout and height. They will also have the renderings. This will be a little later in the fall. I was there as well as Savery. We were able to get a good idea as to the size. Mr. Moore – It gave me an understanding of the scale of the project. Ms. Clarke – They do think they will be able to make pretty accurate renderings; they drove around in all sections to take pictures of the balloons. They had some pretty detail maps; which will give better renderings. At the last meeting there were some good renderings but the camera didn't pick it up. Mr. Walsh – PA Landers was awarded the road reconstruction from Montello. The overall amount came in under the grant budget so we are all set there. PA Landers has been notified. Mr. Moore – It was mentioned that they hope to have it finished by June 2022? Mr. Walsh – Yes complete date is June 15. Ms. Clarke – How many bids? Mr. Walsh – Six in total. Ms. Clarke – I think we have finally completed an agreement with the Town. Mr. Walsh – Yes, Johanna was working on that and she wanted me to share it with the group. Ms. Clarke – I think that Hillwood was waiting to see when that was approved. This is the agreement between RDA and Hillwood to hire our own Consultant to help us navigate this. The agreement is that they will pay for a consultant of our choosing. It has been vetted by Johanna; I have read it.

*Motion to accept agreement: Mr. Moore*

*Second: Mr. Kostas*

*Approved: Unanimous (4-0)*

Mr. Walsh – This morning, we talked about the agreement, educational website and Mr. Kelly will assist with getting it posted. A consultant can search for misinformation disseminated on social media. We are waiting on an update for fiscal analysis from Hillwood. Mr. Meagher – We met with their consultant, Judy. We, to this point, have not heard back from her with the analysis. There will most likely be one more analysis before it is final. Ms. Clarke – Should we send an email? Mr. Walsh – Rick was going to reach out. The fire department had a meeting with Hillwood and showed some videos which they felt was very effective. Mr. Moore – Chief mentioned that he is not happy with the amount of water available. The video this morning showed Hillwood where suppression systems fail. He also showed the subsequent needs to fight the fire. The Seamass fire required 3 million gallons of water to fight; the suppression system failed on that. I think it really opened Hillwood up to what Chief Weston has been saying.

Mr. Walsh – Rick sent the bylaw changes, for Town Meeting, to KPLaw last week for review. People are really concerned about meeting a fall Town Meeting date. It's looking more realistic to look at a Special Town Meeting. Ms. Clarke – I think that is more realistic. Mr. Moore – I don't know about a Special Town Meeting? Mr. Meagher – It will not be separate; the Special Town Meeting will occur within the regular Town Meeting.

Ms. Clarke - All Zoning considerations need to be run through council. Time is running short. Any further tweaks or suggestions are really short on time. It's a process, review by council, etc. Mr. Moore – Spring Meeting was brought up at the last meeting; Hillwood has an issue with their agreement with Rte. 44. They may need to move their P&S date. Ms. Clarke – We should be setting up public hearings by now; we are still in the vetting phase. The RDA can't back anything that we don't have every bit of information on. I don't think we can responsibly present this to the public without that. Mr. Kostas – We want people to make an informed decision. Mr. Moore – They won't know what they are building until they get the approvals they need. We need to get as much general information as we can for the Town Meeting. Ms. Clarke – We need at least the information for fire and safety. Carver is unlike a lot of towns; we have a volunteer fire department.

Mr. Walsh – At the meeting, this morning, another zoning change was suggested for “Green Business Park”, by right use. There are a number of different projects that can be approved out there if less than 45' in height. Mr. Moore – There was talk about making our zoning laws more restrictive. We would have to talk to legal on that. Mr. Kostas – Why do we want to change the bylaw? Mr. Moore – It would lessen the impact on public safety. Mr. Kostas – It's a lot to take on for little gain. Mr. Moore – Would we lose the grant for the road? Ms. Clarke – The developer put in \$800K into that as well. The current owner purchased 13+ properties based on current zoning. To make it more restrictive would maybe open us to a lawsuit. Mr. Kostas – There are many things that can be built but do they want to? Mr. Moore – If PA Landers is starting in two weeks, we need an answer prior to that. Ms. Clarke – No one from Hillwood is here tonight.

Audience –

Christine Joy – Was the balloon test based on 60' height? Mr. Moore – 65' from where the building base will be. You mentioned that the reconfiguration of Montello and Route 58 will be completed by June 15, 2022? Mr. Walsh – Yes. Ms. Joy – That's great. I did look at our street listing and wondered how many houses would be affected; there are about 75 homes. Ms. Clarke – Could you send me that list? Hillwood was driving around all the neighborhoods taking pictures when they floated the balloons. Ms. Joy – I will also send you the information on the Atlanta clerk decision.

Informational Website-

Mr. Moore – We have a page on the Town website that we want to set up an information kiosk, including FAQs. People can look at the FAQ area and get answers but also have a place to ask questions. Once answered, it can be added to the FAQ section of the website. We may be adding links that Hillwood provides and we may put public hearing notices on there. On the home page now, there is a tab to select for an update for the Police Station. We would move our page onto that. Mr. Kelly – Who manages that site? Mr. Moore – I don't think anyone other than Jim has access. Mr. Kelly – If we get a wish list, we can do that. Mr. Moore – We need it to be robust and at the forefront. Mr. Kelly – Is there a point person? Mr. Moore – I would be happy to be the point person. We want the public to be able to walk into Town Meeting with all the answers. We can give you Hillwood's point person as well. We have the Technical Review Account as well. Mr. Moore and Mr. Kelly will meet to discuss the next steps. Mr. Moore – We are open to any ideas that you may have.

Mr. Moore – Did anyone get a chance to look at the FAQs? There are questions that can't be answered yet and there are questions that this body can't answer. A couple of the questions may need a bit more of a simplified statement to begin with. Mr. Kostas will address that. Mr. Moore – Any additional questions, please let us know. At this point, the questions have been shared with Hillwood; they do not have the answers yet. Mr. Kostas – We should include information on the water tower as well. Mr. Moore – Yes, transparency with facts. Ms. Clarke – We will continue working on the FAQs and Savery will work with Paul on the website. Mr. Moore – A change to Johanna's notes on the name of the tab. It was decided that we will not name it Route 44 Project. We will name it the North Carver Project.

Mr. Moore – Jim, can you find out when the Green Business district was approved? Mr. Walsh will look into that. Mr. Moore – Do we need Hillwood to sign off on Technical Review Acct? Ms. Clarke – I think we are all set. Mr. Moore – When do we want to start interviewing for a consultant? Ms. Clarke- I can schedule that. Do we want to do that as a Board? All Members agreed. Ms. Clarke – Mac was waiting to hear that we approved the Consultant Agreement, I will let him know. They were waiting to send the first payment of \$20K. Mr. Moore – Let's get the names for the Consultant Applications first, find out how many and break it up into two meetings. Ms. Clarke – Each of you should put together a list of questions.

#### **90 Forest Street:**

Ms. Clarke – I am happy to report that the Deed and MOU have been recorded. The zoning variance was also recorded. I will send everyone the recording information. We now officially own 90 Forest Street. Thank you to all of you for your work on this, especially Johanna. Also, thank you to the Select Board and Elaine. We can now remove it from the agenda

**Bills Payable:**

Ms. Clarke - We have a bill from KPLaw for \$1129.50. Mr. Walsh – That is for working on the contract and also 90 Forest Street. Ms. Clarke - Johanna will be keeping track of 90 Forest Street expenses. Ms. Clarke – I will also send a copy of the receipt for the recording fees.

**Treasurer's Report:**

In her absence, Johanna provided Jim with a packet, including the treasurers report.

- Johanna noted that a deposit of \$5k was made to the Money Market Savings account, which is Jack Williams deposit check for 90 Forest Street.
- The “Agreement for Establishment Maintenance and Use of Review Fee Fund” was reviewed by the Board Members. It was approved by KP Law, Johanna and Hillwood. Board Members signed the document this evening and gave it to Mr. Walsh.
- Johanna noted that Elaine, through members of the Select Board, recommended that the website tab link be labeled Rte. 44 Project. The members of this Board prefer “North Carver Project” as Rte. 44 Development will not be part of the project in the near future, nor does it involve the actual Route 44.

The balances, in the following accounts, are as of August 31, 2021.

- Checking - \$ 482.09
  - Urban Renewal Plan Account - \$ 4,758.03
  - Savings Account - \$26,823.60 (\$5,000 deposit was made on 9/3/21)
- Savings interest YTD is \$ 1.89  
Urban Renewal interest YTD \$ .38

*Motion to accept the treasurers report for August 2021, as presented: Mr. Moore  
Second: Mr. Kostas*

Discussion:

*Approved: Unanimous (4-0)*

**Minutes – 8/3/2021 and 8/23/2021:**

**August 3, 2021**

*8/3/2021 Minutes have been tabled until next meeting*

**August 23, 2021**

*Motion to approve the minutes for August 23, 2021, as written: Mr. Kostas  
Second: Mr. Moore*

Discussion:

*Approved: Unanimous (4-0)*

**Members Comments:**

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

**Next Meeting:**

Our next two scheduled meetings are on September 22, 2021 and September 29, 2021 at 6:00 PM, Room - 4

**Adjournment:**

*Motion to adjourned at 7:09 PM Mr. Moore*

*Second: Mr. Kostas*

*Approved: Unanimous (4-0)*

Exhibits

A: Agenda

B: Treasurers Report