



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

The proceeding will be videotaped and rebroadcast by Area 58 TV. This meeting was also available through Zoom.

Attendees: Sharon Clarke, Chairman; Savery Moore, Member; Johanna Leighton, Acting Treasurer; Patrick Meagher, Member

Also in attendance: Jim Walsh

Absent: Paul Kostas, Member

Meeting opened by Ms. Clarke at 5:30 PM

Update on ongoing projects

1. Urban Renewal Plan –

Mr. Walsh – I will let Johanna and Savery give their update from the meeting with George and Bob. Ms. Leighton – We interacted well. It was about a 3 hour meeting. George was informative; they signed a P&S with Hillwood. Hillwood had to do due diligence after the 10 day period. He mentioned that they could buy a truck, zoning is important due to 65' issue. He mentioned that Andover is going to 105'. We discussed the road. I told him that John Woods and I visited the site and talked about financial issue specific to the Coles Road/culvert area. Available money is about \$18K but John thinks it would take about \$40K as resurfacing would go all the way to the end/Plympton. We also talked about PFAS – Mosquito Control – Savery can speak more to this. I also mentioned that the house by Borofsky property is still there. It's old and unkempt. I said that it would have to be taken down. George said he would pass it to Hillwood. I told him that I would have to report my concerns (fire, drugs, etc.) to the police. Ms. Clarke – Are you just referring to maintenance of that property? Ms. Leighton – No, it needs to be taken down and all debris needs to be removed. That is the only one left. Mr. Walsh – Just a point of clarification, at the time of the meeting, RTE. 44, was going to sign a P&S with Hillwood within 10 days of that meeting. Due diligence would be through the end of December. Mr. Moore – The original reason for the meeting was the monies set aside for earth removal to bring dirt in. George said he was told by Mr. Milanoski that he could use that money to pave Montello Street; we checked and found out that there was a process and he had to apply for those funds. When we asked George about this, he said that when this subject was first brought up, neither George nor Michael knew if it would be \$500K or \$200K in fees. They wanted to make sure that the money they put into this would go into the project down the road. The fact that it is less than \$20K makes it immaterial. Consequently, they have the engineering firm getting all the permitting from Conservation and Planning for the intersection where Montello will now meet Route 58. Between the state grant (\$3.2 Mill) and what RTE 44 put in (\$800K), there is \$4 Million available for that intersection and to pave Montello out towards Park Avenue, as far as the money goes. At that point they will probably come looking for what they need out of the \$18K paving fund. I wasn't sure they were going to pave out to the Plympton line. They weren't sure if there would be a gate there. I know they were trying to discourage travel on that road and the entrance where Park Ave is for trucks, will be reconfigured so that it is impossible to make a left hand turn coming out of Park to head north on Montello. I think the initial discussion has become inconsequential. Mr. Walsh – When I talked with John Woods, they had a \$18K allotment that would get them just so far. It was John's opinion that he would go and do the entire road from where the new intersection of Montello and route 58 project ended, up to the Plympton line. Mr. Moore – As Jim mentioned, the P&S would be signed within 10 days of the meeting so it should be done by now. We talked about the zoning by-law quite a bit. We told George

and Bob that they have one real shot of getting this passed at the Fall Town Meeting. They need more than just to appease the Chief. They need endorsement before the Town Meeting. I think they understood that. We talked about equipment needs. We felt it would be beneficial to meet with the fire Chief and return to our group here to discuss what we have learned. We need to compile a list of needs and wants for the Carver Fire Department. We talked about the truck a little bit but it was more than that; the safety of the building needs to be taken into account very seriously. George stated that he feels Hillwood would be doing one building at about 1.6 million sq. ft., with 65' height. We impressed upon George and Bob to let Hillwood know that to in order to push this project along, we need a very detailed plan as to what they want to do. We need to understand exactly what could happen as we move forward. George indicated that when the P&S was signed, Hillwood would be asked to partner in upcoming meetings. Eventually, George and Bob may step back entirely. Ms. Clarke – Is there a contact with Hillwood yet? Mr. Moore – Not really, there was a Northeast Regional Rep at the meeting who was indicated as the person in charge of the oversight on this. Ms. Clarke – I will send an email to George tomorrow to confirm the P&S and ask about a contact for Hillwood. Mr. Moore – Any information from the Town and Developer should come through the RDA. There should not be any independent conversations happening. We are essentially in charge of this and need to know what is going on. Mr. Meagher – Was there any talk about how many levels would be in the building? Mr. Moore – There was not any talk about that. The reason they are looking for the height is for the automated racking systems; they can stack pallets higher and higher. Based on that I don't think there will be any floor separation. It needs to be a large cavernous space.

Mr. Meagher – Paul and I met with the Police Chief over Zoom, last Friday. We couldn't tell him a lot about the building, staffing, etc.; we just don't know yet. The Chief doesn't believe he will need new equipment. Maybe one additional officer and another cruiser. I believe the building will be operational around the clock, 7 days a week. What will the travel pattern be, etc.? He talked about some concerns and liked it to the big Sysco building in Plympton. He has talked to the Police Chief in Plympton and there really isn't any big issues. We did talk about what would change if it was something like a hotel but it looks like it's not going to be that. He mentioned the need for training. This building is so unique and large that maybe they could use it for some training. From a police point of view, the types of things that may be a concern on a construction project are things like fencing for supplies (piping, etc.) as there is a potential for theft. This is a relatively isolated area. Without specifics, the discussion remained pretty general. We assured the Chief we would keep him informed. Paul may have some additional information. Ms. Clarke – Did he have any concerns about establishing private security and having it hardwired into the police station? Mr. Meagher – We touched briefly on that but until we know a little more that can't be answered. Mr. Moore – Any kind of a feeling on whether he thought this project was a good thing for Carver? Mr. Meagher – Yes, he does like the project and feels it will benefit the Town. Mr. Moore – A lot of these questions will not be answered until after they have a tenant. The fact that they are looking for this by-law change tells me they are looking for fewer employees.

Ms. Clarke – Savery and I met with the Fire Chief. He was very well prepared. We discussed the N. Andover project and I suggested he reach out to their fire Chief. He did reach out to him. There are so many variables, type of building, tenant, etc. He gave Savery and I a list that I will forward to you. He gave us so much information; we will meet with him again. Mr. Moore – He brought up things that we never thought of. Not only is the size of the building important, but also the number of trucks that are there. They are full of fuel. Are they going to need a fueling facility? Service facility? How many trucks will be there at any given time? Any other hazardous materials? Lithium ion batteries, refrigeration, etc. Ms. Clarke – He gave us so much to think about. He talked about an ariel truck and training. The Chief is doing his homework on this. N. Andover suggested that they hire a Fire Protection Engineer who would work solely for Carver but be paid for by Hillwood. Mr. Moore – He suggested the RDA get a Subject Matter expert to walk us through this process, at Hillwood's expense. The Chief talked about water and the water flow that is needed on a building that size. There isn't anywhere in Carver that has that kind of pressure. The developer would have to build a system that could handle that. Hillwood does a much larger sprinkler system that replaces the need for fire retardant paint but also requires more water. Ms. Clarke – Hillwood sent some staff from the N. Andover Fire Department and Reps to another facility in PA that was being built. The Chief feels this offer will be extending to him and he will take them up on that; I think one of us should go as well. Mr. Moore – The Andover Fire Chief was very impressed with Hillwood. They feel they are a good upstanding company. Any discussions we have moving forward regarding this one building cannot transfer to future buildings; those would need to be addressed individually. The Chief discussed that the developer would need to maintain any equipment that we need to purchase to make sure we can suppress fire at their facility. New tanks (more oxygen needed) would need to be purchased. They have a definite life time and will need to be

replaced. A recurring developer fee or a percentage of that tax money needs to be set aside for that purpose. There should be no additional burden on the tax payer. Ms. Clarke – He likened it to a capital fund to be used for that particular project, as we needed things. He mentioned that a building this size may require an additional water suppression truck. Right now we have 3 but that won't be sufficient to control a fire at this size of a building. Sharon mentioned wide access around the building. There would need to be a hydrant and pipe system outside as well as a sprinkler system inside. They would need a communication system inside that ties into the Fire Department. This would allow them to also communicate on site in an emergency. Ms. Clarke – These are all things the Chief will be looking for during the construction process. He's put a lot of thought into this; you will see that when you get his list.

Ms. Clarke - Savery and I discussed our next steps. After Town Meeting and election, we should start doing two meetings per month. We should also start researching consultants for us, which Jim would do. Mr. Moore - One of the things Johanna and I spoke to George and Bob about was to get this bylaw change on the Fall Town Meeting. This means the warrant article has to be written by the middle of September which is only five months away. Mr. Walsh – If the Town Meeting is in October, you will need the article written prior to September as you would need to advertise. The Planning Board Public Hearing would be September so you would advertise in July. Mr. Moore – Yes, what I meant by ready was to be ready to give to Elaine. Ms. Clarke – We talked about doing a joint meeting with the Planning Board. Mr. Moore – I think we wanted to digest everything thus far and come up with a list of things and find out what the Planning Board concerns are. At some point, bring Bob and George back with Hillwood. We need to know the things that are important to the Town; Hillwood may already be doing some of them. We can then work on the things we still need to negotiate. Ms. Leighton – Permitting is more than the Planning Board. Mr. Moore – The permits for building don't have to happen before the Town Meeting. We do need to have schematics, number of trucks, employees, etc. PFAS is a chemical that is found in mosquito sprays and many other things. They have identified three sources on the property. Two of them they can mitigate but the 3rd one is coming downstream from the dump on Plymouth street. That was a smaller percentage of the PFAS. On the two areas that they found it (old logs, big dig materials, etc.) They can identify and locate, put in a liner and cover that with an impervious dome of concrete. The water would shed away from the debris so the water wouldn't soak through it bringing the chemicals into the ground. After that, on top of the dome, they would put a paved parking lot which would give a 3rd layer to prevent water from reaching it. Ms. Leighton – George mentioned a special permit on the water overlay district. Mr. Moore – It requires approval from the Planning Board but he didn't feel like it would be a concern. We can discuss that with him. Mr. Walsh – April 27 we have a Planning Board meeting that has a few projects already. Did you want to do joint meeting on May 11? Ms. Clarke – Yes that would be good. Mr. Walsh – I will talk to Bruce. Also, the Planning Board works with Fuss & O'Neil which is an engineering consulting firm. That is paid for by fees from the Review and Inspections Account. Any development projects are required to submit a deposit; Fuss and O'Neil gives an estimate and bills against the money in this account. Before we get to the permitting stage, we may want to ask Hillwood for those funds so they can advise. We can also inquire with them if they know of any Fire Protection Engineering companies. Ms. Clarke – Jim, could you check and forward any names to the Chief? Mr. Moore – This is standard operating procedure? Mr. Walsh -Yes, it's in the statute; the Towns can collect fees for technical expertise on particular projects. Ms. Leighton – If the P&S is signed, Hillwood would then be the preferred developer. Would the URP then need to be changed? There would also have to be a change due to the 65' bylaw change. Ms. Clarke – I can look into that. Mr. Moore – That wouldn't happen (URP preferred developer change) until they close in December. Ms. Clarke – I can see if someone can come down and give us an overview. Mr. Moore – I think that until there is a decision on the zoning by-law change, the purchase is in flux. If it is approved in October, we could then get DHCD involved as it would then be pretty certain. Ms. Clarke – Everything hinges on the Town Meeting. Our job is to provide the best information to move forward with. I think we have enough information to decide where we go with that. We don't have to have every single thing done to present at the Town Meeting. Ms. Leighton – Who writes the warrant article? Ms. Clarke – That would be the Planning Board. Mr. Walsh – You may want legal counsel involved in this; maybe Kathleen O'Donnell? Mr. Moore – Let's wait until the P&S has been signed.

2. 90 Forest Street- Mr. Walsh – We only have members of the RDA on line right now. We have an offer that came in before 3/31/21. Ms. Leighton – The documents I received seem to pertain to a different area. Ms. Walsh – That pertains to the deed for that property. Ms. Clarke – There is some clean up that needs to be done.
3. Bills Payable –
Ms. Leighton – Nothing tonight

4. Anything New –
Nothing tonight

Treasurer's Report

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

- Checking - \$ 415.59
- Urban Renewal Plan Account - \$ 7,557.79
- Savings Account - \$29,322.43

Savings interest YTD is \$.72

Urban Renewal interest YTD \$.18

Motion to accept the treasurers report for March 2021, as presented: Mr. Moore

Second: Mr. Meagher

Approved: Roll Call Vote (Unanimous 4-0)

Minutes:

- March 9, 2021

Ms. Leighton – Under the first aii - \$1mil from the state... Who is Kevin? Mr. Walsh It should be 3.2 Mill and Kevin is Kevin Forgue. Ms. Leighton – Is it supervised through the Board of Health? Mr. Walsh – At one time, Mr. Milanoski asked Mr. Forgue who has an engineering background to do that. When Mr. LaFond came on, he brought that back to me. Ms. Leighton clarified that the minutes should include first/last name when noting an individual. Ms. Leighton – Tiffany, can you get a copy of the Treasurers Report from Deb? Tiffany – Yes, I will do that.

Motion to approve the minutes of March 9, 2021, as amended: Mr. Moore

Second: Mr. Meagher

Approved: Roll Call Vote – Unanimous (4-0)

Members Comments:

- Ms. Clarke – Thank you for participating in all of these extra meetings. It's a lot, I appreciate it.
- Ms. Leighton – When we do these meetings on Zoom, it makes it a lot easier for me. Ms. Clarke – Going forward, when reviewing plans, they may need to be in person but we will do what we can do to accommodate you Johanna. We will try to get future meetings in Meeting Room1.
- Mr. Moore –
- Mr. Kostas -
- Mr. Meagher –

Next Meeting:

Our next meeting is on April 28, 2021 at 5:30 PM, VIA Zoom

May 11 would be the joint meeting with the Planning Board –6:00 PM

Executive Session

G.L. c. 30A, §21(a)(6) if discussing the matter in open session with respect to offer to purchase Real Estate by Williams Bros Inc. of Marshfield (**Map 49 Lot 61 containing 40,787 Square feet of land more or less, owned by Town of Carver, known as 90 Forest St. Carver, Plymouth County, Ma.,** may have a detrimental effect on the bargaining position of the Redevelopment Authority if held in open session, and to reconvene in open session for purpose of adjournment. If the Redevelopment Authority does not reconvene on the Zoom format, the official minutes of this meeting will reflect the procedure to reconvene for the purpose of adjournment only.

Motion to go into Executive Session at 7:07 PM : Mr. Moore

Second: Mr. Meagher

Approved: Roll Call Vote – Unanimous (4-0)

Adjournment:

Return to General Session to adjourn only, at: No time recorded as I was unable to verify

Second:

Approved:

Exhibits

A: Agenda

B: Treasurers Report