



**Meeting Minutes for August 3, 2021 at 6:00 PM, Carver Town Hall, Room 4.**

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

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

Also in attendance: Jim Walsh, Town Planner; Chief Weston; Mark Russo, Plympton Selectman - Clerk; Christine Joy, Plympton Selectmen – Chair; Steve Coney, Plympton Resident

Absent:

Meeting opened by Ms. Clarke at 6:10 PM

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**Updates on Ongoing Projects –**

- Urban Renewal Project:

Ms. Clarke – We will be inviting the North Carver Water District and any others with interest to the next meeting on 8/23. She also noted that Hillwood would complete their due diligence process by August 20 and would be invited to the next meeting.

Mr. Moore – Will Hillwood be paying for the Consultant? We should talk to Mass Development about our options. Mr. Walsh noted that he received an email from Mac about meeting at Hillwood. Ms. Clarke suggested that discussion be tabled until it was finalized that Hillwood would be paying for Consultant.

Ms. Leighton – The developer gave up their right to control when they should move ahead. The control now lies with the RDA and the Town. Due to the size, scale and complexity of the project, the RDA anticipates it will receive assistance. Upon execution of the agreement, deposit will be due of approximately \$40,000. Has this been discussed? Ms. Clarke – It was discussed at \$20,000, no SOW yet. Ms. Leighton – That is low! Mr. Moore – It says that the RDA anticipates need for assistance but nowhere does it say they will pay for it. Ms. Clarke – Chief Weston, where are you at with agreements? Chief Weston – I have no knowledge of your agreement. I have been working with KP Law. Looking at \$20,000, if the Consultant submits bills to go over, needs approval of Town. In Andover, fire protection is at \$500K; we are at the early phase so \$20K should be okay for now. I feel we are protected by language in agreement. Money deposited today for the \$20K. Jensen and Hughes submitted a proposal/agreement. We asked for changes and we are waiting for it to come back. It would be pay as you go. There are two documents, one for technical fund and one for the contract. We went through three drafts. Ms. Leighton – I would like to meet with Rick LaFond and talk to KP Law, who did you work with? Chief Weston – It depends on the document. Ms. Clarke – I suggest you meet with Mr. LaFond and go through the documents. Ms. Leighton was in agreement. Mr. Moore – Hillwood said they would help pay for it, but later, George acted as if that was a foreign concept. We need Hillwood to confirm that they will pay for it. Ms. Clarke asked Jim Walsh if he had something to confirm that Hillwood would pay for the Consultant. Mr. Walsh – There was an email from Mac. Mr. Moore – We need to confirm that they will pay. Mr. Walsh – I will email Hillwood and ask for confirmation.

Ms. Leighton – I can call Rick about a meeting. Ms. Clarke – We have the Round Table at 8:30 tomorrow. Johanna, you are welcome to attend. Ms. Leighton – That's great but we really need to chew through the whole thing. Mr. Moore – Can we get on the email list to know when these are happening? We should all be there. Mr. Meagher – I sent that message.

Ms. Clarke - Jim, anything to add? Mr. Walsh – Johanna and I met at Kuelin property; it is zoned Commercial and will need to be rezoned as Green Business Park. Height restriction is based on Zoning District boundary, not property line. I talked to Jim Cransha and he agreed that the language is awkward. Ms. Leighton – I recommend that Bruce Maki get involved here; we are in the world of solar panels. I don't see anything here. Mr. Moore – That is a separate by-law. Ms. Leighton – I saw a footnote about the airport. They have a new runway now. They go to Halifax and Plympton. This is right where the building would go. No structure shall be erected that violates the height restriction unless approval is granted by the appropriate authority on behalf of the Plymouth Airport. They can take off by different directions now. Mr. Moore – Do we know how tall the Plympton tower is? It is almost directly in the flight path. Ms. Leighton – We need to cover our bases. Mr. Moore – 65' is 4+ stories. Mr. Walsh – I interpret the requirement as being from the zoning boundary. I spoke to Jim Cransha. Ms. Leighton – Didn't you have questions about that? Mr. Walsh – There language was about the setback boundary. The other is where water towers are permitted due to use, but there is the question of how tall it can be. Ms. Clarke – We need to meet again to review. Ms. Leighton – Jim pulled database of Route 44 house lots, many setbacks. They should combine 15-20 into one lot. Ms. Clarke – They will be combined into one deed. Ms. Leighton – But is it the right set back? When will it be combined? Ms. Clarke – When they convey to Hillwood. Ms. Leighton – That's optimistic; it might not be Hillwood; they should convey now. Look at all the properties on the map. I don't know why they haven't combined yet. Kuelin property needs to be rezoned; are there others? Mr. Walsh – I spoke with the engineer from Boehler Engineering. They need several permits, when Route 44 purchased properties, the permits went away. All of those items need to be researched. Ms. Leighton – I would like a firm date. Mr. Walsh – If Hillwood, I would say it needs to be conveyed before selling to us. Ms. Clarke – If they don't go to one plan, I don't see how they do it. Ms. Leighton – One small thing could mess it all up. Mr. Walsh – It is up to Hillwood to follow up, but we will add to list to ask them. Ms. Clarke – The Kuelin property probably wasn't on the initial plan when we created the Green Business Park.

Mr. Moore – Back to the water tower – They want to increase height language but it would need to be owned and operated by the Town. What is the intent? Mr. Walsh – They also have to include North Carver Water District. Mr. Moore – We need to understand ramifications of Town ownership. What are the responsibilities? Maintain? Paint? Mr. Walsh – I will add to the list of questions to ask.

Ms. Clarke – I haven't had a chance to read all of the zoning increases in packet so we will discuss another night. Ms. Leighton – Where is that? Mr. Moore – In the email from Mac. Ms. Clarke – How should we address? Meet with them? Do they appreciate our timeline? There seems to be a wait and see on Hillwood's due diligence. This is now due 8/20/2021 but we can't go on without answers to the questions, plus there are counter questions. Mr. Moore – They want six different increases, including, – 1. Building height 2. Water tower 3. Driveway width 4. Solar provisions, etc. Ms. Leighton – This might need to be an April meeting. Mr. Walsh – This needs to be done on the Towns schedule. Ms. Clarke – There isn't an appetite for lots of increases to appease one. We will need to limit to Green Business Park.

Ms. Clarke – Chief Weston, do you have anything to add? Chief Weston – I haven't heard from Hillwood in month; we will keep everyone posted. Meeting tomorrow to keep everyone on same page. Hiring fire protection engineer but nothing really to give them yet. Ms. Clarke – We need to ensure there aren't too many plans circulating; it is difficult to work with so many plans. Mr. Meagher – We need to remember these folks are not rookies; why are these things coming up at the eleventh hour? We don't have to make this work for them, they need to make it work for each other. We don't need to tell them what to do, some of this doesn't make any sense to me.

Ms. Clarke – Rick and I discussed the email from Mac about the Fiscal Impact Analysis and who should be involved. Some loose discussion about what this could mean to the Town. Any questions?

Christine Joy, Plympton Selectmen, Chairman – I am so happy to hear Johanna say you are in control. I was part of the process for the original plan. With all increased, will there be another environmental study or a MEPA done? Ms. Leighton – I asked about increases in structure, need to talk to DHCD and MEPA. I don't see anything on that. Ms. Joy – I liked the other project better. Would ask for a possible modification to plan. Can the parking pad be moved to interior? Could it be a horseshoe set up? Ms. Clarke – During the site walk, we talked about outreach to Plympton and abutters. Ms. Leighton – Part of due diligence should be asking if they made those

arrangements. Mr. Moore – We did talk about if MEPA Plan would need to be rethought. The zoning increases will impact building volume not footprint. Volume is about tech, not what can be stored. They need to go vertical to allow state of the art automation. That means less parking will be needed. Now it is all robotic tractors with vertical lifts. There is also a wetlands issue. Ms. Clarke – Kuelin property goes across Town line; they are under agreement but they would donate Plympton part back to Town.

Ms. Joy – With the reconfigured Montello Street, will it still have an awkward turn to avoid traffic impacting residents of Heather's Path/Montello Street? Mr. Moore – They talked about putting up a gate. Ms. Joy – We are happy to entertain a gate to prevent through traffic, with a key for Emergency Management, but the developer didn't like that idea. Ms. Leighton – I spoke with a Carver resident. Bob D was going to talk to George and figure out what to do for the two Carver residents. Mr. Moore – There will be a driveway and it looks like it will service the north side only. We also have questions about trucks on Route 58. MEPA study calls for trucks only east/west on Route 44; likely that was to be monitored by GPS. If they can't use Route 58, it should keep trucks off of Montello. Mr. Walsh confirmed that this was correct. Ms. Joy – There are other options; Copeland had three options to curb traffic on Montello. We could talk about those.

Steve Coney, Plympton Resident, Heather's Path – When Tractor Supply was built, trucks were not supposed to come in at certain times. People on other end of Montello were trying to sell and having trouble with just 1 or 2 trucks due to Tractor Supply. Quality of infrastructure has declined. Why can't they come off of Route 44 directly? Mr. Moore – The state will not allow exits that close together. Mr. Walsh – There are three separate parcels that separate the development from Route 44. We would need easements. Ms. Clarke – Unfortunately, it is not an option. Mr. Moore – MEPA Study said that traffic would be east/west. Conditions can be set. Those conditions can include enforcement required by building owner. Mr. Coney – How does that help residents of Heather's Pat? How can it be enforced? Mr. Moore – It can be a sliding scale of fines. Ms. Clarke – Traffic is probably the #1 concern. Mr. Moore – This only covers trucks; we need to also cover employee cars. Ms. Clarke – We will certainly keep posted at meetings. Mr. Russo, Plympton Superintendents, Clerk – Thank you for including us, we are also impacted and appreciate being kept apprised. Ms. Leighton – I went down Heather's Path, where would the biggest impact be? Ms. Joy – You will actually impact Marie Elaine Drive, Tobey Lane and Lemuel Cobb Road more than Heather's Path. Those streets are closer to the back site of the sand and gravel area. Ms. Joy showed the Board where they were located on the map.

Mr. Moore – There is obviously not a tenant yet. This plan is set based on potential tenants. If retail with seasonal flow, the plan covers busiest time of year. Ms. Joy – Worst case scenario for us.

Mr. Moore – We need to talk about public outreach. Ms. Clarke – Do we have any sense of cooperation there? Mr. Walsh – I haven't heard anything. Mr. Kostas – It's already happening and we don't even know it; news is there with no context. Mr. Moore – People need to come to Town Meeting with knowledge. We need two sections, what people vote on and what people need to also know. I have a few suggestions,

1. What does a "Yes" vote mean?
2. What is a "No" vote?
3. Can this be stopped with a "No" vote?

We should set this up on the webpage. Mr. Walsh – With a link on the front page? Mr. Moore – Yes, we could link to an FAQ page. Ms. Clarke – Who is our IT person? Ms. Leighton – It is a shared resource with the school. Mr. Walsh – There is a resource but it is a 12 hour / week job. Ms. Joy – You should have Hillwood pay for this. Ms. Clarke – Then they would want content. Mr. Moore – This has to be through Carver, not redirect to Hillwood and then plaster it all over Facebook. Ms. Clarke – The plan approved the tech review for the fire department funding. Ms. Leighton – It has to be soon. Ms. Clarke – Yes, but don't think we can count on cooperation yet. Ms. Leighton – Page is hard to navigate. I can talk to Rick. Mr. Russo – If this were out there, it would be great, perfect antidote for social media. Mr. Moore – We need this out there before the Town Meeting. Mr. Russo – You have a huge selling job. Mr. Moore – People believe a "No" vote can stop it; a "No" vote just pertains to the height and limits it to 40'. Mr. Walsh – We should look at an intern to help. Ms. Clarke – We should add a space for people to ask questions and then we need to monitor. Mr. Moore – We have lots of unanswered questions; those need to be answered for people to be able to decide. Ms. Leighton – How many Facebook pages are there for Carver? Mr. Moore – 3 or more, each with their own audience. Ms. Leighton – Can we draw questions from Facebook to the website? Mr. Moore – That would be ideal. Ms. Clarke – Lots to discuss tomorrow.

- 90 Forest Street, Update on MOU - Discussion and Possible Vote:

Ms. Leighton – I met with Rick; we brought in Katie. Ms. Clarke – Here is the signed deed. I need to record it so we need to sign it. Everyone but me tonight; I will sign in front of the notary. Ms. Leighton – Rick and I met with Katie. I explained how it was and I re-wrote #3. She asked how it turned out. We called it a settlement and we got 10% of expenses plus the MOU already said that. Look on the next page of what I handed out (paying attention to the redlines). I told Katie, in the past, that I could remember back to 2008 we sent \$365K back to the Town but there is a special fund according to Katie (referenced 1<sup>st</sup> page). Rick was supposed to look for the fund. Katie feels like the money should not go to the general fund. I would like to vote on the increases and if okay, go to Rick. Ms. Clarke – We would have to go to the Select Board. Ms. Leighton – I would like to vote on language, present to Rick and get meeting with the Select Board. Ms. Clarke – that shouldn't be an issue. Mr. Walsh – We still have the check from Jack W. Ms. Leighton – We should deposit that. I will ask Rick to confirm.

*Motion to accept MOU increases dated 8/3/2021: Mr. Moore  
Second: Mr. Meagher*

Discussion:

*Approved: Unanimous (5-0)*

- **Bills Payable:**

Ms. Leighton – I haven't yet brought this to the committee. We need to look at all checks for our projects, including URP. We have accumulated large bills from KP Law, adding up to \$6,771.51 and there will be more. Probably over \$7K. Hopefully, if we do this, we can avoid the issues. We should go back to building a treasury. Ms. Clarke – We need to go back to that mission. We can do good things with the money. Ms. Leighton – Mike Milanoski kept telling Bob Belbin “No” to proposed projects. Bob worked up many properties. Ms. Clarke – We could partner with someone who has the resources if we do not. Mr. Walsh – Someone like Neighborworks does a lot in Quincy. They might come down here. We could look at foreclosed properties for redevelopment. Ms. Clark – Johanna did great work with MOU. As long as Jack W is moving along, we should be good until December. Ms. Leighton – His target is before 12/31/21? Mr. Walsh – Yes, that is the date in the P&S. Ms. Leighton – What about the variance? Ms. Clarke – It is good. It is set with the land – it is for frontage. Ms. Leighton – Once something is on the property, it is good to go? Ms. Clarke – Yes, the variance runs with the land. Mr. Walsh – If Jack W. sells the property, the variance goes to the new owner. Ms. Clarke – It is not a Special Permit; that disappears. Ms. Leighton – We never had problems like this before; I told Rick that I would clarify with State A.G. about the powers of the RDA. Ms. Clarke – It is a matter of money; we don't have the money to develop single family homes to a duplex. We would have to rent it. We don't have the cash that other Towns do. In Plymouth you can buy them back and money goes back to affordable housing. Ms. Leighton – They bought these foreclosed homes? Ms. Clarke – In South Plymouth, there is a whole neighborhood of affordable homes.

Ms. Clarke – Any bills? Mr. Walsh – Some invoices from previous meeting from Susan Hannon. I also asked, twice, about Consultants and Community Outreach; no answer yet.

### **Treasurer's Report:**

Ms. Leighton reviewed the Treasurer's Report for July 2021.

*Motion to approve the July Treasure's Report, as written: Mr. Moore  
Second: Mr. Kostas  
Approved: Unanimous (5-0)*

### **Minutes:**

April 6, Executive Session

*Motion to approve the April 6, 2021 Executive Session Minutes, as written: Mr. Moore*

*Second: Ms. Leighton*

Discussion:

*Approved: Unanimous (5-0)*

June 24

*Motion to approve the June 24, 2021 Minutes, as written: Mr. Kostas*

*Second: Ms. Leighton*

Discussion:

*Approved: Unanimous (5-0)*

July 20 NO VOTE IN hand written MINUTES!

*Motion to approve the July 20, 2021 Minutes, as written:*

*Second:*

Discussion:

*Approved:*

**Members Comments:**

- Ms. Clarke –
- Ms. Leighton – We should include Bruce Maki in our URP discussions. Ms. Clarke – Does anyone want a separate meeting with Bruce?  
Ms. Leighton – I do. Ms. Clarke – Okay we can set up a meeting.
- Mr. Moore – We need Hillwood to come in and attend a meeting. Ms. Clarke – Their due diligence ends on 8/20/21; let's set the next meeting for 8/23/21.
- Mr. Meagher –
- Mr. Kostas

**Next Meeting:**

Our next scheduled meeting is on August 23, 2021 at 6:00 PM, Room - 4

**Adjournment:**

*Meeting was adjourned at 8:13 PM*

Exhibits

A: Agenda

B: Treasurers Report