



Meeting Minutes for November 2, 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; Patrick Meagher, Member; Paul Kostas, Member

Also in attendance: Paul Kelly

Absent: Johanna Leighton, Acting Treasurer

Meeting opened by Ms. Clarke at 6:10 PM

Update on ongoing projects:

- Route 44 Development Project – Discussion and possible vote(s) –
 - Update on Consultant Search –

Ms. Clarke – Plymouth Regional Economic Development Foundation, Mr. Stephen Cole is here tonight to present. Mr. Cole - I have a handout with a brief intro into The Foundation. Mr. Cole detailed his background and experience. In addition, Mr. Cole provided information on The Plymouth Foundation.

Ms. Clarke – With the Route 44 project, we have a preferred developer; Hillwood, based out of Texas. The goal is a distribution center. The Town of Carver does not own the land, we can only control the permit process. We will need some guidance and are looking for someone with broad knowledge. Your Urban renewal experience will be valuable.

Mr. Moore – Our main intention now is to bring some zoning changes, that they have asked for, to the Town Meeting in April. This could bring revenue as well as employment to the Town, as well as employees utilizing what the town has to offer. Our current zoning is 40 foot max height. The developer is looking to change Green Industrial zoning to 65 feet. They want 45 feet indoors, due to racking systems used in these types of buildings. Being a green district, they will need to add solar to the building which would also increase the building height. In addition to changes in parking lot structure, they are also looking for 40' parking lot lamps; we currently do 25'. We are looking for help in espousing the benefit(s) this will bring. Mr. Cole – Is the Board in agreement with the need for the height change. Mr. Moore – I believe everyone here is in agreement that this is needed. Mr. Cole – How many acres are ready right now? Mr. Moore – They are ready now. There is enough clean fill to move where it is needed. Ms. Clarke – I provided you with the latest plans, which include two buildings. Mr. Cole – We will have to get the Planning Board to endorse. Mr. Moore – I believe they will be the sponsor. Mr. Moore – The main areas of concern within the town are the safety factor with the Fire Department, including the building and parking areas, as well as the traffic concerns. Ms. Clarke – At the time that you left, there was discussion of eminent domain; all of the parcels ended up being purchased. Mr. Kostas – That really needs to get out to the public to make sure they know there was no taking with eminent domain. Mr. Moore – This area is lacking in the warehouse/distribution. Mr. Cole – We also have to be mindful of the Town's core values. What I am hearing, is largely administrative. Through a series of community meetings we can get a good feeling of where we stand. Mr. Cole – Timeline? Ms. Clarke – The Select Board is possibly setting that at their meeting tonight. We want the owner/developer to be aware of those dates. Mr. Kelly is working on the website to help distribute information. We are looking for organization and help in getting the word out and communicating with Hillwood. Mr. Cole – Is there an end user? Ms. Clarke – They haven't told us but there must be a short list. Mr. Moore – Everything is dependent on the height. Mr. Kostas – If it doesn't go to 65', then what? We need to figure that out and figure out a Plan B. Mr. Meagher – It is important to get more information from the developer; which we need assistance on. Mr. Cole - Reforestation and replacement of things taken is important. Incentives are not something I like to do. My understanding

is that I would need to work with the developer and community and perhaps be prepared for a Plan B. Ms. Clarke – We haven't received our Fiscal Impact Study yet and the Fire Chief is still not on board. Once we have our timeline set, the developer will at least have deadlines. A consultant could be the monitor of all those little pieces. Mr. Moore – Hillwood employs a local public relations firm. We are also working with Paul Kelly. He will be working with the Town to create a website that is linked to the Town website. It will contain all of the documentation that we have, as well as information from Hillwood and a robust FAQ section. This would provide a place where the residents can ask their own questions. If you come on board with us, a meeting with us and Hillwood's PR Firm and Paul Kelly would help to set the stage and help us get going. Mr. Cole – If we agree to work together, I will make some time to check out the site; I will reach out to the developer before heading out there. Mr. Moore – When do you think that technology industry avenue will be ready? Mr. Cole – There is a 10 year timeline (two years have passed). We can develop it in a start up phase faster in this area. Mr. Moore – Right now, they are working on a very high battery storage area in Carver. Mr. Cole – That would attract high end users. I look forward to hearing from you. Ms. Clarke – We will call a meeting to discuss your proposal and one other. We should be able to get back to you by the end of the week. Mr. Cole – Do you need three bids? Mr. Moore – No, we do not need to do three bids. Ms. Clarke – This consultant is funded by Hillwood. Mr. Cole – We do retain a couple of production companies. We could facilitate that. Ms. Clarke – We did have a couple of site walk for those on the Board that hadn't seen it yet. We are still working on getting site visits for the public. Mr. Cole – We could replicate the Council on Aging survey for this project.

- Update from Working Group Discussion –
Ms. Clarke – The Chief is working with his advisor and consultant. They are working together regarding water. Mr. Moore – The Chief seemed a little more optimistic this morning. Ms. Clarke – Still no Fiscal Impact Report yet. Mr. Moore – The Montello Street construction has not started yet. There was a supply issue (culvert). Rick said he expected some work to begin this / next week. Rick mentioned this morning that Judy was still looking for the debt service, although Rick said he had already sent that to her. We won't receive the report until after Hillwood reviews it. We also talked about the timeline and how important it will be to get that.
- Update from Paul Kelly on public outreach – No update tonight. Paul was here tonight to show Johanna what he has done thus far. We also need to provide payment to Paul. We will do both of these things next meeting as Johanna is not here tonight.
- Update from KPLaw review of Zoning by-Law proposals –

Ms. Clarke - We do not have the proposal yet.

- 90 Forest Street Status – Jack Williams has pulled out. We will be keeping the \$5K deposit. After Johanna reviewed the contract, she noted that clause 24 indicated that he couldn't assign without coming before us. He has since pulled out stating that he felt the variance was going to be problematic. We will let the P&S run out and wait until the new Planner is on Board. Mr. Moore – I thought there was a bid process? Ms. Clarke – We have to wait for a new Planner.

Update on Slocum-Gibbs Confirmatory Deed:

Ms. Clarke – It went to record.

Town of Carver Planner search:

Ms. Clarke - Bruce and I were given 5 resumes; the post closes on Friday. Bruce and I will meet and go over them to pick out the top two/three.

Treasurer's Report:

Nothing tonight.

Mr. Meagher – The \$25K check from Hillwood, has been deposited.

Minutes –

October 19

Motion to approve the minutes from 10/19/2021, as written: Mr. Moore

Second: Mr. Kostas

Discussion:

Approved: Unanimous (4-0)

Members Comments:

- Ms. Clarke –
- Mr. Moore – We should do an Executive Session meeting re: Stantek, etc. Mr. Meagher – If you discuss it in Executive Session, you have to vote in public session. Ms. Clarke – Any availability next week? We will not need to do this in Executive Session. We will meet in regular session on Tuesday (11/8/21 at 6:30 PM).
- Mr. Meagher –
- Mr. Kostas –
- Ms. Leighton -

Next Meeting:

Our next scheduled meeting is on November 16, 2021 at 6:00 PM, Room – 4

Adjournment:

Motion to adjourn at 7:41 PM: Mr. Meagher

Second: Mr. Moore

Approved: Unanimous (4-0)

Exhibits

A: Agenda