

Carver Redevelopment Authority  
Meeting Minutes for June 6, 2016

ACCEPTED  
JULY 18, 2016

Call to Order: The Carver Redevelopment Authority met on June 6, 2016, at the Carver Town Hall, Room #1, 108 Main Street, Carver, Massachusetts. The meeting was opened by Mr. William Sinclair at 7:01 p.m. This was a joint meeting with the Business Development Commission.

Members Present: William Sinclair, Chairman; Brian Abatiello, Vice Chairman; Johanna Leighton, Treasurer.

Absent: Charles Boulay

Also Present: Marlene McCollem, Planning Director; Stephen Romano, Chairman of Business Development Commission; Robert Wilson, Business Development Commission; Jacqueline Gingrich, Business Development Commission; Michael Milanoski, Town Administrator; Christine Champ, Recording Secretary

1. Further Discussion of the concept prepared for the Urban Renewal Plan; 127-acre parcel owned by Rt-44 Development, LLC; located off Montello Street in North Carver.

Chairman Sinclair welcomed all to the joint meeting with the Business Development Commission. After the pledge of allegiance, Chairman Sinclair asked for a moment of silence to honor the memory of Mr. Frank Muscato and his service to the Town. He also wished that all would keep the family in their prayers.

Chairman Sinclair said that the comments had been taken back and revisions had been looked into. He stated that the night's goal was to try and get the Board to move to the next level, coming up with a conceptual plan so they could put together a plan. Chairman Sinclair said the plan was due on June 17, 2016, for the Board. He felt it was essential that the Board move forward so they could do the work and said it would be better for the community.

Chairman Sinclair asked for comments from the Board regarding the information in front of them.

Ms. Leighton apologized that she had not been present for a few months so she was looking for an update on things. Chairman Sinclair welcomed her back. He then went over the outline of the plan, noting the conceptual going in and out had been tweaked. Chairman Sinclair said at the meeting after she left the owners were invited who gave input regarding types of buildings. He told Ms. Leighton the Board was not there yet and it would be better defined from the economic study and the draft of the plan, itself. Chairman Sinclair said at the last meeting there had been a lot of discussion regarding public access.

Chairman Sinclair asked Ms. McCollem if there was anything further.

Ms. McCollem added to the plan, the key sheet, and went through the most current thinking. She explained that the property known as the Whitworth property was landlocked. Ms. McCollem went over the plan with the current curve at Montello, then on to Park Avenue. She noted there is a sharp turn into the site, the curve and alignment not being ideal for truck traffic. She explained that the plans show a T instead of a curve. Ms. McCollem went on to say the curve was being taken out and Montello was being redesigned with a piece into the property and then a turn. She said there would be one point of access.

The second point of access that the Board had been talking about is the red box, figure 1. That shows the second roadway leading into the site, explained Ms. McCollem. The property owned by the Cole family and their access into their parcel was shown. She continued that there were two major alignments for ways to lead into the site. Ms. McCollem said, right now Montello is parallel to Route 58 and comes into the Silo Marketplace. The alignment of Montello was difficult to get them to intersect in a safe manner and this would realign. Going over the second page, Ms. McCollem continued, there was also lane work proposed for Route 58 northbound which included a de-acceleration lane. She said there were no proposals for signals presently but there was a lane where people could wait to make the turn.

Ms. McCollem said the site is an industrial subdivision, an internal subdivision leading to a cul de sac. Ms. McCollem said at this point, the major concern was how the public traffic gets to the site as safely as possible.

Chairman Sinclair asked Mr. Abatiello if he had any questions or comments. He replied he had nothing. Mr. Abatiello said he looked at the plan the previous evening and thought a lot had been done. Chairman Sinclair thanked Mr. Abatiello for his input.

Chairman Sinclair inquired of the Business Development Commission if they had anything. They had no comments. Ms. Gingrich said she was good with the plan.

Mr. Abatiello moved to get a consultant to move forward on the plan. Ms. Leighton seconded the motion. It was voted unanimously.

Moving on to bills payable, the public began to raise their voices, speaking over the meeting. The chairman used his gavel and asked all to let the meeting move forward..

## 2. Bills Payable.

1 bill - Christine Champ (\$75.00)

Chairman Sinclair motioned to pay the bill. Mr. Abatiello seconded the motion. It was voted unanimously to pay the bill for \$75.

## 3. Minutes: May 23, 2016.

There could not be a vote as Mr. Boulay was not in attendance.

4. Treasurer's report.

Ms. Leighton spoke of the deposits for May. She wanted more information on what that was and the chairman said he would get that for her. Ms. Leighton stated for checking, the amount was \$2,077.63; the savings deposit amount was \$33,483.31; the Carver Urban Renewal Plan amount was \$35,082.96. The interest paid was \$4.11 and on the savings side it was \$13.46. The first deposit of \$10,000 was money deposited for FXM Associates economic study, Chairman Sinclair told Ms. Leighton. There was an \$1,800 withdrawal transferred to cover the check to Maureen Hayes. Ms. Leighton inquired about the savings deposit from one of the loan programs, for 43 Jill Marie Drive. Also, Ms. Leighton was looking for the check number to Maureen Hayes. The number was 1203.

Chairman Sinclair asked if there were any questions. There were none.

Mr. Abatiello motioned to accept the Treasurer's Report. Ms. Leighton seconded the motion. It was voted unanimously to accept the Treasurer's Report as submitted.

Ms. Leighton noted she received correspondence from Ms. Donovan of Rockland Trust Company that Ms. Donovan would not be available for the evening's meeting. Ms. Leighton was looking to schedule Ms. Donovan for the next meeting of July 18, 2016. Chairman Sinclair proposed that Ms. Donovan be available for a different meeting, perhaps an agenda when urban renewal was not on. He suggested, maybe beyond the July 18th, but in July of 2016, depending on people's schedules.

7. Next Meeting: Monday July 18, 2016.

This date was good for the Board and the Business Development Commission. Chairman Sinclair noted there would be more of urban renewal and it would help FXM also with information for the Board.

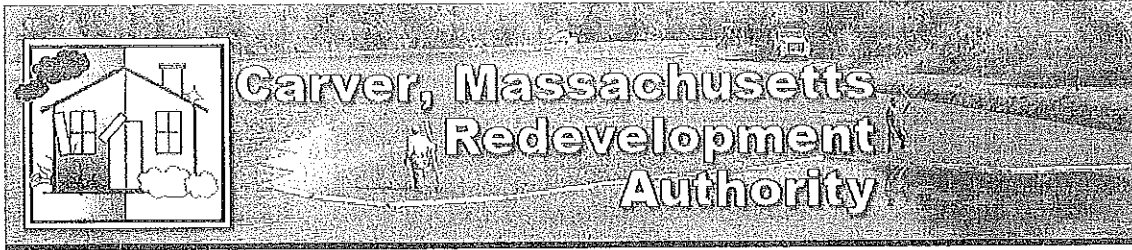
On a motion by Mr. Abatiello, seconded by Ms. Leighton, the meeting adjourned at 7:25 p.m.

**Exhibits:**

Exhibit A: Agenda

Exhibit B: Treasurer's Report





108 Main St, Carver, MA 23330

**PUBLIC MEETING NOTICE**  
POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A,  
SECTION 20B

**JOINT MEETING OF THE:**  
**CARVER REDEVELOPMENT AUTHORITY**  
**AND**  
**BUSINESS DEVELOPMENT COMMISSION**

**Monday, June 6, 2016**  
**7:00 pm**  
**Carver Town Hall Room #1**

**AGENDA**

1. Further revision of the concept prepared for the Urban Renewal Plan; 127-acre parcel owned by Rt-44 Development, LLC; located off Montello Street in North Carver.
2. Bills Payable
3. Minutes: May 23, 2016
4. Treasurer's Report
5. Next Meeting: Monday, July 18, 2016

# Potential Access Reconfiguration Urban Renewal Area Carver, Massachusetts

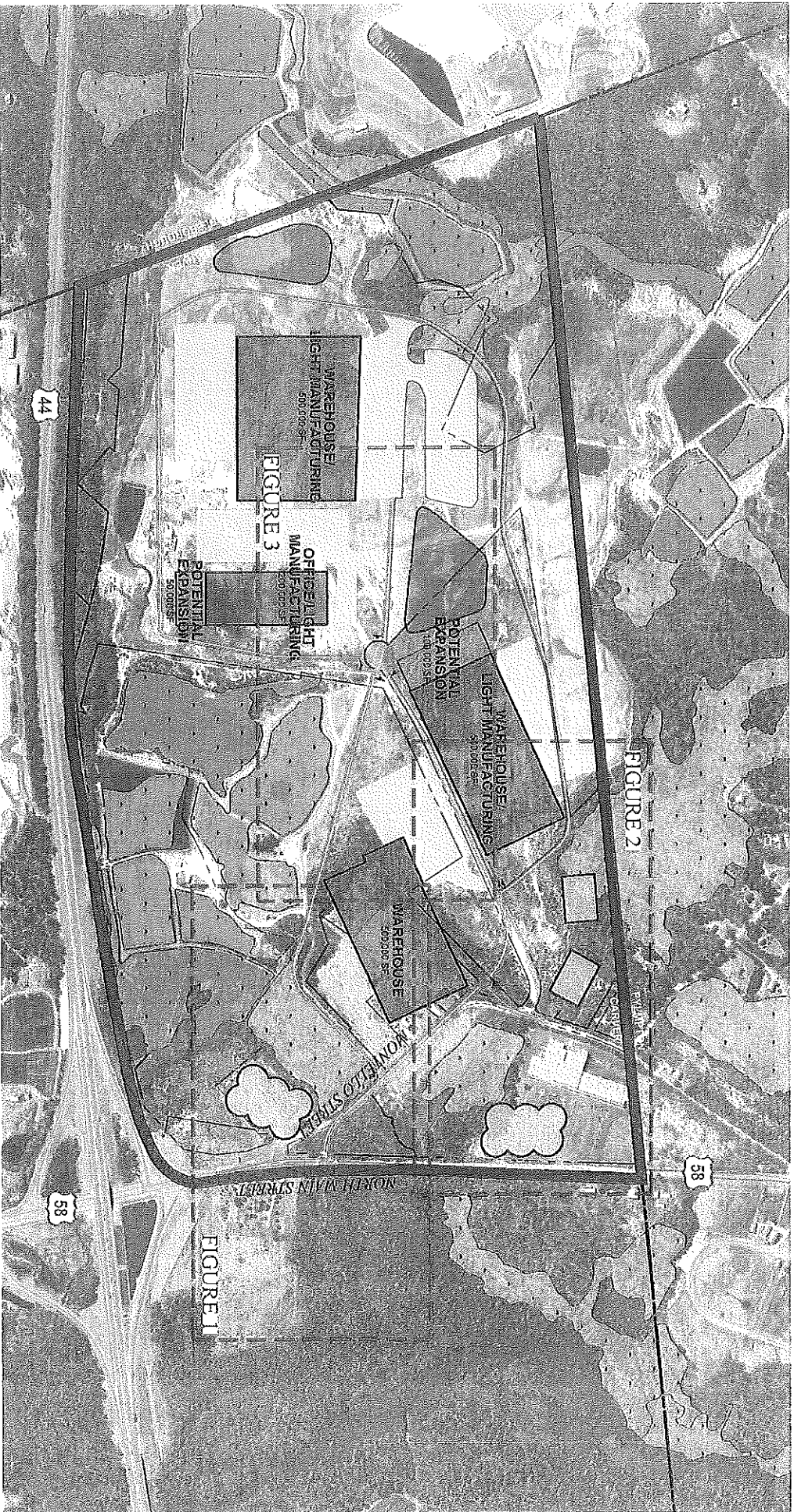
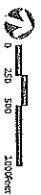
Prepared for: Route 44, LLC

Date: June 3, 2016

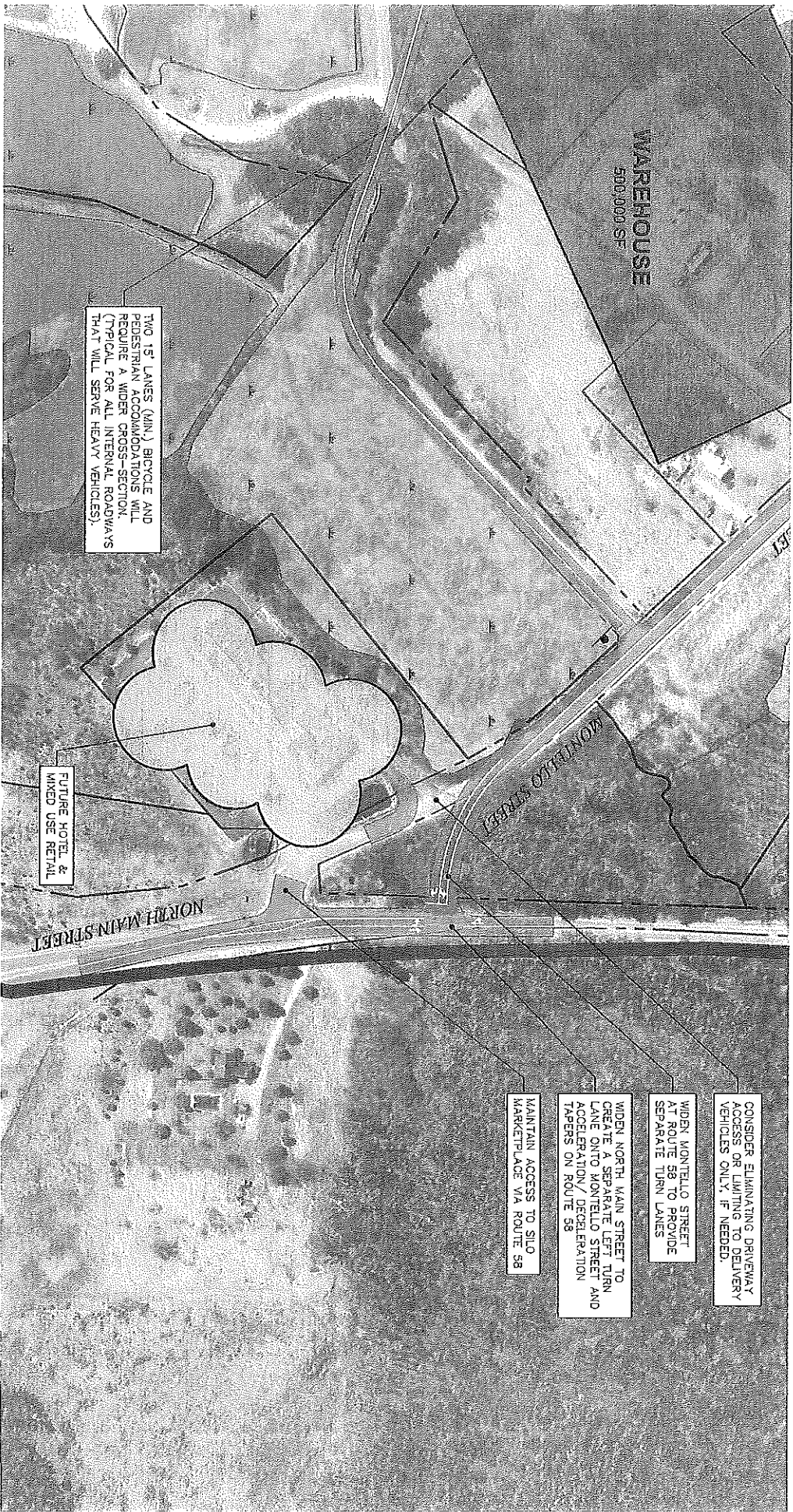
NOTE: THIS GRAPHIC DEPICTS A POTENTIAL ROADWAY NETWORK THAT COULD SERVICE THE ENTIRE URA, AND IS BASED ON A SIMILAR SKETCH PROVIDED BY THE CLIENT. DETAILED GROUND SURVEY AND ROADWAY DESIGN WILL BE NECESSARY TO DETERMINE THE EXACT LOCATIONS OF THE ROADWAYS AND THE PROPERTIES THAT MAY BE AFFECTED.

- Legend**
- EXTENT OF PROPOSED URBAN RENEWAL AREA
  - SITE PROPERTY LINE
  - ADJUTING PROPERTY LINE
  - WETLANDS
  - STORM BASIN

Figure 1 of 4 - Key Sheet





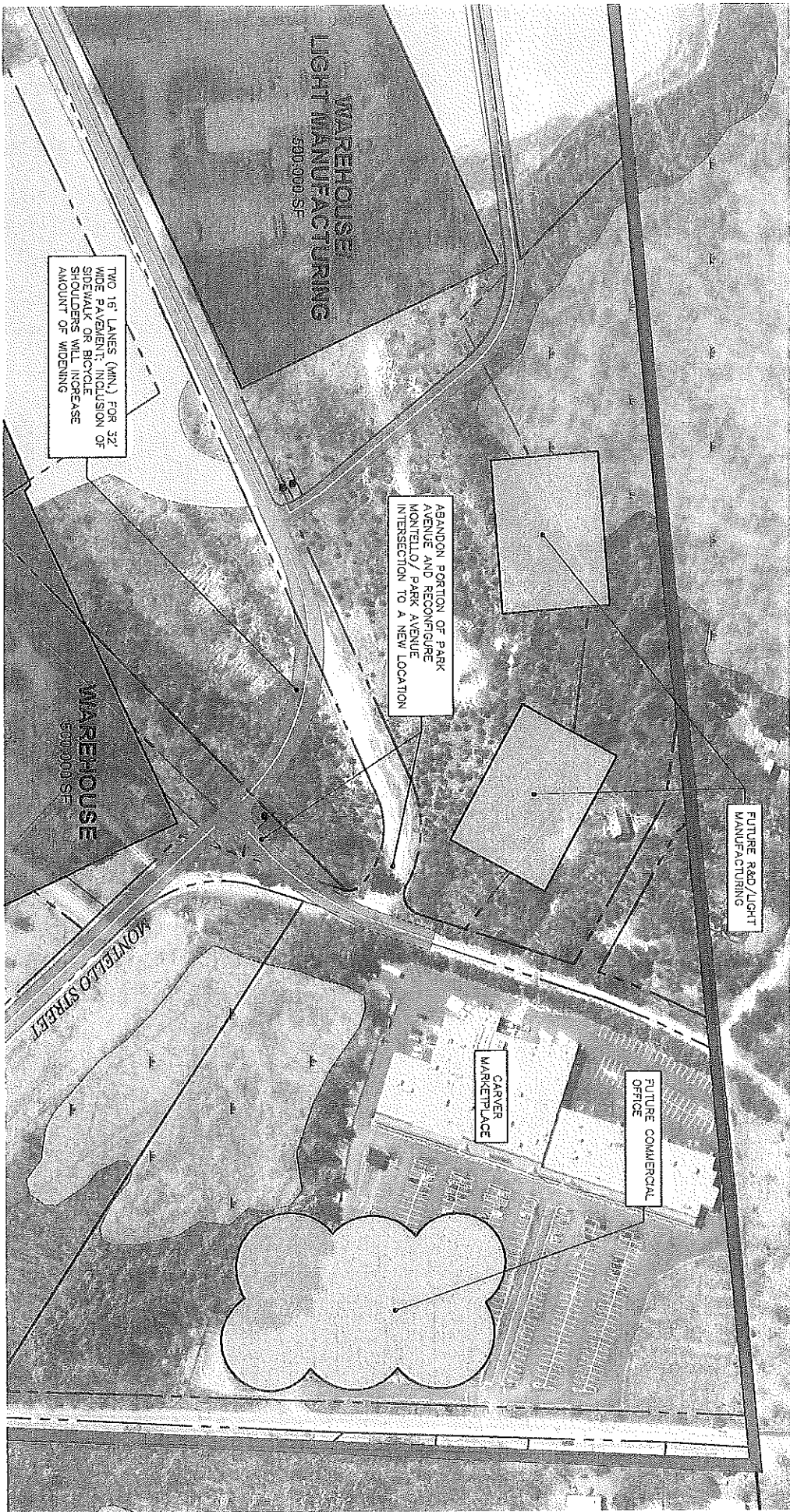


# Potential Access Reconfiguration Urban Renewal Area Carver, Massachusetts

NOTE: THIS GRAPHIC DEPICTS A POTENTIAL ROADWAY NETWORK THAT COULD SERVE THE RENEWAL AREA. IT IS BASED ON A SIMILAR SKETCH PROVIDED BY THE DESIGNER. THE DESIGNER DOES NOT GUARANTEE THE ACCURACY OF THE ROADWAYS AND THE PROPERTIES THAT MAY BE AFFECTED.

- Legend**
- EXTENT OF PROPOSED URBAN RENEWAL AREA
  - SITE PROPERTY LINE
  - ABUTTING PROPERTY LINE
  - WETLANDS
  - STORM BASIN

Figure 2 of 4



# Potential Access Reconfiguration Urban Renewal Area Carver, Massachusetts

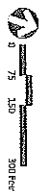
Prepared for: Route 44, LLC

Date: June 3, 2016

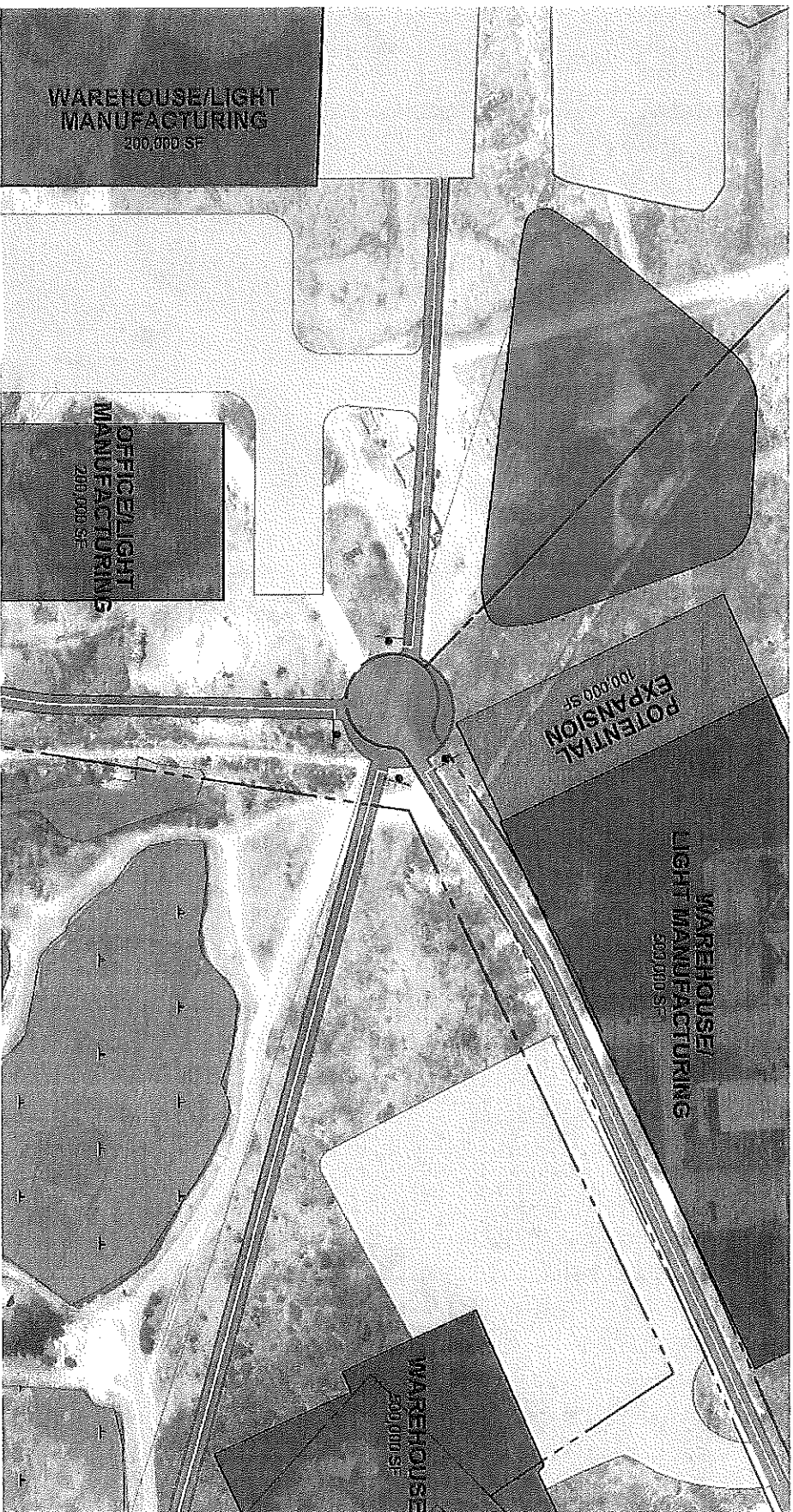
NOTE: THIS GRAPHIC DEPICTS A POTENTIAL ROADWAY NETWORK THAT COULD SERVICE THE ENTIRE URP AND IS BASED ON A SIMILAR SKETCH PROVIDED BY THE CLIENT. DETAILED GROUND SURVEY AND ROADWAY DESIGN WILL BE NECESSARY TO DETERMINE THE EXACT LOCATIONS OF THE ROADWAYS AND THE PROPERTIES THAT MAY BE AFFECTED.

- Legend**
- EXTENT OF PROPOSED URBAN RENEWAL AREA
  - SITE PROPERTY LINE
  - ABUTTING PROPERTY LINE
  - WETLANDS
  - STORM BASIN

Figure 3 of 4







# Potential Access Reconfiguration Urban Renewal Area Carver, Massachusetts

Prepared for: Zone 44, LLC  
Date: June 3, 2016

NOTE: THIS GRABNET/IMPACTS A POTENTIAL ROADWAY NETWORK THAT COULD  
SERVE THE INTERIOR AND IS BASED ON A SCHEMATIC DESIGN. A FINAL  
DESIGN WILL BE NECESSARY TO DETERMINE THE EXACT LOCATION OF  
THE ROADWAYS AND THE PROPERTIES THAT MAY BE AFFECTED.

**Legend**  
 ——— EXTENT OF PROPOSED URBAN RENEWAL AREA  
 ——— SITE PROPERTY LINE  
 - - - ABUTTING PROPERTY LINE  
 [Hatched Box] WETLANDS  
 [Stippled Box] STORM BASIN

Figure 4 of 4



Page 1