



Meeting Minutes for January 23, 2017; 7:00 PM, Carver Town Hall, Room 4

Attendees: William Sinclair, Chair; Johanna Leighton; Brian Abatiello; Charles Boulay

Also in attendance: Marlene McCollem, Planning and Community Development

The meeting was opened, by Mr. Sinclair, at 7:00 PM.

MA Environmental Policy Act (MEPA) application required as part of the North Carver Urban Renewal Plan submission to DHCD.

A copy of the Draft ENF Form was distributed to members of the board. Ms. McCollem – I want to try to explain this as best I can. Bruce Haskell from Langdon Environmental is also in the audience. MEPA is the Massachusetts Environmental Policy Act – They do a couple of different things as reflected in this document. This Board is applying for an expanded ENF. The other reports that you see are the EIR (Environmental Impact Reports). At this stage we don't know what the end development will be; if and when a specific project is proposed, the specific impacts tied to that project will go back to MEPA for an EIR. The Redevelopment Authority is submitting the Urban Renewal Plan to DHCD to have the Urban Renewal Plan approved. There is an automatic threshold that requires MEPA review. We have met with MEPA two times to make clear that we are expecting future development with this plan and that we are not trying to circumvent any review. In the mean time, we need to find the correct mechanism to have the Urban Renewal Plan submitted and approved to DHCD. At that time, relocation, demolition, etc. can happen. We are asking for a waiver for phase. 1. We are asking MEPA what we need to do to allow those plan actions to go forward. We are not talking about building. We are not talking about anything with significant environmental

impact. This is a requirement and needs to be attached to the Urban Renewal Plan and the Urban Renewal Plan gets attached to this. In order to apply for plan approval, you need to show that you have already applied to MEPA. We have to report to MEPA about all of their thresholds. MEPA's job is to lessen environmental impact. They have many different thresholds. We need to show how your plan fits into their thresholds. We are also noting future thresholds that we are expecting to come up in the future. This is the first step to get the plan approved. I don't need to go through page by page unless you want me to. There is not a lot of thresholds being crossed at this time. Ms. Leighton – I've read everything – I would like clarification on *Attachment C page 6 Project Narrative* – "In addition to allowing DHCD approval, an agency action, the Proponent requests that the following initial actions be allowed to proceed under the Phase I Waiver: Acquisition of the 13 privately-owned parcels and partial acquisition two privately owned parcels"

Are the two properties mentioned both the Webby properties and not the Tuscher Property?
Ms. McCollem Yes.

Ms. Leighton – Also, on *Page 6 Expanded ENF* – Urban Renewal Plan approval – phase 1 waiver To approve prior to completion of the MEPA process. Ms. McCollem - Nothing happens before DHCD approves the Urban Renewal Plan prior to completing the EIRs in the MEPA project. Mr. Haskell – 1. Phase 1 waiver record of decision – DHCD can move forward – 2. A certificate with all the impacts. This gets mailed to everyone and allows each recipient to express issues to be added to the scope of the next report. All the odds and ends will get worked out during the draft certificate process. Mr. Boulay –No Questions; Mr. Abatiello – No questions - Ms. McCollem If you vote to approve this, there will be an ad in the local paper and copies will be sent (agencies, neighboring towns, etc.) to widely broadcast that this process has begun. Mr. Sinclair – Are there any other concerns? Ms. McCollem – I just want to let you know when the plan will be submitted, along with this information. MEPA has windows, the next window closes Jan 31. I believe it's ready to go; we would like to submit to MEPA and DHCD no later than Jan 31 so we get your spot. We need the board to authorize Mr. Sinclair to sign on behalf of the board.

Motion to approve authorizing Mr. Sinclair to sign off on these forms as provided today: Ms. Leighton

Second: Mr. Boulay

Approved: Unanimous

Update on 94 Forest Street –

Mr. Sinclair – I would like to clarify some inaccurate information provided by the Carver Reporter. The Carver Reporter indicated that I was purchasing this property. I am not the purchaser of this property. As of today, the Carver Reporter has not retracted their statement.

There was a request that we reach out to Morse Engineering. I have reached out to them and have not received a return call. The deed plan and assessors card all have different sq. ft. The Town Administrator has asked the Board of Assessors to verify what they have on their card. Ms. Leighton – What will need to happen to make this right? Mr. Sinclair – Morse did the preliminary plan for us but there was no stamp. Morse needs to verify that it was done and provide us with a copy with the stamp. Williams property sold this property for a \$1. That deed was filed with a different square footage from what the town has. Morse does not file with the registry of deeds. We have to know what the actual square footage is. The P&S originally submitted has been withdrawn by the individual looking to purchase. This needs to be cleared up first. Right now we are waiting for Greg Morse to get back to us. My last call was Friday, Jan 20. They will provide a stamped copy or they need to resurvey. The town has not transferred the property to the RDA.

Bills Payable and Treasurer's Report –

The balances, in the following accounts, are as of December 31, 2016.

- Checking - \$ 504.19
- Urban Renewal Plan Account - \$ 15,912.59
- Savings Account - \$ 27,847.79

Savings interest YTD is \$31.70

Urban Renewal interest YTD is \$9.51

Bills Payable –

A. Hayes Development Services - \$7,125.00 (12/1-12/31)

B. Relocation Strategies - \$2,250.00

Mr. Sinclair - We will need to move \$ \$9375.00 into the checking account.

Ms. Leighton - is the extension included in \$7125? Mr. Sinclair, No, it is for December 1 – 31.

Ms. Leighton - After these invoices we will only have an account balance of \$2787.59.

Mr. Abatiello – we will only have \$2000 in Urban Renewal account? Ms. Leighton – Yes, including \$3750 extension for Hayes and Hayes. Mr. Sinclair – Yes this was discussed at the last meeting and including this amount and todays invoices, we are covered and will still have \$2787.59 in the account. In the event there is further costs, the preferred developer will add funds.

Motion to pay as submitted with movement of \$9,375.00 from Urban Renewal Plan account to the checking account to pay these two bills: Mr. Abatiello

Second: Ms. Leighton

Approved: Unanimous

Motion to pay Hayes Development Services \$7,125: Mr. Abatiello

Second: Mr. Boulay

Approved: Unanimous

Motion to pay Relocation Strategies, \$ 2,250.00: Mr. Abatiello

Second: Ms. Leighton

Approved: Unanimous

Motion to approve treasurer report as presented: Mr. Abatiello

Second: Mr. Boulay

Approved: Unanimous

Minutes: January 5, 2016

Minutes were reviewed.

Motion to approve meeting minutes from January 5, 2017 as recorded: Ms. Leighton

Second: Mr. Abatiello

Approved: Unanimous

Next Meeting: February 27, 2017

Motion to hold our next meeting on 2/27/17 at 7:00: Mr. Abatiello

Second: Mr. Boulay

Approved: Unanimous

Adjournment:

Motion was made to adjourn this meeting was made at 7:41 PM: Mr. Abatiello

Second: Ms. Leighton

Approved: Unanimous

Exhibits□

A: Agenda

B: Treasurer's Report