

approved
1/15/19



Meeting Minutes for December 18, 2018; 6:00 PM, Carver Town Hall, Room 3

This meeting was videotaped for cable cast area 58, channel 15.

Attendees: William Sinclair, Chairman; Bob Belbin; Johanna Leighton; Savery Moore (6:15PM); Sharon Clarke (6:16PM)

Also in attendance: Stephen Cole, Planning Director (6:20 PM); Michael Milanoski, Town Administrator (6:08 PM)

Absent:

Meeting opened by Mr. Sinclair at 6:00 PM

Mr. Sinclair – I want to open this meeting by wishing everyone a safe and happy holiday!

Forest Street Project:

Mr. Sinclair – This has been ongoing for a while. Ms. Leighton requested this to be on the agenda. We are looking for drawings etc. Ms. Leighton – I contacted Savery Moore and asked that he check with Century 21 (Brenda). Century 21 found the drawings; they are in Mr. Moore's possession. We need to know where we are at with the Assessors Office. Mr. Sinclair – At the last meeting the Planning Office was researching the exact address. Mr. Belbin – I have given that information to Mr. Cole who was going to move forward with the Assessors Office. Mr. Sinclair – Do we want to postpone for further discussion until the remaining members are here? They are currently in a meeting upstairs.

Motion to table this discussion until the remaining members are present: Mr. Belbin

Second: Ms. Leighton

Approved: Unanimous (3-0)

Return to discussion at 6:18 PM

Mr. Sinclair - We talked briefly on the maps provided; Mr. Moore, do you have them? Mr. Moore – Yes. Mr. Sinclair – We also need to discuss the process of putting it back on the market and the Central Registry. We are missing an assessed value on this property as well. Mr. Moore – I asked for the map and that is what I have. Ms. Leighton – The Chairman may have to go back to Morse. When it was done, the packet was much more informative, with parking lot spaces, etc. Mr.

Sinclair – I think that was a potential purchaser? Ms. Leighton reviewed the bill of \$2,100. Mr. Belbin – Everything you listed is on this map. Ms. Leighton – I remember parking, etc. Mr. Sinclair – I think that was Mr. Ellis' conceptual plan. Mr. Belbin – He did bring some drawing of what he wanted to put there; it wasn't Morse Engineering. Mr. Moore – This map was based on the Plymouth County Registry of Deeds; the records here don't match those dimensions. Ms. Leighton – So this is "shovel ready"? Mr. Belbin – It's ready for someone. Ms. Leighton – If this is right and the Assessor is wrong, why aren't they fixing it? Mr. Cole – I have a meeting with Assessors tomorrow; this is on the agenda. The Assessor just may not be informed yet. Ms. Leighton – How long will that take? Mr. Cole – I can't answer that. Mr. Sinclair – We are waiting for an assessed value. Ms. Leighton – Yes, but we need the numbers right first. Mr. Cole – I want to thank Mr. Belbin for his input/research provided on this.

Roberts Way – Discussion of Town Meeting Warrant Article:

Audience

Scott Chaharyn 11 Pine Way

Sheila Holmes 11 Pine Way

Mr. Belbin – There are two properties that we have been discussing. We've asked the Town Administrator about the TOPS Meeting to discuss the properties to move forward. There have been no TOPS Meetings held. We can't wait any longer, if the Board wants to ask for these properties at the Town Meeting. Mazzilli Way worked out very well. I would like to see this Board take some action as the Town Administrator or his office has not taken action. I would like to take a vote to add this to the Town Warrant. Mr. Sinclair – I sent a letter asking for a TOPS meeting and have not heard. I want to make sure that we follow the process; I can send a second letter. We are trying to work with the Town, not against it. I can send a follow up letter to the Town Administrator. I don't want to miss any steps in the process. I think we should write another letter to find out where we stand. Mr. Belbin – The only issue with that is that Town Meeting is coming up. Mr. Sinclair – I don't know when the deadline is. Mr. Belbin – I think they would allow it. Mr. Milanoski – The Town Meeting warrant for articles closed on Dec 6. The Finance Committee has had multiple meetings in preparation of doing a TOPS Meeting. Until that process is completed, we can't have the TOPS Meeting. Nothing has been ignored; it's a process that is ongoing. The intention is to have a TOPS meeting in the near future. When that meeting takes place, the Chairman of this Board will be invited. After further disagreement between Mr. Belbin and Mr. Milanoski, the Chairman indicated that the meeting would be closed if civility was not returned. Mr. Belbin – I've requested/looked at the information on these properties. I requested and received information and went through it all, within about 10 days; why the delay? Mr. Sinclair – They don't just have this one thing to look at and there has been some staff changes. Mr. Belbin – The Selectmen can open up the warrant. Mr. Sinclair – We need to follow process. Mr. Milanoski – We have a goal of January for a TOPS Meeting. The Board members requested to receive notification when that happens. Mr. Belbin – If you want to send another letter, that's fine. Ms. Leighton – Yes, that's fine with a goal of January!

Motion that a letter be sent to the Town Administrator Office re: ROBERTS Way and TOPS Meeting: Mr. Belbin

Second: Ms. Leighton

Approved: Unanimous (3-0)

Chairman Update:

- URP – I have no updates on this. Mr. Cole – I received, last week, a report on soil samples; the dirt is clean and accepted. I have no updates on the MEPA and EIR status. Mr. Sinclair – After our site visit, I wanted them to come before the Board to talk about the MEPA process. I would like to know where they are at in the process, before scheduling as it will be the only thing on the agenda. Mr. Belbin – There were some concerns about speed on that road; I did do an observation (not a lengthy duration) and the truck drivers were nothing but professional during my observation.

Treasurer's Report/Bills Payable:

The balances, in the following accounts, are as of **November 2018**.

- Checking - \$ 679.19
- Urban Renewal Plan Account - \$ 3015.01
- Savings Account - \$25,173.18

Savings interest YTD is \$ 63.27

Urban Renewal interest YTD \$0.92

Motion to approve the October Treasures Report as written: Mr. Belbin

Second: Mr. Moore

Approved: Unanimous (5-0)

Members Comments:

- Ms. Leighton – Mr. Belbin – Selectmen's meeting on the Police Department - Was there any resolve on the records requests. Mr. Sinclair – Do this have to do with the RDA? Mr. Belbin – Yes, I was asking for information for this Board. I was asked to have a private meeting; which has not taken place. Mr. Sinclair – Were you able to get the information? Yes. Ms. Leighton – Has it been resolved? Mr. Belbin – No it has not. I requested a copy of the letter that was posted at all departments, to put all of my requests in writing. Mr. Milanoski – There is no requirement that he has to put anything in writing.
- Mr. Moore – I would like to be updated by the developer when we have more information. I would like to know where we stand.
- Ms. Clarke – Did I miss anything on Robert's Way? Mr. Sinclair – We voted to send a second letter to the Town Administrator for a TOPS meeting in January.

Minutes:

November 13, 2018–

Carver Redevelopment Authority 12/18/18

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Discussion – Ms. Leighton - On exhibits – add Webby property map.

Motion to approve minutes for November 13, 2018, as written: Mr. Belbin

Second: Ms. Leighton

Approved: (5-0)

Next Meeting:

Motion to have the next Redevelopment Meeting on January 15, 2019 at 6:00 PM: Mr. Belbin

Second: Mr. Moore

Approved: Unanimous (5-0)

Adjournment:

Motion was made to adjourn this meeting at 6:37 PM: Mr. Belbin

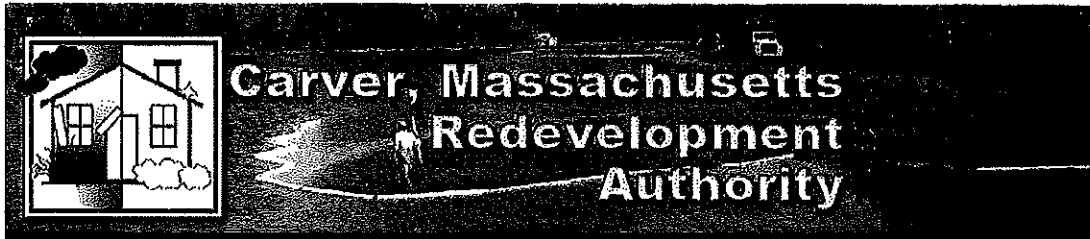
Second: Ms. Leighton

Approved: Unanimous (5-0)

Exhibits□

A: Agenda

B: Treasurers Report



108 Main St, Carver, MA 02330

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

CARVER REDEVELOPMENT AUTHORITY

Tuesday December 18, 2018
6:00 pm
Carver Town Hall Room #3

AGENDA

1. Forest St. Project
2. Roberts Way-Discussion of Town Meeting Warrant Article
3. Chairman Update:
 - URP
4. Treasurer's Report/Bills Payable
5. Members Comments
 - Minutes: November 13, 2018
 - Next meeting



Treasurer's Report - November 2018

Post Date	Check Number	Description	Checking Account	Savings Account	Principal Loan Account	Interest Loan Account	Carver Urban Renewal Plan Account
Balance 12/31/2017			\$ 1,679.19	\$ 25,109.91			\$ 3,614.09
1/11/2018	1229	Susan Hannon - Minutes/Secdy	(75.00)				
1/31/2018		Interest on MM		2.34			
1/31/2018		Interest on CURplan					0.09
Balance 1/31/2018			\$ 1,604.19	\$ 25,112.25	\$ -	\$ -	\$ 3,614.18
2/14/2018							
2/14/2018	1230	Susan Hannon - Minutes/Secdy	(75.00)				
2/28/2018	1231	Susan Hannon - Minutes/Secdy	(75.00)				
2/28/2018		Interest on MM		4.82			
2/28/2018		Interest on CURplan					0.08
Balance 2/28/2018			\$ 1,454.19	\$ 25,117.07	\$ -	\$ -	\$ 3,614.26
3/23/2018	1232	Susan Hannon - Minutes/Secdy	(75.00)				
3/30/2018		Interest on MM		5.68			
3/30/2018		Interest on CURplan					0.09
Balance 3/31/2018			\$ 1,379.19	\$ 25,122.75	\$ -	\$ -	\$ 3,614.35
4/19/2018	1234	Valerie Donovan	(325.00)				
4/30/2018		Interest on MM		6.19			
4/30/2018		Interest on CURplan					0.09
Balance 4/30/2018			\$ 1,054.19	\$ 25,128.94	\$ -	\$ -	\$ 3,614.44
5/24/2018	1233	Susan Hannon - Minutes/Secdy	(75.00)				
5/31/2018		Interest on MM		6.40			
5/31/2018		Interest on CURplan					0.09
Balance 5/31/2018			\$ 979.19	\$ 25,135.34	\$ -	\$ -	\$ 3,614.53
6/29/2018	1235	Susan Hannon - Minutes/Secdy	(75.00)				
6/29/2018		Interest on MM		6.20			
6/29/2018		Interest on CURplan					0.09
Balance 6/30/2018			\$ 904.19	\$ 25,141.54	\$ -	\$ -	\$ 3,614.62
7/19/2018		Transfer to Ckrg - Comprhnsive Environ					(600.00)
7/19/2018		Deposit from CURplan	\$ 600.00				
7/24/2018	1237	Comprehensive Environ Inc	(600.00)				
7/31/2018		Interest on MM		6.41			
7/31/2018		Interest on CURplan					0.09
Balance 7/31/2018			\$ 904.19	\$ 25,147.95	\$ -	\$ -	\$ 3,014.71
8/31/2018		Interest on MM		6.41			
8/31/2018		Interest on CURplan					0.08
Balance 8/31/2018			\$ 904.19	\$ 25,154.36			\$ 3,014.79
9/6/2018	1236	Susan Hannon - Minutes/Secdy	(75.00)				
9/28/2018	1238	Susan Hannon - Minutes/Secdy	(75.00)				
9/30/2018		Interest on MM		6.20			
9/30/2018		Interest on CURplan					0.07
Balance 9/30/2018			\$ 754.19	\$ 25,160.56			\$ 3,014.86
10/31/2018		Interest on MM		6.41			
10/31/2018		Interest on CURplan					0.08
Balance 10/31/2018			\$ 754.19	\$ 25,166.97			\$ 3,014.94
11/6/2018	1239	Susan Hannon - Minutes/Secdy	(75.00)				
11/30/2018		Interest on MM		6.21			



Treasurer's Report - November 2018

Post Date	Check Number	Description	Checking Account	Savings Account	Principal Loan Account	Interest Loan Account	Carver Urban Renewal Plan Account
11/30/2018		Interest on CURplan					0.07
Balance 11/30/2018			\$ 679.19	\$ 25,173.18		\$ 3,015.01	

Interest PD YTD
\$ 63.27

Renewal Plan Account
Interest PD YTD
\$ 0.92