



Meeting Minutes for January 15, 2019 at 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 (6:04 PM)

Also in attendance: Stephen Cole, Planning Director (6:11 PM)

Absent: Sharon Clarke;

Meeting opened by Mr. Sinclair at 6:00 PM

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Forest Street Project:

- Update from the Executive Director
- Advertise a property in the Central Register –
- Discussion and possible vote to put back on the market –

Mr. Cole - I shared corrections with the Assessors Office; the evaluation has changed. I feel that the appraised value would not be much different from an assessed value.

The assessed value came in at \$63K which is down from \$83K. Mr. Belbin – Are we going to wait until next month on price? I'd like to do a little research.

*Motion to put on Central Register and put property back on the market: Mr. Belbin*

*Second: Mr. Moore*

*Approved: Unanimous (4-0)*

Ms. Leighton – This is shocking. We originally put it out for \$220K. If we advertise out there we shouldn't put a dollar amount on it. Mr. Belbin – We have to look at the properties around it too.

Mr. Sinclair – Are we going to go back to Brenda Titus? What price do we want? As Johanna mentioned, we've already had an offer of \$170K. Ms. Leighton – If you are going to advertise, don't put a price out there. I don't think going with Brenda

Titus is applicable. This needs to be a closed bid. The final price determination is the responsibility of this Board. Mr. Moore – If we put a minimum bid, we are not bound to accept that; we may accept a bid that is less. Mr. Belbin - \$63K is way too low; I'd like to do a little research first. Ms. Leighton – When Brenda initially determined \$220K what did she use to determine? Mr. Moore – I think she suggested \$200K to start; I don't think she used anything specific. Ms. Leighton – Is there an opportunity to go back and talk to previous interest? Mr. Belbin – No, you have to go to public auction/bid. Mr. Sinclair – I will put it on the next agenda.

#### Chairman Update:

URP –

- Discussion on inviting preferred developer to next meeting -
  - At the last couple of meetings, we've talked about getting the preferred developer before this Board; I think this is overdue. At last night's Water District Meeting; they asked about an update for URP; what if we have a joint meeting? The developer has been in front of the Water District in the past. I think a joint meeting would be great; but that would be the only thing on the agenda. Mr. Belbin – I like that; we should probably consider doing this every six months or so. *Mr. Moore arrived at 6:04 PM.* Mr. Sinclair – The Water District is having their next meeting on 2/11/19. Mr. Sinclair brought Mr. Moore up to speed on discussion. Mr. Moore is fine with doing that; Ms. Leighton is fine with doing a joint meeting as well. Mr. Sinclair – I will reach out to the Chair of the Water District and see if we can coordinate.
  - Mr. Sinclair – The Webby property has sold.
  - Mr. Belbin – I've been keeping track of Montello Street. When I was up there, I noticed something and also received a call about fencing being moved on Park Street. I guess a developer was looking at putting solar on there. Mr. Sinclair – I believe this was the other bidder on the property. Solar on the URP is only allowed on the roofs.

#### Treasurer's Reports:

The balances, in the following accounts, are as of **December 31 2018**.

Received a letter from the Commercial Loan department re: rate going from 5.25% to 5.50%

At the April town meeting, we should see \$12K coming back to us.

- Checking - \$ 529.19
- Urban Renewal Plan Account - \$ 3,015.09
- Savings Account - \$25,179.59

Savings interest YTD is \$ 69.68

Urban Renewal interest YTD \$1.00

*Discussion –*

Mr. Belbin - URP Account – That goes back to developer? Mr. Sinclair – Yes.

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

*Second: Mr. Moore*

*Approved: Unanimous (4-0)*

**Members Comments:**

- Ms. Leighton –
  - Second letter sent out for TOPS for a meeting in January, what is the status on this? Mr. Sinclair – I forgot about that; I apologize. I will follow up and have it on the next agenda.
- Mr. Belbin –
  - Road repairs on Montello St – Is the developer supposed to be fixing the road? Mr. Sinclair – I think that there was some discussion during the URP about vegetation growth but need to check. Mr. Belbin – Do you mind if I address that at the Selectmen's Meeting? Mr. Sinclair – That's fine. Mr. Moore – That's fine.
- Mr. Sinclair –
  - I did pull papers, to run for the RDA.
  - I also have papers from Deb Deneen regarding State Ethics. It has to be done every 2 years. Let's make sure we all get that done.

**Minutes:**

*December 18, 2018 –*

Discussion –

Ms. Leighton – Looking for clarification on Assessed Vs Market on Page 1 – All members verified it should be "Assessed"

Ms. Leighton noted that the date for the minutes' approval on page 4 was noted incorrectly for October 16; should be November 13, 2018.

Ms. Leighton is concerned over the breakup of subject on the minutes. Mr. Cole will talk with staff.

*Motion to approve minutes for December 18, 2018, as amended: Ms. Leighton*

*Second: Mr. Belbin*

*Approved: Unanimous (4-0)*

Email from Lisa Maffioli re: Gate –

Ms. Leighton read an email from Ms. Maffioli, regarding a gate to block Montello Street. Ms. Leighton – This is not right; it's supposed to be on Park Ave. Mr. Sinclair – Some Plympton residents wanted to close off Montello to Plympton. This is not part of the URP. It would have to be voted on at both Town Meetings to close off a public way. Ms. Leighton – Can we make that a point of discussion at the joint meeting? Mr. Sinclair – You can ask them anything you want.

Next Meeting:

Mr. Sinclair - Should we wait until we can find out if we can arrange a joint meeting? All members agreed. Mr. Moore – Is there anyone else you think we should include? Mr. Sinclair – I think just these two Boards.

Adjournment:

*Motion was made to adjourn this meeting at 6:40 PM: Mr. Belbin*

*Second: Mr. Moore*

*Approved: Unanimous (4-0)*

Exhibits□

A: Agenda

B: Treasurers Report

C: Email from Lisa Maffioli



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 January 15, 2019**  
**6:00 pm**  
**Carver Town Hall Room #3**

**AGENDA**

**1. Forest St. Project**

- Update from Executive Director
- Advertise a property in the central register
- Discussion and possible vote to put back on market

**2. Chairman Update:**

- URP
- Discussion on inviting preferred developer to next meeting

**3. Treasurer's Report/Bills Payable**

**4. Members Comments**

- Minutes: December 18, 2018
- Next meeting



Treasurer's Report - December 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)	2.34			
1/31/2018		Interest on MM					
1/31/2018		Interest on CURplan					0.09
Balance 1/31/2018			\$ 1,604.19	\$ 25,112.25	\$ -	\$ -	\$ 3,614.18
2/14/2018	1230	Susan Hannon - Minutes/Secdy	(75.00)	4.82			
2/14/2018	1231	Susan Hannon - Minutes/Secdy	(75.00)				
2/28/2018		Interest on MM					0.08
2/28/2018		Interest on CURplan					
Balance 2/28/2018			\$ 1,454.19	\$ 25,117.07	\$ -	\$ -	\$ 3,614.26
3/23/2018	1232	Susan Hannon - Minutes/Secdy	(75.00)	5.68			
3/30/2018		Interest on MM					0.09
3/30/2018		Interest on CURplan					
Balance 3/31/2018			\$ 1,379.19	\$ 25,122.75	\$ -	\$ -	\$ 3,614.35
4/19/2018	1234	Valerie Donovan	(325.00)	6.19			
4/30/2018		Interest on MM					0.09
4/30/2018		Interest on CURplan					
Balance 4/30/2018			\$ 1,054.19	\$ 25,128.94	\$ -	\$ -	\$ 3,614.44
5/24/2018	1233	Susan Hannon - Minutes/Secdy	(75.00)	6.40			
5/31/2018		Interest on MM					0.09
5/31/2018		Interest on CURplan					
Balance 5/31/2018			\$ 979.19	\$ 25,135.34	\$ -	\$ -	\$ 3,614.53
6/29/2018	1235	Susan Hannon - Minutes/Secdy	(75.00)	6.20			
6/29/2018		Interest on MM					0.09
6/29/2018		Interest on CURplan					
Balance 6/30/2018			\$ 904.19	\$ 25,141.54	\$ -	\$ -	\$ 3,614.62
7/19/2018		Transfer to Ckng - Compshive Environ					(600.00)
7/19/2018		Deposit from CURplan	\$ 600.00				
7/24/2018	1237	Comprehensive Environ Inc	(600.00)	6.41			
7/31/2018		Interest on MM					0.09
7/31/2018		Interest on CURplan					
Balance 7/31/2018			\$ 304.19	\$ 25,147.95	\$ -	\$ -	\$ 3,014.71
8/31/2018		Interest on MM		6.41			0.08
8/31/2018		Interest on CURplan					
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)	6.20			
9/30/2018		Interest on MM					0.07
9/30/2018		Interest on CURplan					
Balance 9/30/2018			\$ 754.19	\$ 25,160.56			\$ 3,014.86
10/31/2018		Interest on MM		6.41			0.08
10/31/2018		Interest on CURplan					
Balance 10/31/2018			\$ 754.19	\$ 25,166.97			\$ 3,014.94
11/6/2018	1239	Susan Hannon - Minutes/Secdy	(75.00)	6.21			
11/30/2018		Interest on MM					0.08



Treasurer's Report - December 2018

<u>Post Date</u>	<u>Check Number</u>	<u>Description</u>	<u>Checking Account</u>	<u>Savings Account</u>	<u>Principal Loan Account</u>	<u>Interest Loan Account</u>	<u>Carver Urban Renewal Plan Account</u>
11/30/2018		Interest on CURplan					0.07
Balance 11/30/2018			\$ 679.19	\$ 25,173.18		\$ 3,015.01	
12/11/2018	1240	Susan Hannon - Minutes/Secty	(75.00)				
12/20/2018	1241	Susan Hannon - Minutes/Secty	(75.00)				
12/31/2018		Interest on MM		6.41			
12/31/2018		Interest on CURplan					0.08
Balance 12/31/2018			\$ 529.19	\$ 25,179.59		\$ 3,015.09	

Interest PD YTD  
\$ 69.68

Renewal Plan Account  
Interest PD YTD  
\$ 1.00

**From:** Lisa Maffioli [mailto:lisa.maffioli@yahoo.com]

**Sent:** Tuesday, January 8, 2019 10:02 AM

**To:** Stephen Cole <stephen.cole@carverma.org>; Sinclair, William <William.Sinclair@carverma.org>; Johanna Leighton <johanna.leighton@carverma.org>; Savery Moore <savery.moore@carverma.org>; Sharon Clarke <Sharon.Clarke@carverma.org>; Robert Belbin <robert.belbin@carverma.org>

**Cc:** cjoy@town.plympton.ma.us

**Subject:** Carver URP - Montello road access to be blocked and safety

Good Morning:

Based on the agreement in the proposed URP, the road access to Montello Street Plympton will be blocked by an access gate. (see attached)

The understanding is that this gate will be installed prior to construction on any of the lots in the URP. Please confirm that this will be happening?

Also, this is very important, the trucks leaving Park Avenue DO NOT STOP! This is extremely dangerous, as the wide turn these drivers take goes onto the other side of the road. Also, on numerous occasions, I personally have been cut off by the trucks exiting Park Ave, my mother has as well, and I know several residents on our street have too. The STOP sign isn't visible leaving Park Ave, and there surely is no line on the road indicating they should come to a complete stop. For so many reasons, this is extremely unsafe. Please ensure that by whatever means possible, this is rectified for the safety of the people traveling that road.

Please update me as soon as possible on the above.

Thank you.

Lisa Maffioli  
A Heather's Path Resident

