



approved  
4/2/19

Joint Meeting with the North Carver Water District on February 19, 2019 at 5:00 PM, Carver Town Hall, Room 1

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

Attendees: Carver Redevelopment Authority - William Sinclair, Chairman; Bob Belbin; Johanna Leighton;  
Savery Moore; Sharon Clarke  
North Carver Water District - Kevin Tracey, Chairman, Stephen Romano; Also including William Sinclair

Also in attendance: Stephen Cole, Planning Director; Mike Woollum, SWSS; Michael Milanoski, Town Administrator

Meeting opened by: Mr. Sinclair at 5:10 PM  
Mr. Tracey at 5:10 PM

---

Update on Urban Renewal Plan

Representing Rte. 44 Development - George McLaughlin

Mr. Sinclair – We are trying to get a grasp on the status of where you are at with the URP now. The MEPA process, etc. Be as detailed as you can. I know that you also have a permit to bring in fill; how much has been brought in? How far along are you in the process?

Mr. McLaughlin – I am the manager and 50% owner for Rte. 44 Development. Robert Delhome owns the remaining 50%. We have spent the last few years doing the engineering and have spent millions on the property, as we feel this is a wonderful site. I felt, with my background in real estate investment that this is a great site. It has been a pleasure doing business in Carver. The Boards are doing a great job looking out for the Carver Residents. We have hired the top brokerage firm in the state. We looked at other competitive sites in the area; everything is going bigger and bigger. I didn't want to spend so much and figure out at the end that no one is coming. We don't really have any competition. When you look at similar sites, they are totally forested with trees and have crazy topography changes, ledge problems, convoluted access, etc. We don't have these issues. We have spent millions of dollars doing the engineering. Our final Environmental Impact will be filed on 2/28/19; the certificate should be in around mid April.

Mr. McLaughlin referenced a map. We have been negotiating 20-2 is ours. Also 20-2-1, the Walsh parcel (30Acres) already acquired. Parcel 22-3, the Tassinari property and parcel 20-2-3-A has also been acquired. Last year, at their request, the Tuscher property was removed from the plan. I do check in with them from time to time to make sure that they haven't

changed their mind. We have now purchased their property. They have purchased a new home in Carver. They are going to stay in their current home for a little longer while they get ready to move.

Mr. McLaughlin - Alice Cole is also here this evening; we've been talking regarding their property. I am confident that we can reach a deal in the next month or so. The Webby properties are key parcels; this is where the access will go in. We have struck an agreement in principal and should hopefully close within the next 3 months. I have also talked with Mr. Melville; I believe he is 22-10 and 22-10-1. His daughter is in the house out there and runs a kennel. We are still working on it but have some distance to cover. I have also talked with those that own fringe parcels. I think I will be able to purchase all of these parcels without eminent domain being a factor. One that won't be resolved easily is the Barovsky parcel 22-3-1 (8 acres). Mr. Barovsky's valuation of the property is a lot different from mine. I have been more than fair with everyone; I treat people like I would like to be treated.

I have been talking to a couple of big users - They don't want to wait for MEPA, permits, wetland issues, etc. This is why we have forged ahead with the MEPA, permits, etc., before acquiring all the parcels. The broker has advised us to get all of this done and then they will come. We are putting together a brochure, which I hope to have done by the time the FEIR Certificate comes out. We will lay out everything we have.

We've looked at issues like water - we have it but don't have pressure. We will need a tower to help with that. Another area of focus is getting the electricity to the site. We will probably need 5 megawatts of electricity. I have spoken to Eversource. 5 megawatts would need 12 months. Any increase in need, would probably require more time.

Mr. McLaughlin - This is where we are at now.

Mr. Sinclair - The only thing that you left out was the permit with the Planning Board for bringing in fill; where are you with that?

Mr. McLaughlin - The fill operation has really been in a small area of the site. I know we have permission for a lot of fill but I don't think we will be dealing with more than a fraction of that. He pointed out, on a map, the area that is mostly involved. Mr. Delhome is really the person dealing with that but he is on vacation right now. Our permit is for about 1.2 million. Mr. Cole - Yes, that sounds about right. I meet them once per month on site. Mr. McLaughlin - I think we have brought in about 150K. Mr. Cole will confirm. Mr. McLaughlin - I will have Bob Delhome confirm this information. As far as I know, we have been taking care of the road. There have been some issues but I thought they were resolved. When we acquired the Walsh parcel, we moved the gate up to the top of Park Ave to eliminate people going in to dump, etc. I am proud of the way the site looks. When we took it over, it was a disaster. We will continue to clean it up.

Mr. Sinclair - I have asked for this to be a joint meeting with the North Carver Water District as they will play a primary role. I would like to thank everyone for being here; does anyone have any questions?

Ms. Leighton - Distributed some documents. The information contains configurations of what you could put on the property. These are old, do they still apply? Mr. McLaughlin - The best example is the one that shows a 1.1 million sq. ft. distribution center with two buildings above it. The preferred alternative in the draft Environmental Impact Report is very similar to this.

The orientation is a little different on the 1.1million sq. ft. building. Ms. Leighton – Could Mr. Cole send us all the updated one? Mr. McLaughlin – Yes, its in the impact report. Mr. Cole will send it out. Ms. Leighton – The access – the people on Montello wanted a gate. Mr. Milanoski – You are dealing with a public way – when the plan was approved there was no delineation. You first have to deal with public safety; before we have this kind of discussion the Fire Chief in both towns need to be involved. Ms. Leighton – We were going to put a gate on Park Ave? Mr. McLaughlin – Mr. Cole is getting the draft Environmental Impact Report for us to look at. In that plan, the Webby property has the main access and then goes into and uses the Cole Road which leads to the 1.1 million sq. ft. building. Mr. McLaughlin passed around the latest that is being showed to MEPA. These are concept plans. No-one wants a gate. Mr. McLaughlin – This is up to the officials in your town and also secondary the town of Plympton. I want trucks to get into the site and circle around and get out as safe as possible. I do not make these calls but I think that we may end Montello Street which will become a part of our internal circulation. We will make it difficult for any 18-wheeler to make a turn on the upper end to prevent them from going that way. Ms. Leighton – By cutting off Montello, they wont want to go thru there they will just have to go back. Ms. Leighton – Mr. Cole gave us a printout on the three properties. On the Walsh property, the assessment was higher than the purchase price. Mr. McLaughlin – I think that conversation would have to be in Executive Session.

Mr. Belbin – Most of the material is clay that is being brought in. How do you build on that? Mr. McLaughlin – I know it's clean fill but I don't know what it is. In the area that is being filled, there is peat that will need to be excavated. The building that is going there will have to be built on piles with a slab. Mr. Belbin – Can we get a copy of the final MEPA report? Mr. McLaughlin – Yes! Mr. Cole will share that with you. Mr. Belbin – There was an issue on part of a property that was going to require eminent domain, is that still ongoing? Mr. McLaughlin – Yes, that issue is still out there. Mr. Belbin – I am not a fan of eminent domain.

Mr. Belbin - There is a town meeting coming up and processing plants is an issue. How do you feel about that? Mr. McLaughlin - That's fine with me, you would need an overlay district. I have no problem with marijuana; my only issue is purely from a financial standpoint. Size of the facility would be an issue and there are still issues on a federal level.

Mr. Moore – I know you are bringing fill in; there has been stump removal on the docket for a long time, is that happening now? Mr. McLaughlin – Not yet. At some point in time, we will mine out the stump dump and grind it on site and repurpose. Mr. Moore – Bob mentioned processing for marijuana – Retail is an issue as well. Mr. McLaughlin – I don't think that is a site for retail.

Mr. Tracey – Are you still looking at 24k – 32K for Title 5 design? Mr. McLaughlin – Yes.

Mr. Belbin – In regards to the stumps, when you do start grinding, they smell horrible. I feel there should be some mitigation to deal with that. Mr. McLaughlin – We are using an award winning company who I am sure will handle appropriately. Bob and are just a phone call away; anything comes up, call me. I am proud of this project. It has been a pleasure dealing with this Town and the Boards.

Mr. Sinclair – Mr. Cole do you have any questions?

Mr. Cole – We have been in touch pretty regularly. Mr. Belbin, regarding the fill, it is for the most part clean. The biggest concern is traffic. We met last week with VHV; they are going to present a plan that will vastly improve upon what is there. I think this is an excellent project for us.

Mr. Sinclair – Mr. Milanoski, could you come up and address any questions or concerns, including those from the Board of Selectmen? Mr. Milanoski – In Massachusetts, it is very unique to find an area like this to build a 1.1 million sq. ft. building. We have the ability to put in the appropriate signals and turns, etc., to benefit the traffic flow. Electricity will be resolved. Water is being worked on. If we look at the NCWD, it is subsidized at about 250K. This provides a new use. Sewer will be designed on the site. The eminent domain was an issue that has resolved with private sales; no one has been forced to sell. As mentioned, there is one site that may need the action of the Board. Mr. McLaughlin – I understand that people don't like eminent domain; the key to eminent domain is not allowing a town, a municipality, etc., to be held hostage if they are not being reasonable. If you talk to anyone I have dealt with you will find I have been more than fair. I may need the Board to step up on that one property. Mr. Milanoski – In the agreement with RDA and Rte. 44, it lays out the process. Should the RDA need to do this, they will act in the towns best interest. The Board is protected.

Mr. Sinclair – Natural Gas? Where do you stand? Mr. McLaughlin – That is something I can't answer. It has not come up at any meetings that I've been at. The only issue is the electrical and the 5 megawatts. Since I haven't heard about it; I don't think it's an issue. Mr. Sinclair – By June you will be finished with MEPA and Environmental Impact process. You will then begin your marketing. Most of the impacts I see is water and electricity. My biggest concern is the economics. Are we missing the window? Mr. McLaughlin – No. My brokers tell me there is no other site around. The warehouse/distribution market is booming. All the warehouses in Boston are gone. Ecommerce is really driving everything today. They are all looking for these mega warehouses/distribution facilities. I had a talk with my broker a week ago. He loves the site; it's the best around. We need to put together a brochure that details all we have done so far. The FEIR certificate will be here by May; prior to that we will do the brochure to target those national companies. My goal is to have shovels in the ground by this time next year.

Mr. Sinclair – I appreciate you coming tonight. Thank you to all the commissioners for coming tonight. I am sure we will have a lot more questions, due to this meeting. Mr. McLaughlin – Anything comes up, give me a call.

Ms. Leighton – Are you looking at solar? Mr. McLaughlin – In the URP, you don't want farms so we will have them on the buildings. Mr. Moore – Can you share the brochure? Yes.

The next RDA Meeting will be on March 12, 2019:

*Motion to set the next meeting date of March 12, 2019 at 6:00 PM: Mr. Belbin*

*Second: Mr. Moore*

*Approved: Unanimous (5-0)*

Adjournment:

*North Carver Water District Motion to adjourn at 6:24 PM: Mr. Romano*

*Second: Mr. Sinclair*

*Approved: Unanimous*

*Carver Redevelopment Authority Motion to adjourn at 6:24: Mr. Sinclair*

*Second: Mr. Belbin*

*Approved: Unanimous*

**Exhibits:**

Agreement for donation of funds to the Town of Carver

Map D1 (8/2016)

Map – Potential Urban Renewal Area parcels (10/27/15)

Map – Potential access reconfiguration (6/3/2016)

Project Area Parcel Listing



**North Carver Water District – Carver Redevelopment Authority  
Joint Meeting**

**AGENDA  
108 Main Street  
February 19, 2019  
5:00pm**

**Call to Order**

**Update on Urban Renewal Plan**

**Adjourn**

**AGREEMENT FOR DONATION  
OF FUNDS TO THE TOWN OF CARVER  
PURSUANT TO G.L. C.44, §53A**

This Agreement is between Route 44 Development, LLC a Massachusetts Limited Liability Corporation with an address of 560 Harrison Ave, 5<sup>th</sup> floor, Boston, MA 02118 (hereinafter, the "Company"), and the Carver Redevelopment Authority, with an address of 108 Main Street, Carver, Massachusetts 02330 (hereinafter the "RDA").

WHEREAS, the RDA is in the process of creating an Urban Renewal Plan, in accordance with G.L. c.121B, §48, to facilitate development of an area off of Route 44 for the overall benefit of the Town of Carver;

WHEREAS, the Company is the owner of property in the Town of Carver located off of Route 44, and being Assessor's Map 20, Lots 2-0-R (the "Property") which Property is to be benefitted by the Urban Renewal Plan;

WHEREAS, the RDA wishes to designate the Company as the Redeveloper of the Urban Renewal Plan per 760 CMR 12; and

WHEREAS, the Company wishes to donate such sums of money to the RDA as will assist in paying for the cost of the Urban Renewal Plan under the sole direction of the RDA.

NOW, THEREFORE, the parties hereto agree as follows:

1. The Company agrees to make a donation to the RDA in the amount of Forty Thousand Dollars (\$40,000) (the "Fund"). The donation is being made concurrently with the Company's execution and delivery of this Agreement to the RDA, and is to be used by the RDA for the purposes described herein.
2. The Fund shall be held in a separate account to be expended by the RDA Board without further appropriation pursuant to G.L. c.44, §53A for the purposes of preparation of an Urban Renewal Plan pursuant to G.L. c.121B, §48. Permissible use of the Fund shall include the hiring and payment for attorney fees and of a consultant(s) to perform services for the purpose of developing the Urban Renewal Plan. Per G.L. c. 30B, s. 1(b)(20), Hayes Development Services shall be retained to assist the RDA in preparing the Urban Renewal Plan.
3. The Fund shall be used at the RDA's discretion, as determined by the RDA Board in consultation with the Planning Board, to carry out the purpose of this Agreement.
4. This Agreement is intended to delimit how the Fund may be used by the RDA, and is not to be construed as obligating the RDA to take any particular action.
5. This Agreement shall be binding on and inure to the benefit of the parties and their respective successors and assigns, and may be amended by a writing signed by all parties.
6. This Agreement shall be governed by and construed in accordance with the law of the Commonwealth of Massachusetts, without regard to conflict of laws principles.

EXECUTED as a sealed instrument as of the \_\_\_\_ day of September, 2015.

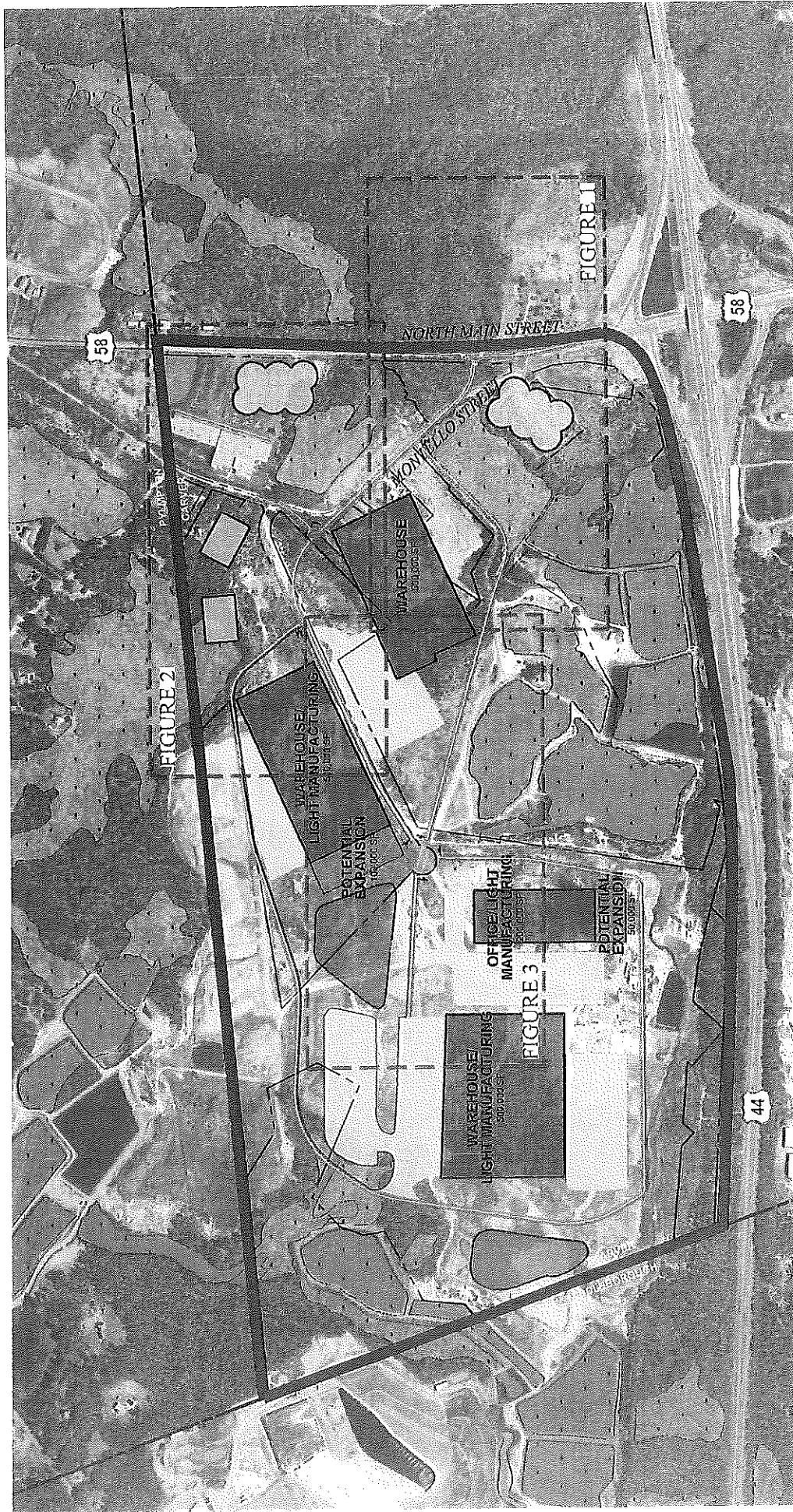
\_\_\_\_\_  
By: \_\_\_\_\_

CARVER REDEVELOPMENT AUTHORITY,  
By: \_\_\_\_\_









# Potential Access Reconfiguration

Urban Renewal Area  
Carver, Massachusetts

Prepared for: Route 44, LLC.  
Date: June 3, 2016

\\vms\proj\carver\carver\060600\2016-06-03\2016-06-03\carver\_access\_report.dwg

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





# Table 1. North Carver Urban Renewal Project - Project Area Parcel Listing

Number	Parcel ID	Address	Assesses Owner	Area	FY 16 Assessment	Zoning	Land Use	Proposal	Type	Relocation	Zone Change
1	20-1-0-R	0 Off Montello Street	44 Gravel & Sand, Inc.	2.79	\$404,800	GBP	cell tower	NTBA	NA	NA	No
2	20-2-0-R	3-4 Park Avenue	Route 44 Development, LLC	127.04	\$2,242,100	GBP	gravel pit/dump (with vacant garage)	TBA	FULL	None	No
3	20-2-1-R	1 Park Avenue	Walsh Commercial Properties, LLC.	30.00	\$1,159,900	GBP	abandoned sewage plant	TBA	FULL	Landscape Business No Building	No
4	20-3-0-R	0 Montello Street	Thomas Jeffrey, Trustee Stump Realty Trust	4.50	\$8,000	GBP	vacant land	TBA	FULL	None	No
5	20-12-0-R	0 Cobbs Pond	John L. Melville	7.55	\$9,860	HC	bogs	NTBA	NA	NA	NA
6	20-13-0-R	0 Off Montello Street	Town of Middleboro DPW	4.02	\$23,300	HC	municipal dump access road	NTBA	NA	NA	NA
7	20-14-0-R	0 Cobbs Pond	Julie Kuhn	7.48	\$43,400	HC	vacant land	TBA	FULL	None	YES
8	21-2-A-R	0 Rear Plymouth Street	Paul Clancy, Trustee Mehutchett Realty Trust	0.90	\$2,300	GBP	vacant land	TBA	FULL	None	No
9	22-3-0-R	12 Montello Street	Michael A & Sharon M. Tassinari	1.50	\$217,400	GBP	residential	TBA	FULL	Single Family - Owner Occupied	No
10	22-3-1-R	18 Montello Street	David C. Borofski	7.90	\$285,400	GBP	contractor's yard	TBA	FULL	No Building Equipment Storage	No
11	22-3-A-R	20 Montello Street	John S. & Lisa M. Allen	2.68	\$280,200	GBP	residential	TBA	FULL	Single Family - Owner Occupied	No
12	22-3-B-R	16 Montello Street	Bruce & Karen Tuscher	0.97	\$210,300	GBP	residential	TBA	FULL	Single Family - Owner Occupied	No
13	22-5-A-R	0 Montello Street	Alice B. Cole Frederick C. Jennings	1.08	\$170	GBP	bog road - access to parcel	TBA	FULL	None	No
14	22-4-0-R	0 Montello Street	Alice B. Cole Frederick C. Jennings	0.60	\$100	GBP	linton bog	TBA	FULL	None	No
15	22-5-B-R	2 Montello Street	The Advanced Group Carver LLC	3.73	\$1,589,900	HC	Commercial (Aubuchon Hardware)	NTBA	NA	NA	NA
16	22-5-C-E	North Main Street	Town of Carver	0.12	\$5,900	HC	access	NTBA	NA	NA	NA
17	22-5-D-R	2-D Montello Street	The Advanced Group Carver LLC	1.79	\$610,500	HC	Commercial (Dunkin Donuts)	NTBA	NA	NA	NA
18	22-5-E-R	0 Montello Street	The Advanced Group Carver LLC	15.80	\$202,200	HC	vacant (developable land)	NTBA	NA	NA	NA
19	22-7-A-R	0 Off Montello Street	Estate of Ebenezer A. Shaw et al	1.10	\$6,400	HC	vacant	NTBA	NA	NA	NA
20	22-10-0-R	10-B Montello Street	Robert C. Melville	15.16	\$25,270	GBP	bogs	NTBA	NA	NA	No
21	22-10-1-R	10-B Montello Street	Robert C. Melville	1.38	\$222,900	GBP	residential	NTBA	NA	NA	No
22	22-11-0-R	10-A Montello Street	Alice B. Cole Frederick C. Jennings	40.15	\$196,010	GBP	bogs/residential	TBA	Partial - Roadway and Redevelopment	None	No
23	24-1-0-E	0 Montello Street	S.A. Webby Inc.	2.49	\$314,700	GBP	vacant land	TBA	Partial - Roadway	None	No
24	24-2-0-E	0 Montello Street	S.A. Webby Inc.	5.20	\$84,800	GBP	vacant land	NTBA	NA	NA	No
25	24-3-1-R	160 N. Main Street	Waterstone Southeast Portfolio	15.46	\$2,646,800	HC	commercial (mixed-use strip center)	NTBA	NA	NA	NA