



Meeting Minutes for May 7, 2019 at 5:30 PM, Carver Town Hall, Room 3

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

Attendees: William Sinclair, Chairman; Johanna Leighton; Savery Moore; Sharon Clarke

Also in attendance:

Absent:

Meeting opened by Mr. Sinclair at 5:36 PM

Reorganization:

Mr. Sinclair stepped down and asked Mr. Moore to begin reorganization of the Board.

Mr. Moore –

We will take a nomination for Chair.

I would like to nominate Will Sinclair as the Chair: Ms. Leighton

Second: Ms. Clarke

Approved: 3-0-1 (Mr. Sinclair)

Mr. Sinclair resumed as Chair

We will take nominations for the Vice Chair

I would like to nominate Savery Moore to be the Vice Chair – Ms. Leighton

Second: Ms. Clarke

Approved: 3-0-1 (Mr. Moore)

We will take nominations for Secretary

I would like to nominate Sharon Clarke as Secretary: Ms. Leighton

Second: Mr. Moore

Approved: 3-0-1 (Ms. Clarke)

We will take nominations for Treasurer

I nominate Johanna Leighton for Treasurer: Mr. Moore

Second: Ms. Clarke

Approved 3-0-1 (Ms. Leighton)

New Member, due to resignation of Bob Belbin:

Mr. Sinclair – We are looking for a new member as Mr. Belbin has resigned and is now on the Board of Selectmen. Ms. Clarke – I believe it will be for one year then re-run for seat. Ms. Leighton – Will the selectmen be apprised? Mr. Sinclair – Yes, there will be a joint meeting to appoint.

Forest Street Project:

Mr. Sinclair – Stephen is not here so I will update you. We have been struggling with the size of the property. I reached out to Morse Engineering and asked for cement markers as well. He gave me a verbal cost of \$800 for concrete markers. I would like to move on that as we have an interested party.

Motion to approve an expenditure of approximately \$800 to put in markers at the Forest St. Property: Mr. Moore

Second: Ms. Clarke

Discussion:

Mr. Moore – The Morse plan is correct. The bounds that he puts in will be accurate. Ms. Leighton – So there is no new survey? Correct. Ms. Leighton – Sharon you did a great job researching. I just want to make sure that the square footage is the same. Ms. Clarke – It is part of the original Leonard Estates Zoning. It's a survey plan recorded at Registry of Deeds. Ms. Leighton – It says the same 40,787 sq. ft.? Ms. Clarke verified that it is the same on both.

Approved: Unanimous (4-0)

Mr. Sinclair - The zoning for that is General Business. The frontage requirement is 200'. While talking with Greg Morse, he didn't know if that parcel was predetermined before the by-Laws. If it is, it is grandfathered. The frontage is only 150'; the current by-Law is 200'. I would like to determine if it is grandfathered. If it isn't, whoever would buy it would have to get a variance from the ZBA. We can discuss getting a variance done ahead of time to make it more marketable. Ms. Leighton – The engineering plan says what? Mr. Moore – It says 150'. Ms. Clarke – When did we change it to General Business? I remember taking the town maps and creating the new General Business, Highway/Commercial. I think if we made changes on an unbuilt lot, it would have been then. Mr. Sinclair – We know it doesn't meet today's by-Laws but is it grandfathered? Ms. Clarke – Will the variance make it a residential lot? Mr. Sinclair – No, it just addresses the frontage. Ms. Clarke - Would it be easier to get an opinion from Counsel on this? Mr. Sinclair – We could, but we are not there yet. Ms. Clarke – All of this could be put on the Central Register. Mr. Sinclair – Yes. Ms. Leighton – So what are we going to do? Mr. Sinclair – I want to find out if the existing frontage meets the requirement for General Business (as a grandfathered property). Ms. Leighton – Who will you ask? Mr. Sinclair – I am going to start with the Planner. Mr. Moore – We may have an easier go taking it to the

ZBA ourselves. Once the bounds are put in, we should have it appraised. Ms. Leighton – Should we clarify the frontage first? Ms. Clarke – We should get the answer to that first; I can work on that. Mr. Moore will begin getting information such as cost/timeline for a commercial appraisal for the Forest Street property.

Treasurer's Reports:

Ms. Leighton – Rockland doesn't do the report until the end of the week. I do not have anything for tonight.

Chairman Update:

Town Meeting Warrant Items –

Mr. Sinclair – I didn't make this meeting. There were 2 properties that were supposed to be coming to the RDA. As I understand, the votes allowed for those to come to us.

Members Comments:

None heard.

- Ms. Leighton –
- Mr. Sinclair –
- Mr. Moore –
- Ms. Clarke –

Minutes:

April 2, 2019 –

Discussion –

Motion to table minutes of April 2, 2019: Mr. Moore

Second: Ms. Clarke

Approved: Unanimous (4-0)

Next Meeting:

Motion to schedule the next meeting on June 11 at 5:30: Mr. Moore

Second: Ms. Leighton

Approved: Unanimous (4-0)

Adjournment:

Motion was made to adjourn this meeting at 6:03 PM: Ms. Clarke

Second: Mr. Moore

Approved: Unanimous (4-0)

Exhibits□

A: Agenda



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 May 7, 2019
5:30 pm
Carver Town Hall Room #3

AGENDA

1. Reorganization
2. New member due to resignation of Bob Belbin
3. Forest St. Project
 - Stephen Cole Executive Director
4. Treasurer's Report/Bills Payable
5. Chairman Update:
 - Town Meeting Warrant Items
5. Members Comments
 - Minutes: April 2, 2019
 - Next meeting