



Approved
8/13/19

Meeting Minutes for June 11, 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; Brian Abatiello

Also in attendance:

Absent:

Meeting opened by Mr. Sinclair at 5:31 PM

Welcome back to the Board, Brian!

Forest Street Project:

- Update from Chair on survey –

Morse Engineering has still not set the concrete bounds; I have a call into them. They quoted a price of approximately \$500. The invoice came in at about \$800. We voted to pay the \$500; do we want to amend and pay the \$800 or do we want to stick with the \$500 and I will deal with them. I have left several messages to them. Mr. Moore – was there anything in the minutes indicating the cost? Mr. Sinclair – We can check that today. After reviewing the minutes, it was determined that the quote was actually \$800. Ms. Clarke – We should authorize up to \$900 just in case they go over by a few dollars. This has to be done as soon as possible. a

Motion to amend expenditure to Morse Engineering from \$800, to NOT TO EXCEED \$900 for concrete bounds: Ms.

Clarke

Second: Mr. Moore

Approved: Unanimous (5-0)

- Update from Vice Chair on preferred appraisals

Brenda Titus gave me two names. One is no longer operating the business; the kids took it over and are only doing residential. The second one is Clancy Appraisal out of Falmouth who sent me a quote for \$800 to do a formal appraisal report. Do we need to get more bids? Mr. Sinclair – No, we don't. Mr. Abatiello indicated that he knew someone who could bid on this. Ms. Leighton – I also talked with Deb Deneen. Things are still messed up. We can't do an appraisal until the Assessors Card is accurate.

- Update from Sharon Clarke on Zoning issue

Ms. Clarke – I met with Stephen Cole before he left, as we were concerned that the lot didn't meet the dimensional requirements (50' short on frontage). You can try to get it grandfathered in as it was originally commercial. This would require going through old records, etc. After much discussion, we thought that the best way around would be to apply to the Zoning Board for a variance of the frontage shortfall. That would present, to a buyer, a ready made parcel. It would then be "shovel ready". The Zoning Board meets 1 X per month, next meeting is in July. Once approved, the variance is only good for 1 year from certification. Mr. Sinclair – This seems like the right way to go. Back when the lot was owned by the Williams Bros, the requirement was only 150'. Since then it has changed to 200'. I would prefer that this Board take the action recommended by Sharon and go before the ZBA. When the one-year period ends, can we ask for an extension? Ms. Clarke – You go back before the ZBA. Ms. Leighton – That would affect the appraisal. Mr. Moore – Yes, "Shovel Ready" would affect the price. Are there any members of the ZBA or the Planning Board that remember anything? Mr. Sinclair – Probably not. Ms. Clarke – I would have to recuse myself on this process with the ZBA. You would need a super majority.

Motion to move forward on the ZBA application for a zoning variance for the Forest Street property: Ms. Leighton
Second: Mr. Moore

Discussion – Ms. Clarke - I suspect that the next meeting would be in mid July (3 week of advertising would be required).

Approved: Unanimous (5-0)

Mr. Sinclair – Sharon, will you present the case to the ZBA? Ms. Clarke - Yes, I can do that. Ms. Clarke – We should authorize expenditure now. How much is a certified letter now?

Motion to authorize \$500 to cover postage and public notice(s) needed for the variance request with the ZBA: Mr. Moore
Second: Mr. Abatiello
Approved: Unanimous (5-0)

Mr. Moore – Let's wait on the appraisal until we know that it is a buildable lot. This will allow Brian time to reach out to his neighbor for a second bid.

Treasurer's Reports:

No report tonight. We are having issues with the Rockland Trust website.

Chairman Update:

Town Meeting Warrant Items – These properties will be moving forward with MOU, etc. I just wanted to give you the information so you could do your research.

- 0 Johns Pond Road - Ms. Leighton – square footage looks wrong. It says unbuildable?
- 0 Bates Pond Road – Ms. Leighton – acreage looks wrong – It says unbuildable?

Ms. Leighton – What happened to the others? Ms. Clarke – They became dedicated beach lots. Mr. Moore – They changed the language during the voting on the article.

Members Comments:

- Ms. Leighton –
 - I would like to suggest that the chairman requests a copy of the MOU for Forest Street property.
 - I also ask for the Code of Conduct and the Code of Social Media be on next month's agenda for review.
 - I worked with Deb Deneen to review the lots. Lot 62 (5 acres) was subdivided to be 62-65. You can clearly see that they renamed Main Street to be Forest Street. Lot 63, the one we are dealing with, is #94. The Assessors card is different than all of this. The original MLS listing was 40,787 sq. ft. Mr. Abatiello – There is a missing piece of information. Mr. Sinclair – The paper Johanna gave us indicates that maps were reviewed and implemented in 1/2014. Mr. Moore – On page 1 of the instrument of taking, it matches 1.13 acres. Ms. Clarke – The best thing you can do is pull the land court papers and see what it says. It has a case number and file. Copeland and Page probably did it. We need the Decree. Mr. Moore – The Morse drawing matches lot 61 (#90), exactly. Mr. Sinclair – So #94 is not the actual property? Ms. Leighton – The assessors document, the title document and the engineers document do not match. Mr. Abatiello – It should be 50,094 sq. ft. (1.13 acres). Ms. Clarke – To properly advertise, we should use what the town took? Mr. Sinclair – Yes. Ms. Clarke – Remember, none of these maps are legal.
- Mr. Sinclair –
- Mr. Moore –
- Ms. Clarke –

Minutes:

April 2, 2019 –

Discussion –

Motion to approve the minutes of April 2, 2019, as written: Mr. Moore

Second: Ms. Clarke

Approved: 4-0-1 (Mr. Abatiello)

May 7, 2019

Discussion -

Motion to approve the minutes of May 7, 2019, as written: Ms. Clarke

Second: Mr. Moore

Approved: 4-0-1 (Mr. Abatiello)

May 21, 2019

Discussion

Motion to approve the minutes of May 21, 2019, as written: Ms. Leighton

Second: Mr. Moore

Approved: 4-0-1 (Mr. Abatiello)

Next Meeting:

Motion to schedule the next meeting on July 23, 2019 at 5:30: Mr. Moore

Second: Mr. Abatiello

Approved: Unanimous (5-0)

Adjournment:

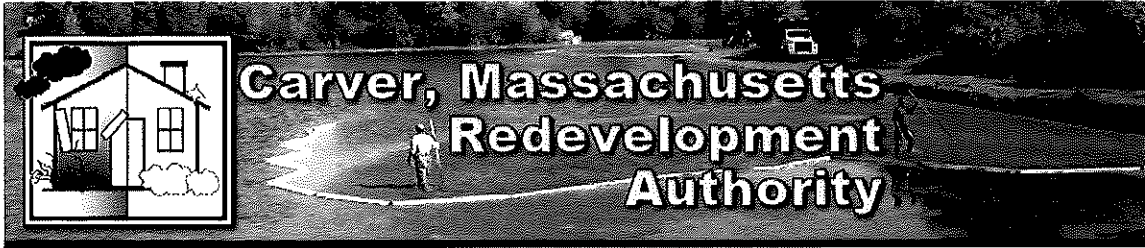
Motion was made to adjourn this meeting at 6:18 PM: Ms. Leighton

Second: Mr. Moore

Approved: Unanimous (5-0)

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 June 11, 2019
5:30 pm
Carver Town Hall Room #3

AGENDA

1. Forest St. Project
 - Update from Chair on survey
 - Update from Vice Chair on preferred appraisals
 - Update from Sharon Clarke on Zoning issue
2. Treasurer's Report/Bills Payable
3. Chairman Update-Town Meeting Warrant Properties
 - 0 Johns Pond Rd.
 - 0 Bates Pond Rd.
4. Members Comments
 - Minutes: April 2, 2019, May 7, 2019 & May 21, 2019
 - Next meeting



Treasurer's Report - April 2019

Post Date	Check Number	Description	Checking Account	Savings Account	Principal Loan Account	Interest Loan Account	Carver Urban Renewal Plan Account
Balance 12/31/2018							
1/28/2019	1242	Susan Hannon - Minutes/Sectry	\$ 529.19	\$ 25,179.59		\$	3,015.09
1/31/2019		Interest on MM	(75.00)				
1/31/2019		Interest on CURplan		6.97			
Balance 1/31/2019			\$ 454.19	\$ 25,186.56	\$	\$	3,015.17
2/28/2019		Interest on MM		7.73			
2/28/2019		Interest on CURplan					
Balance 2/28/2019			\$ 454.19	\$ 25,194.29	\$	\$	3,015.24
3/31/2019		Interest on MM		8.56			
3/31/2019		Interest on CURplan					
Balance 3/31/2019			\$ 454.19	\$ 25,202.85	\$	\$	3,015.32
4/3/2019		Transfer to Ckng		(1,000.00)			
4/3/2019		Deposit from Svgs - reserve for bills	1,000.00				
4/12/2019	1243	Susan Hannon - Minutes/Sectry	(150.00)				
4/22/2019	1244	Valerie Varrasso - 2018 audit	(325.00)				
4/30/2019		Interest on MM		7.98			
4/30/2019		Interest on CURplan					
Balance 4/30/2019			\$ 979.19	\$ 24,210.83	\$	\$	3,015.39
Interest PD YTD							Renewal Plan Account
\$ 31.24							Interest PD YTD
							\$ 0.30

Town of CARVER - Fiscal Year 2019

Key: 743

12/5/2018 9:41 am SEQ # - 738

CURRENT OWNER		PARCEL ID		LOCATION		CLASS		CLASS%		DESCRIPTION		BN ID		BN		CARD	
CARVER TOWN OF 108 MAIN ST CARVER, MA 02330		12-D-0-E		0 JOHNS POND RD		9300		100		VAC SELECT/CITY CNCL		06/27/1990		DA		1 of 1	
TRANSFER HISTORY CARVER TOWN OF WILLIAMS BROS, INC		DOS 03/22/2004 E 09/15/1978 QS		T SALE PRICE 133,500		BK-PG (Cert) 27771-343		AMOUNT		71 VACANT LOT							

CD	T	AC/SFT/UN	Nch	INFL1	INFL2	ADJ BASE	SAF	INFL3	VC	CREDIT AMT	ADJ VALUE
100	S	60,000	NCR	1.00	1.00	15,280	1.00	1.00	1.00		21,040
300	A	0.533	EXS	1.00	1.00	5,300	1.00	1.00	1.00		3,360

TOTAL		1.910 Acres		ZONING		RA		FRNT		108	
Ngh		NORTH CARVER		N							
INFL1		UNBLD-80		O							
INFL2		NO ADJUST.		E							

TOTAL		1.910 Acres		ZONING		RA		FRNT		108	
Ngh		NORTH CARVER		N							
INFL1		UNBLD-80		O							
INFL2		NO ADJUST.		E							

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING		CD		ADJ		DESC		MEASURE	
MODEL								LIST	
STYLE								REVIEW	
QUALITY									
FRAME									

SIZE ADJ		DETAIL ADJ		OVERALL	
YEAR BLT					
NET AREA					
\$/SQA (RCN)					

CAPACITY		UNITS		ADJ	

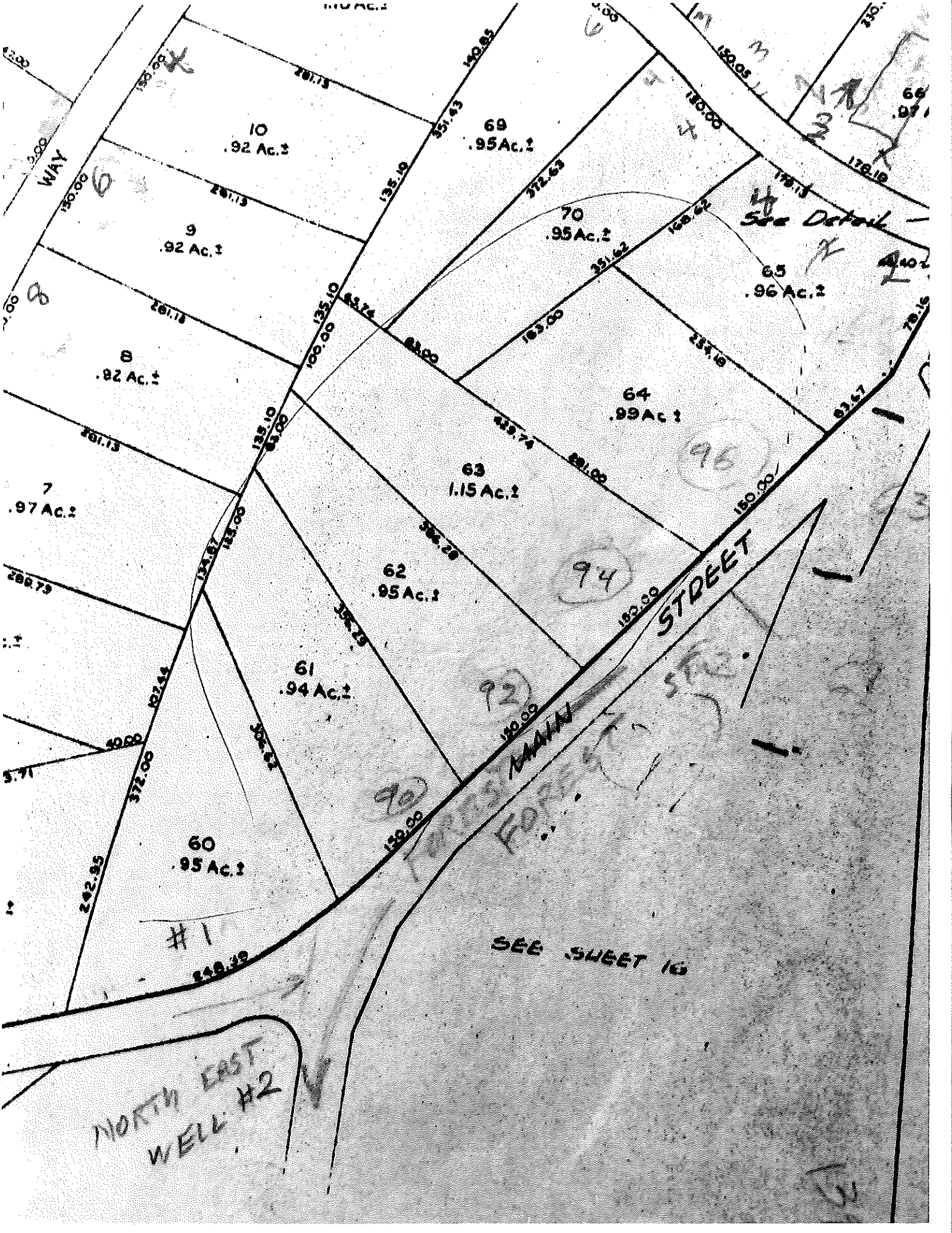
ELEMENT		CD		DESCRIPTION		ADJ		S		BAT		T		UNITS		ADJ PRICE		RCN		TOTAL RCN		CONDITION		ELEM		CD	

EFF. YR/AGE		COND		FUNC		ECON		DEPR		RCNLD	

L E G A L

D E T A C H E E D

B U I L D I N G



NORTH EAST
WELL #2

SEE SHEET 16

See Detail

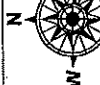
STREET

WAY

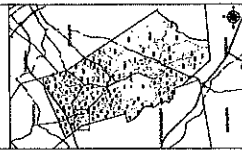


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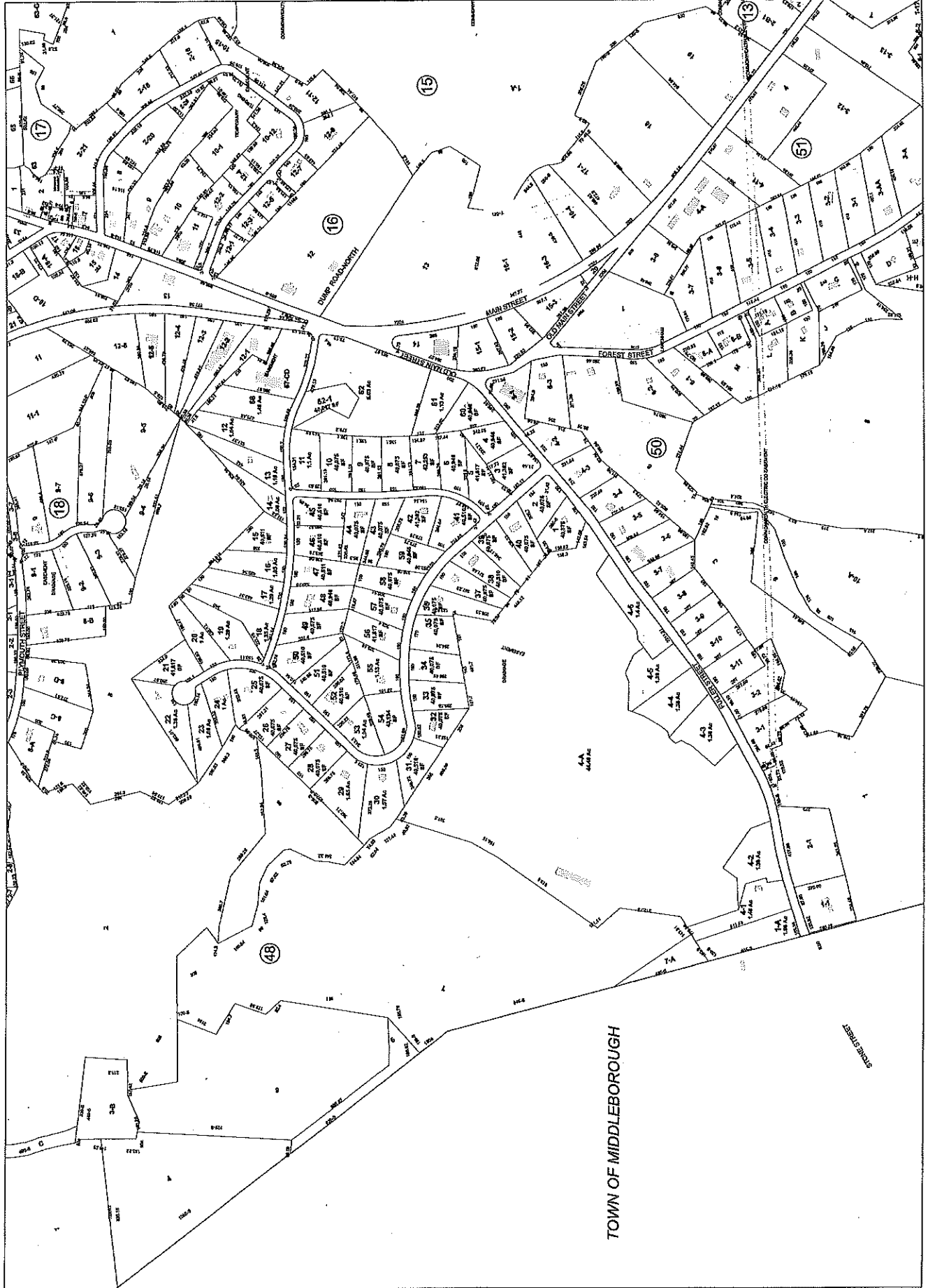
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1 inch = 200 feet
0 100 200
Feet



- Parcel
- Public Road
- Unpaved Road
- Building
- Easement
- Adjacent Map No.
- Pond, Lake
- Town Boundary



TOWN OF MIDDLEBOROUGH