

**Carver Redevelopment Authority  
Minutes for Monday, September 26, 2016**

APPROVED  
10-24-16

Call to Order: The Carver Redevelopment Authority met on September 26, 2016, at the Carver Town Hall, Room #1, 108 Main Street, Carver, Massachusetts. This meeting was videotaped for cable cast area 58, channel 15.

Members Present: William Sinclair, Chairman; Johanna Leighton, Treasurer; Charles Boulay.  
Not Present: Brian Abatiello, Vice Chairman

Also Present: Marlene McCollem, Planning Director; Christine Champ, Recording Secretary

The meeting was opened by Mr. William Sinclair at 7:00 p.m.

1. Receipt and review of annual financial statements prepared by Valerie Donovan.

Ms. Leighton gave a brief overview of Ms. Donovan's work doing the 2015 annual reporting for Rockland Trust Company and introduced Ms. Donovan. She went over the Balance Sheet for the Carver Redevelopment Authority.

Chairman Sinclair asked for any questions. There were none.

**MOTION:** By Mr. Boulay to approve the financial statement presented

**SECONDED:** By Ms. Leighton

**APPROVED:** Unanimously (3-0-0)

Chairman Sinclair thanked Ms. Donovan.

2. Further discussion of the Urban Renewal Plan; 127-acre parcel owned by Rt-44 Development, LLC; located off Montello Street in North Carver.
  - a. Potential impacts to the Cole and Melville residences
  - b. Roadway access and circulation
  - c. Design standards

Ms. McCollem talked about a and c together. She said at the last meeting, they talked about the design standards. Ms. McCollem said she had thought of comparing to the Zoning bylaw. She said the bylaw had control for signage and landscaping. Ms. McCollem suggested considering some controls for architecture so that Zoning could not discuss the look of the building. She also

suggested what types of building materials they might consider using.

Ms. McCollem said Zoning does address noise. She added that the lighting standards were very good. Ms. McCollem said they might want to consider noise studies and impacts. She said, regarding rooftop units, how they would be screened from view and maybe how they are baffled from hearing.

Ms. McCollem also thought they should think about the arrangement or layout of loading docks in these buildings. She said if you put the loading docks towards 44 then most would be in the front of the buildings. Ms. McCollem said that was not encouraged by the Town. She added, having loading areas in the rear, that would be ideal. Ms. McCollem said her concern was the northern lots and how you would control those lots and their loading areas. She said, maybe they could not allow loading docks in the rear of the building but maybe the side. She wanted the board to have a discussion about this as no decision was necessary yet.

Ms. McCollem wanted to talk about the Cole and Melville homes. She said, essentially, they would be funneling impacts towards these properties and noise impacts should be as mitigated as possible. Ms. McCollem said it would be hard to mitigate noise to those two properties. She did not want to cause undue harm to them without compensating them for it. Ms. McCollem said they needed to consider whether they should be acquiring those homes if impacted. Also, they needed to consider the impacts of internal roadways. She said if they were not acquired, they would be traversing the roads with the other industrial traffic. Ms. McCollem said the road would combine residential traffic with industrial which was not a good idea. To reduce noise, and not to harm those houses audibly, she wanted to hear their ideas.

Ms. Leighton asked if they bought the Melville house, would they have to buy the bogs, and Ms. McCollem went over on map 22-10, the bogs. She also went over the Cole property, 22-4 and 22-5. Ms. McCollem said some partial area was to be acquired that did not include the Cole house and Melville was not included in the acquisition either. There was further discussion regarding the properties. A gentleman representing the Cole property said it was empty but could be rented.

Regarding design standards, Ms. Leighton asked about Plymouth Industrial Park near Route 80. Ms. McCollem said they had design standards but they were not especially strict on design standards. She said they could see how the larger buildings dealt with lighting, signage, loading docks, parking lots, et cetera.

Ms. Leighton asked about Sysco and the refrigeration noise. Ms. McCollem said they needed to define. Chairman Sinclair addressed that with Ms. Leighton, that they had to look at others and decide about theirs. Chairman Sinclair said the biggest hurdle would be the noise and how they were going to handle it. He felt those properties, Cole and Melville, would be impacted by noise. Ms. Leighton asked again if they would have to purchase the bogs and Chairman Sinclair recounted that there were other areas in southeastern Mass that had bogs around the industry (i.e.

Ocean Spray, Lakeville).

Ms. McCollem said Cole was in acquisition planning but Melville was not and they must decide. Chairman Sinclair was also concerned about road access coming in from that property. He questioned, to make sure access ("Cole road access"), how much impact would that be? He questioned how much bog would be a requirement.

Chairman Sinclair asked for further comments. Mr. Boulay was concerned with buffing, the design. Chairman Sinclair said they would have to look further with acoustical studies and screening of all roofs. He said as far as load and unload, he had to look at further. Chairman Sinclair said there could be some type of standard but he was not sure how it would work. Ms. McCollem said she would do some more research on loading dock strategy.

Chairman Sinclair reiterated that a person had a concern about Sysco and idle noise at night. Mr. Boulay asked if loading docks could be on the south side. Chairman Sinclair asked Ms. Leighton for any additional comments and she said she wanted further information about the refrigeration at night.

Christine Joy of Plympton said they run all night. She said the freezer/refrigeration runs 24 hours a day, Sunday p.m. through Friday p.m., at the Sysco plant in Plympton. Ms. Joy said they had complaints about backup alarms so Sysco bought muffling alarms and took care of it.

Ms. McCollem wanted to know about the architecture of the building. She said these would be big buildings. Chairman Sinclair suggested to look at the Decas plant in South Carver, the front of the facade, or Marion Drive and Commerce Way, off of Plymouth Street, to see some of those buildings with the different designs. Also, he suggested to look at Sysco, to get ideas. Ms. Leighton and Chairman Sinclair continued discussing different building styles. Chairman Sinclair said he felt the key was the front facade and to not block buildings in the front. Chairman Sinclair suggested that those are the types to look at. Also, he said, look at sidewalks, landscape, windows on front of buildings, et cetera. There was further discussion regarding smoked windows, height of windows, zoning, et cetera.

Ms. McCollem questioned opinions on Cole and Melville houses. They were discussing buying the house without the bog.

Regarding b. roadway access and circulation, a combination of #1 and #4 was presented by Ms. McCollem, the T intersection designed to not allow the trucks to make that turn.

Ms. Leighton noted, if someone came south on Montello and could take a right onto the road it would be incredibly difficult, designed not to allow for that size of truck. Ms. McCollem said the truck could just stay south on 58. Ms. Leighton said the trucks could come down any way they wanted. Ms. McCollem said that is why the emergency lane was there and it could be ungated and they could enter. Ms. Leighton thought they should think more about it.

Ms. McCollem added, if this was not what the Authority wanted, she wanted to know what they did want. Chairman Sinclair said if it could be as less impactful of trucks as possible, how could they prevent it? Ms. McCollem said professional trucking companies must follow rules or they will be fined. Ms. Leighton said she thought there would be just one property and Ms. McCollem said Ms. Leighton voted for two egresses. Chairman Sinclair said the Town fire department required two ways in and two ways out. Chairman Sinclair asked Ms. Leighton if she knew of any options for Montello Street and Ms. Leighton thought it must be looked at closer because people make mistakes.

Mr. George McLaughlin, of 44 Development spoke. He said most of the truck traffic for big time facilities won't go up a dirt road like Montello. Mr. McLaughlin said the thinking behind this was, things happen. He thought the best plan was that once a trucker makes the mistake and gets jammed up, that trucker gets messed up and won't do it again. Mr. McLaughlin said the trucker may have to back up Montello and time is money for trucking industry. He said people are right to be concerned with these issues, but he thinks in this type of operation it's a very rare occurrence and people get fired over things like that.

Chairman Sinclair asked Ms. McCollem how they would address to lessen the impact of this happening and Ms. McCollem said that is why they are building this escape lane. Chairman Sinclair asked about the signage, as most would not have time to read. He wondered how they could impact or help that.

Mr. Richard Jackson of Heather's Path spoke, saying there is already a sign saying no trucks on Montello Street.

An unidentified woman talked about Tractor Supply and the truckers following the GPS. Chairman Sinclair said it was good to know that it was happening now.

An unidentified man (Bob Butler?) from Plympton said he was concerned about trucks going down Montello Street and that it was being designed for accidents. He said he thought trucks would take a bigger turn out of the lane and another car could be coming. He was not pleased with the option.

Mr. Gordon Massingham spoke next. He felt for trucks and passenger cars, there would be thousands of cars. Mr. Massingham said they would want to avoid the light at Shaw's and Montello. He thought it was just as big a problem as the trucks. Mr. Massingham said cars could make the turn but not trucks. Chairman Sinclair said there was still a problem with traffic coming south.

Mr. Tuscher of 16 Montello spoke next. He said he did not know how they would check the road per the specifications of the state and he thought they should use signage. Chairman Sinclair explained that they were trying to control traffic on that road and he felt they were still at a quagmire with the intersection.

Chairman Sinclair asked for further questions. The developer, Mr. McLaughlin, spoke next. His concern was, from his standpoint, that the design standards were limiting on tenants. Mr. McLaughlin said his concern, as standards were further confined, may scare tenants. He thought it was important to have thoughtful landscaping, et cetera. Mr. McLaughlin also talked about tenants that were not interested in sharing their road with anybody, such as residents, cranberry bog farmers...anybody. He said it was very important for bogs to be included.

Mr. McLaughlin said he liked the way L. Knife and Sons was done with the pastoral setting. He said he had spoken to Jim and Alice Cole and needed to speak with the Melvilles. Mr. McLaughlin said he had been successful with open lines of conversation and he thought he could put a deal together with the Coles and Melvilles. He said he already had deals with the Allens and Tassinaris and he wanted the bogs included.

Ms. Leighton asked Bob, can he build his own road into the bogs? He said he had checked and there was no access highway in the area. He said there were certain limitations and the tenant is looking into putting in a slip-ramp to have access to Route 44. He does not know if the Department of Transportation would allow.

Mr. Jackson said he was already told it can't be done. Ms. Joy, from the Town of Plympton, Board of Selectmen, said it was not legal. She asked if they had a low island that could be driven over by fire or police and if there could be a gate at the end of Montello. Ms. Joy said she would talk to the developer further about a gate. Ms. Joy questioned if the old Shaw's property could be used. Chairman Sinclair said it was looked at previously and it could not handle truck traffic due to the wetland.

Chairman Sinclair asked for questions on designs. Mr. Massingham said it was all about profit made. He recounted a story in the newspaper recently about border residents in towns. He felt the design standards were very important.

Chairman Sinclair asked for suggestions and asked that email be forwarded with input.

Ms. McCollem needed feedback for what was next. Chairman Sinclair said he was okay and that he like the raised structure in the road. Ms. McCollem said the DPW wanted no islands in the streets due to damage to plows. She said if islands have lights, it might be okay, but curbs, et cetera, get buried by snow. Chairman Sinclair asked, as a board, if they had changed suggestions, get them to Ms. McCollem before the next meeting. Ms. McCollem went over what the design would be, preventing tractor trailer only.

Chairman Sinclair said they would hold off until the next meeting and asked if there was anything further. There was not.

Ms. McCollem wanted to know what would be added. Chairman Sinclair said Cole and

Melville. Ms. McCollem needed to know in entirety and Chairman Sinclair said it would be including the bogs on Cole property. There were further discussion regarding inclusion of the bogs, deciding houses and bogs.

There were no further comments from the audience. Ms. Joy said they liked the idea of a low island. She asked if they could contact the DPW and Chairman Sinclair said they could.

### 3. Bills Payable & Treasurer's Report.

Ms. Leighton said Ms. Donovan was to be paid \$300 for the 9/20/16 invoice #90. Ms. Leighton requested the money be moved.

**MOTION:** By Ms. Leighton to pay Valerie Donovan \$300 for invoice #90 of 9/20/16

**SECONDED:** By Mr. Boulay

**APPROVED:** Unanimously (3-0-0)

**MOTION:** By Ms. Leighton to move the money (\$3,751) from the savings account to the checking account

**SECONDED:** By Mr. Boulay

**APPROVED:** Unanimously (3-0-0)

Ms. Leighton said two bills were paid, including \$75 for minutes and \$3675.56 for SRPEDD. She said there was \$78.07 left in the checking account. Ms. Leighton asked Ms. McCollem if anything else was coming and it was decided to move \$375.00 from savings to checking.

**MOTION:** By Ms. Leighton to move \$375.00 from savings to checking

**SECONDED:** By Mr. Boulay

**APPROVED:** Unanimously (3-0-0)

### 4. Minutes: September 12, 2016

It was decided to move the minutes to the next meeting.

### 5. Next meeting: October 24, 2016

**MOTION:** By Ms. Leighton to have the next meeting on October 24, 2016, at 7:00 p.m.

**SECONDED:** By Mr. Boulay

**APPROVED:** Unanimously (3-0-0)

**MOTION:** By Ms. Leighton to adjourn at 8:32 p.m.  
**SECONDED:** By Mr. Boulay  
**APPROVED:** Unanimously (3-0-0)

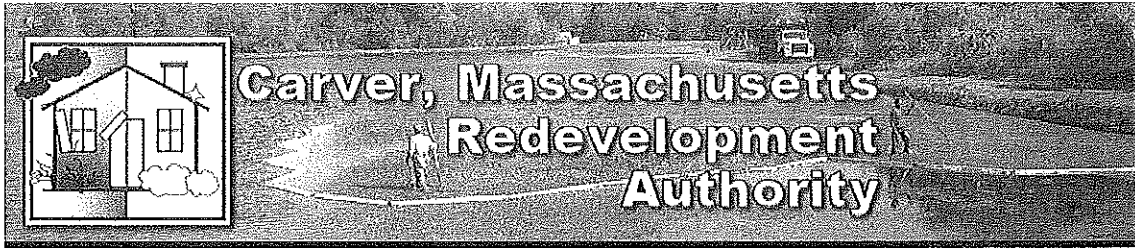
**Exhibits:**

Exhibit A: Agenda

Exhibit B: Treasurer's Report







108 Main St, Carver, MA 23330

**PUBLIC MEETING NOTICE**

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

**CARVER REDEVELOPMENT AUTHORITY**

**Monday, September 26, 2016**

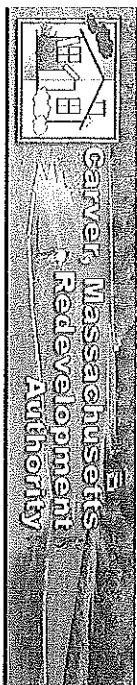
**7:00 pm**

**Carver Town Hall Room #1**

**AGENDA**

1. Receipt and review of annual financial statements prepared by Valerie Donovan.
2. Further discussion of the Urban Renewal Plan; 127-acre parcel owned by Rt-44 Development, LLC; located off Montello Street in North Carver.
  - a. Potential impacts to the Cole & Melville residences
  - b. Roadway access & circulation
  - c. Design standards
3. Bills Payable & Treasurer's Report
4. Minutes: September 12, 2016
5. Next meeting: October 24, 2016

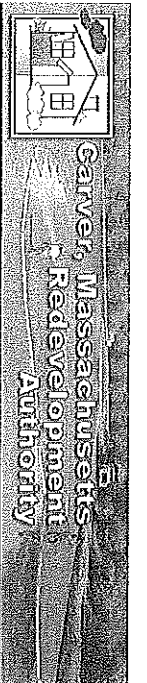




*Treasurer's Report - January thru Sept 2016*

Post Date	Check Number	Description	Checking Account	Savings Account	Principal Loan Account	Interest Loan Account	Carver Urban Renewal Plan Account
Balance 12/31/2015			\$ 602.63	\$ 32,375.69			\$ 40,003.08
1/30/2016		Interest on MM		2.74			1.02
1/30/2016		Interest on CURplan			-	-	\$ 40,004.10
Balance 1/31/2016			\$ 602.63	\$ 32,378.43	\$ -	\$ -	\$ 40,004.10
2/2/2016		Transfer to Ckng - Hayes Developmt					(6,675.00)
2/2/2016		Deposit from CURplan					
2/4/2016	1198	Hayes Development Sys	6,675.00				
2/19/2016	1197	Christine L. Champ - Minutes/Sectry	(6,675.00)				
2/28/2016		Interest on MM	(75.00)	2.57			
2/28/2016		Interest on CURplan					0.80
Balance 2/29/2016			\$ 527.63	\$ 32,381.00	\$ -	\$ -	\$ 33,329.90
3/23/2016		Transfer to Ckng - Hayes Developmt					(4,650.00)
3/23/2016		Deposit from CURplan					
3/25/2016	1199	Christine L. Champ - Minutes/Sectry	4,650.00				
3/31/2016		Interest on MM	(75.00)	2.74			
3/31/2016		Interest on CURplan					0.81
Balance 3/31/2016			\$ 5,102.63	\$ 32,383.74	\$ -	\$ -	\$ 28,680.71
4/7/2016		1200 Hayes Development Sys					
4/15/2016	1201	Christine L. Champ - Minutes/Sectry	(4,650.00)				
4/29/2016		Interest on MM	(75.00)	2.65			
4/29/2016		Interest on CURplan					0.71
Balance 4/30/2016			\$ 377.63	\$ 32,386.39	\$ -	\$ -	\$ 28,681.42
5/24/2016		Deposit					
5/24/2016		Rte 44 Development, LLC					
5/24/2016		for FXM Economic Study					
5/24/2016		Transfer to Ckng - Hayes Developmt					\$ 10,000.00
5/24/2016		Deposit from CURplan					(1,800.00)
5/24/2016		Deposit	1,800.00				
5/24/2016		43 Jill Marie Dr - gas pipe loan					
5/24/2016		pay back, sold the house		\$ 1,091.40			
5/31/2016		Interest on MM		2.76			
5/31/2016		Interest on CURplan					0.77
Balance 5/31/2016			\$ 2,177.63	\$ 33,480.55	\$ -	\$ -	\$ 36,882.19
6/3/2016		Christine L. Champ - Minutes/Sectry					
6/7/2016	1202	1mtg, 1/2 mtg no quorum	(100.00)				
6/7/2016	1203	Hayes Development Sys	(1,800.00)				
6/8/2016	1204	Christine L. Champ - Minutes/Sectry	(75.00)				
6/30/2016		Interest on MM		2.74			
6/30/2016		Interest on CURplan					0.91
Balance 6/30/2016			\$ 202.63	\$ 33,483.29	\$ -	\$ -	\$ 36,883.10
7/22/2016	1205	Christine L. Champ - Minutes/Sectry	(50.00)				





*Treasurer's Report - January thru Sept 2016*

Post Date	Check Number	Description	Checking Account	Savings Account	Principal Loan Account	Interest Loan Account	Carver Urban Renewal Plan Account
7/29/2016		Interest on MM		2.84			0.94
7/29/2016		Interest on CURplan					36,884.04
Balance 7/31/2016			\$ 152.63	\$ 33,486.13	\$ -	\$ -	\$ (8,000.00)
8/10/2016		Transfer to Ckng - FXM Associates					
8/10/2016		Deposit from CURplan	8,000.00				
8/16/2016	1206	FXM Associates	(8,000.00)				
8/17/2016	1207	Christine L. Champ - Minutes/Sectry	(50.00)				
8/17/2016	1208	Christine L. Champ - Minutes/Sectry	(25.00)				
8/31/2016		Interest on MM		2.84			
8/31/2016		Interest on CURplan					0.79
Balance 8/31/2016			\$ 77.63	\$ 33,488.97	\$ -	\$ -	\$ 28,884.83
9/13/2016		Transfer to Ckng - SRPEDD		(3,751.00)			
9/13/2016		Deposit from Svgs	3,751.00				
9/14/2016	1209	Christine L. Champ - Minutes/Sectry	(75.00)				
9/20/2016	1210	SRPEDD	(3,675.56)				
Balance 9/25/2016			\$ 78.07	\$ 29,737.97	\$ -	\$ -	\$ 28,884.83

