

APPROVED
Nov. 21, 2016

**Carver Redevelopment Authority
Minutes for Monday, October 24, 2016**

Call to Order: The Carver Redevelopment Authority met on October 24, 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, Secretary; 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. Further discussion of the Urban Renewal Plan; 127-acre parcel owned by Rt-44 Development, LLC; located off Montello Street in North Carver.
 - a. Revised parcel listing

Chairman Sinclair read the notice from the agenda. Ms. McCollem said, based on the votes from the last meeting, two properties were added. She wanted all to look at to make sure it was what they wanted. Ms. McCollem said they voted to change the Cole property from partial to full acquisition. She said this included bog road network, bogs, reservoir, et cetera. They would also acquire two additional parcels owned by Melville. Ms. McCollem wanted to bring attention to the fact that another Melville parcel was in agricultural use and that parcel was not included. She referred to same as Melville bogs. Ms. McCollem wanted it noted that it was only referring to the bogs in the southern part of property, not in the northwest corner. She said the next step was the relocation. Ms. McCollem said by adding those properties, they had crossed the threshold of the state. She included an estimate given by Steve Mallachi (phonetic) in the amount of 2,250, in order to do a preliminary relocation plan. Ms. McCollem said the services included four residential occupants and two commercial occupants. She said one home was vacant and if it changed, it must be reflected. Ms. McCollem said the bogs were commercial use and there was a commercial value and it had to be considered. She said now the threshold had been crossed and it must be added into the work. Ms. McCollem said it was the same procedure with Steve Mallachi (phonetic) as the others retained to do work.

Ms. Leighton wanted to have it reiterated, what Ms. McCollem said about the four bogs. Ms. McCollem obliged and covered the material. She indicated there would be some relocation for bog use. Ms. McCollem said they were not sure yet about how the relocation worked for the agricultural use. She continued to explain to Mr. Abatiello as well. Ms. Leighton wondered if the bogs were active and Ms. McCollem said they were. Mr. Abatiello asked if the house was vacant and Ms. McCollem said it was but if it was occupied during the process, the status must

be changed on the plan to an occupied property.

Chairman Sinclair questioned if there would be actual appraisals and Ms. McCollem said there would not. She said there would be a relocation that you would follow if relocation was necessary. Ms. McCollem said the plan laid out the steps under the law to follow. Chairman Sinclair asked if it was just procedure, step-by-step. Ms. McCollem said it was preliminary. So, the appraisal done today would not be any good in two years. Ms. McCollem said if the Urban Renewal Plan was approved and moved into implementation, the plan had to be finalized. She said the information could not be stale; that it must be current. Chairman Sinclair said, regarding property bogs with vacant homes, he would prefer they take it and evaluate it as occupied. Ms. McCollem said she would talk to Steve about that. She said they must give the facts and she thought it could be evaluated for relocation purposes. Ms. Leighton asked, regarding the same, supposing he wanted the house moved, was it relocation at that point? She wanted to know, what if he wanted the house moved? Ms. McCollem said at the preliminary plan, they were not getting into specifics. She said it was based on two preliminary appraisals.

Ms. McCollem said the Urban Renewal Plan had a 20-year life. She said the plan was good for so long that so many things could and would change over time. Ms. McCollem said as things happened, pieces had to be finalized and you could not anticipate what happened in the future. Chairman Sinclair asked how long the work would take and Ms. McCollem said it was a ten-hour scope of work. She said she would expect that she would have it before the next meeting so they could discuss it at that meeting.

Chairman Sinclair asked the Board if there were any further questions.

Mr. Abatiello wanted to clarify, he was supposed to follow the plan of the work scope planned, and Ms. McCollem said yes. She said the plan must be final and the Board should let her know if there were any changes. That was it. Ms. McCollem said his work was based on what they were telling him.

Chairman Sinclair asked again and there were no questions from the Board.

MOTION: By Ms. Leighton to enter into a contract with Steve Mallachi (phonetic) for a relocation plan, not to exceed 2250.

SECONDED: By Ms. Boulay

APPROVED: Unanimously

b. Updated draft

Per Ms. McCollem, she said there were a couple of pieces. She was not able to send out as an attachment because the file was so big. Ms. McCollem said she'd get it out without the pictures and graphics. She apologized for the size and lateness and said she put in a link. Ms. McCollem went over the maps which were also on the overhead screen.

There was an ariel photograph showing the scope of the area, approximately 300 acres, which were not all scheduled for development. The next visual was a topography map. The figure showed the structures to be, over the next 20 years, scheduled for demolition, if all went by the plans. The next showed parcel identification, which on the spreadsheet corresponded to the Assessor's map. The colors showed the land uses today with the legend at the bottom. Next was the current zoning map. The next map showed one parcel that would require a zoning change to green business park. The next one looked like a parcel map again. The flag on Montello Street showed where in the plan area you would have public ways. It was bounded by 58 and 44. Montello was the only public way in the whole plan area. The next plan correlated to the proposed plan. Ms. McCollem continued to describe the plan documents. She said that was the last map.

Ms. McCollem asked if everyone could look at the materials for mistakes, clearness, et cetera. She said if anything was confusing, she would try to present it in another way. Ms. Leighton asked about 22-5-C, North Main, Town of Caver, that was highlighted and she wanted to know why. Ms. McCollem said it was not. Chairman Sinclair asked if all the group received all of the maps and Ms. McCollem said she did not send out the maps but would put them online so all could see. She added that people may have received some but there were still more. Ms. McCollem said she was happy to answer any questions now or after the review.

Chairman Sinclair said all would read and review and he told the attendees in the audience to do the same. Ms. McCollem apologized for sending so much. She next went over the draft guidelines with all. She said if the Board agreed with the idea in it, eventually it must be incorporated into the plan. (Design draft).

Ms. McCollem said the zoning was changed in 2010 or 2013. She said it pretty well encapsulated all the necessary specifications they would have with additional controls on future development. It included lighting, landscaping, roofs, impacts of very large buildings. She said it was very broad and very generalized but it was for the control of future development. Ms. McCollem wanted to know if she had forgotten anything or missed anything.

Her draft suggestion was that the Board, when using and applying to the project, do with the Planning Board. Ms. McCollem thought the end result would be much better. She said it made sense for the Carver Redevelopment Authority to work jointly with the Planning Board so the two Boards could coordinate the review. Ms. McCollem said it was something for the Board to think about and the Board members said they thought it was a great idea. She wanted to know for the next meeting.

Chairman Sinclair thought, for control, people would know that this was through the Urban Renewal Plan. He wanted to know if, as part of the Urban Renewal Plan, could they require that things were kept up? Chairman Sinclair said he noted in a South Shore community that some buildings were in bad shape. Ms. McCollem said they would last the life of the plan but they would expire. She said after that point, they would not exist anymore. Chairman Sinclair wanted

controls if a potential tenant came in and left, as the empty building could sit there unmaintained. He said it directly impacted what they were creating and he wanted the person who left, to be responsible for the upkeep. Chairman Sinclair wanted some type of control through the Urban Renewal Plan that that was in the plan.

Mr. Abatiello said that took place at Sam's Club, where they kept maintaining the building after it was empty and he thought it could be worked out. He thought Chairman Sinclair had a good idea. Mr. Abatiello wanted to know if it was unspoken or if it should be in the plan. Ms. McCollem said it should be written in, that it was important they put something in to say it must be per the covenants of the park. She said private covenants would be stronger, but at a high level to say it is important to the Board. Chairman Sinclair said there would be no control over private covenants so if they got it put into some decision then the Town had some control. Ms. McCollem thought Sam's Club was a good example. Chairman Sinclair noted Norton Industrial Park, having building issues but good landscaping. He wanted it worked into the plan.

Chairman Sinclair said since it was a green business park, it was not noted as having energy efficient lighting, but he would like Led lighting, night-scape lighting, direction lighting, et cetera. He wanted it included in the language. Ms. Leighton asked about where the solar lighting was and Ms. McCollem said it was in the plan. Ms. Leighton said there was acreage of solar at Plymouth. Ms. McCollem said it was an allowed use in the zoning district and right now, solar could be installed. She added if they wanted to limit or control, they needed to know. Chairman Sinclair said the solar panel acreage in the green business park contradicts the type of park and that it was not aesthetically pleasing. Chairman Sinclair thought maybe they could camouflage it on rooftops but not over the top of a facade. There was further discussions between Ms. Leighton, Mr. Abatiello and Chairman Sinclair. Mr. Abatiello spoke about solar panels on roofs versus what you see on the side of the road. Chairman Sinclair said he thought there were some types of solar and they needed to discuss and review. Ms. McCollem said she would add a point for solar.

Ms. McCollem said, regarding the conversation they needed to have regarding solar, was the solar an accessory use to the building on the site or was the solar the principle use on the property and the only thing there? She asked Mr. Abatiello if he would be more comfortable if it was an accessory and he said yes. Mr. Abatiello did not want to have a ground farm on that site. Ms. McCollem continued to ask of the Board specifics for options on solar lights. Mr. Abatiello wanted rooftops only and Chairman Sinclair agreed. Ms. Leighton disagreed. Ms. McCollem said if there was a change, a change in the bylaw would be required. There was no vote but Ms. McCollem wanted them to think about it.

Ms. McCollem asked if there was anything else in the guidelines and said that was a good, critical thing that needed to be hammered out.

Mr. Abatiello said the loading docks and things of that nature were a concern. Ms. McCollem said it depended on what lot and the size of the building and other variables. She referred the

Board to Page 1. There was further discussion about loading dock concerns. Ms. McCollem said she was trying to deal with that under building orientation. Also truck impacts, if the building generated large truck traffic. Ms. McCollem said she was open to suggestions regarding additional language for the plan, only putting in important items.

Chairman Sinclair asked about the environmental design guidelines. He said the idling of trucks should not be allowed; noise impacts, if a large facility, needed additional buffering; lighting impacts should be in place for shading. Ms. McCollem said the lighting was addressed on Page 3 and there was more under environmental impacts. She told Chairman Sinclair that Led lighting could be added. Chairman Sinclair was looking for Led under lighting, for shading, et cetera. Ms. McCollem said none of the lighting standards had been deleted and he was concerned about those types of things.

Chairman Sinclair asked the Board if they had anything else and they did not.

He then addressed the public, requesting if they had anything, to send it to the Board for inclusion on the next agenda. Chairman Sinclair said to send it to the Board, as it would be appreciated greatly.

Ms. McCollem said a lot of information had been added to the draft plan. She thought the old one was dated February. Ms. McCollem said infrastructure and engineering had been added. She asked if the Board was in agreement, as she needed to know. Ms. McCollem said she and Maureen would continue to work on.

Chairman Sinclair asked if the Board was okay with all and the answer was yes.

Chairman Sinclair told the public if they had brief comments, they could be heard. He added, they could provide in writing and that would help.

Melissa Singletary of 4 Heather's Path had two questions. She wanted to know when they would be talking about the roadway again. Chairman Sinclair said they were trying to keep all contained and it would be better defined when in writing. Her second concern was regarding an owner of a gym at Sylo Marketplace telling people that Amazon was moving in. Chairman Sinclair had no idea who was coming. Ms. Singletary said the owner of the gym was trying to sell. Chairman Sinclair was not aware of the information and was not able to help.

Christine Kirkland of 20 Montello Street wanted to know when the start was for the 20-year Urban Development Plan. Chairman Sinclair said, after that stage, the final documents would go to the Planning Board, the Board of Selectmen, the Department of Housing and Community Development. He said when it eventually gets through the State, then it starts. Ms. Kirkland wanted to know if it was at the groundbreaking and Ms. McCollem said it was the date DHCD approved, then they had 20 years to build. Ms. Kirkland asked if it was for the entire park and Chairman Sinclair said it was for the Urban Renewal area. Ms. McCollem said because of the

long time frame, the 20-year time frame, if a future Redevelopment committee had to change or add any area to be acquired, it would trigger a major plan amendment and would require the whole process to happen again. She said if the market went crazy, a future Redevelopment Authority might take advantage of that and if it was not working, it could be changed. Ms. Kirkland asked if it was amended, would it be 20 more years or the existing years. Ms. McCollem said that would be a decision that the Redevelopment Authority would have to make on the scope of change. Chairman Sinclair asked who would decide and Ms. McCollem said it would be the Redevelopment Authority. She said she could not speak for the State or what the Redevelopment Authority would propose in the future. As an example, Ms. McCollem added, if you were adding 350 acres, you might want to consider adding a new plan instead of a plan amendment.

Ms. Singletary asked if the correspondence were being read that night and Chairman Sinclair said he only had a correspondence from Rockland Trust Company. Ms. McCollem said she had something from the Tuschers and she would find it. Chairman Sinclair did not have it. Ms. Singletary asked if it would be available for the next agenda and Chairman Sinclair said absolutely; that it would be brought up at the next meeting.

2. Bills Payable & Treasurer's Report.

MOTION: By Mr. Batiello to pay \$75 to Christine Champ for secretarial work

SECONDED: By Ms. Leighton

APPROVED: Unanimously

Ms. Leighton said the checking account had 453.07, the savings had 29,740.53 and the Carver Urban Renewal Plan had 28,510.64. She addressed the transfer on 9/27 (Val Varasso) and noted she moved it from Carver Urban Renewal instead of savings and she would go to Rockland Trust Company and take care of same. Ms. Leighton said on the next one you would see in the savings a minus of 375 and in the Carver Urban Renewal Plan a plus of 375. She said the savings interest was 34.44 and Carver Urban Renewal Plan interest was 7.46. Ms. Leighton asked about a check sent to Val which had not been cashed and she said she would call about it.

MOTION: By Mr. Abatiello to accept the Treasurer's Report

SECONDED: By Mr. Boulay

APPROVED: Unanimously

3. Correspondence: September 23, 2016, letter from Rockland Trust

Chairman Sinclair wanted to talk about the gift agreement with Route 44 development. Ms. McCollem said one was for Maureen Hayes, \$44,000. Ms. Leighton said she did not have this. Chairman Sinclair said it would be changed. He then said they were still holding for FXM, 10K, of which, 8K was spent. Chairman Sinclair said, so third, could utilize the 2k being held, and

needed additional \$250 to cover Steve's work. He continued to read from a paper regarding gift and said it was different entities.

MOTION: By Ms. Leighton for authorization for donation, having chairman sign the agreement for donation

SECONDED: By Mr. Boulay

APPROVED: Unanimously

Mr. Abatiello wanted to say, in the future, could all get copies. Ms. Leighton asked for same. Ms. McCollem said once it was signed, she would give to all.

Regarding the correspondence of Rockland Trust Company, Chairman Sinclair spoke about the temporary extension for the 30,000 line of credit which expired 9/30/16. Rockland Trust Company extended to December, 2016. Chairman Sinclair said, "prior to the extension, you may continue," per the letter he was reading. He read, "unless modified or extended before expiration of 12/31/2016, it will expire." Chairman Sinclair said they needed financial statements. He read the letter into the record. Ms. Leighton said they had not received any correspondence to extend and she would follow up. She said it looked like they did not get information. Ms. Leighton said she would reach out to Valerie. She said she was also trying to go back to the original April on a report. She needed to see about both.

4. Minutes: September 12, 2016 and September 26, 2016

Regarding the minutes of September 12, 2016, all Board members were present.

MOTION: By Mr. Abatiello to approve the minutes of September 12, 2016, as written

SECONDED: By Ms. Leighton

APPROVED: Unanimously

Regarding the minutes of September 26, 2016, Mr. Abatiello was not present and he could not vote. He abstained from voting..

MOTION: By Ms. Leighton to approve the minutes of September 26, 2016, as written

SECONDED: By Mr. Boulay

APPROVED: Unanimously

5. Next meeting: Monday, November 21, 2016

MOTION: By Ms. Leighton to have the next meeting on November 21, 2016, at 7:00 p.m.

SECONDED: By Mr. Boulay

APPROVED: Unanimously

MOTION: By Mr. Abatiello to adjourn at 8:29 p.m.

SECONDED: By Ms. Leighton

APPROVED: Unanimously

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, November 21, 2016
7:00 pm
Carver Town Hall Room #1

AGENDA

1. Further discussion of the Urban Renewal Plan; 127-acre parcel owned by Rt-44 Development, LLC; located off Montello Street in North Carver.
 - a. Updated draft
 - b. Revised maps
 - c. Preliminary Relocation Plan
 - d. Correspondence: 9/27/16 email from K. Tusher; 10/25/16 email from G. Day
2. Bills Payable & Treasurer's Report
 - a. *Chris Champ--\$75*
 - b. *SRPEDD--\$948.88 (Master Plan Public Participation)*
3. Minutes: October 24, 2016
4. Next Meeting



Treasurer's Report - January thru Oct 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	\$ 602.63	\$ 32,378.43	\$ -	\$ -	\$ 40,004.10
Balance 1/31/2016							
2/2/2016		Transfer to Cking - Hayes Developmt					(6,675.00)
2/2/2016		Deposit from CURplan	6,675.00				
2/4/2016		1198 Hayes Development Sys	(6,675.00)				
2/19/2016		1197 Christine L. Champ - Minutes/Sectry	(75.00)	2.57			
2/28/2016		Interest on MM					0.80
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 Cking - Hayes Developmt					(4,650.00)
3/23/2016		Deposit from CURplan	4,650.00				
3/29/2016		1199 Christine L. Champ - Minutes/Sectry	(75.00)	2.74			
3/31/2016		Interest on MM					0.81
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	(4,650.00)				
4/15/2016		1201 Christine L. Champ - Minutes/Sectry	(75.00)	2.65			
4/29/2016		Interest on MM					0.71
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					\$ 10,000.00
5/24/2016		for FXM Economic Study					(1,800.00)
5/24/2016		Transfer to Cking - Hayes Developmt					
5/24/2016		Deposit from CURplan	1,800.00				
5/24/2016		Deposit					
5/24/2016		43 Jill Marie Dr -gas pipe loan		\$ 1,091.40			
5/31/2016		pay back, sold the house		2.76			
5/31/2016		Interest on MM					0.77
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					
6/3/2016		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)	2.74			
6/30/2016		Interest on MM					0.91
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 Oct 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 CURplan		2.84			0.94
7/29/2016		Interest on MM					
Balance 7/31/2016			\$ 152.63	\$ 33,486.13	\$ -	\$ -	\$ 36,884.04
8/10/2016		Transfer to Cking - FXM Associates					(8,000.00)
8/10/2016		Deposit from CURplan					
8/16/2016	1206	FXM Associates	8,000.00				
8/17/2016	1207	Christine L. Champ - Minutes/Sectry	(8,000.00)				
8/17/2016	1208	Christine L. Champ - Minutes/Sectry	(50.00)				
8/31/2016		Interest on MM	(25.00)				
8/31/2016		Interest on CURplan		2.84			
Balance 8/31/2016			\$ 77.63	\$ 33,488.97	\$ -	\$ -	\$ 28,884.83
9/13/2016		Transfer to Cking - SRPEDD		(3,751.00)			
9/13/2016		Deposit from Sygs					
9/14/2016	1209	Christine L. Champ - Minutes/Sectry	3,751.00				
9/20/2016	1210	SRPEDD	(75.00)				
9/27/2016		Transfer to Cking - Val Varrasso/Sectry	(3,675.56)				
9/27/2016		Deposit from Sygs					(375.00)
9/30/2016		Interest on CURplan	375.00				
9/30/2016		Interest on MM		2.56			0.71
Balance 9/30/2016			\$ 453.07	\$ 29,740.53	\$ -	\$ -	\$ 28,510.54
10/12/2016	1211	Valerie Donovan - Bank Audit	(300.00)				
10/26/2016	1212	Christine L. Champ - Minutes/Sectry	(75.00)				
10/28/2016		Reverse last months entry		(375.00)			375.00
10/31/2016		Interest on CURplan					0.73
10/31/2016		Interest on MM		2.51			
Balance 10/31/2016			\$ 78.07	\$ 29,368.04	\$ -	\$ -	\$ 28,886.27

Savings Account
Interest PD YTD
\$ 26.95

Carver Urban Renewal Plan Account
Interest PD YTD
\$ 8.19