

**Carver Select Board  
Meeting Minutes  
School Administration Building, 1<sup>st</sup> Floor  
February 25, 2020 - 7:00pm**

In Attendance: Chairman Ronald Clarke, Vice-Chairman Mark Townsend, Robert Belbin, Alan Dunham, Sarah Hewins, Town Administrator Michael Milanoski (TA) & Assistant Town Administrator Elaine Weston (ATA)

Chair led the meeting with the Pledge of Allegiance and Townsend read the community prayer.

**Citizens Participation:**

**Chapter 61A Application:** 7 Lakeview St. Assessor's Map 8, Lot 26-F

No representatives present.

Motion by Hewins to approve, second by Townsend.

Belbin would like to start to have town look at these properties coming out of 61A as it could be an opportunity for affordable housing. He would like to hold off on this decision. Clarke agrees with bringing this before the Director of Planning going forward, but would like to move forward with the current application. TA stated that the Town doesn't control housing funds, the funding would come from the CPC or housing partnership. Belbin questioned who is on the Town owned property committee, Hewins stated it is the Director of Planning, Conservation Agent and someone from the RDA as well as a few others.

Vote 5-0.

**Weathervane/Patriot Pines Group Development Presentation:** Sarah Stearns of Beals and Thomas, Gabe Crocker of Crocker Design Group, Loring Tripp & Jim Bristol presented the project. This project is unique for a residential project and they want the Board to learn about it in the early stages. An informal presentation is being made to the Planning Board and a wider range presentation will be made to the public in the spring. The Patriot Pines residential development is a 55+ community currently underway on the Plymouth/Carver town line across from the airport on South Meadow Rd. This is being built in conjunction with looking at Carver's Master Plan. Weathervane has built hundreds of homes in southeastern MA. It is currently permitted for 54 single family townhouses with 6 affordable units. When they originally met to finalize the plans, it was suggested by the Director of Planning to look off site to offer affordable housing based on Carver's Master Plan. The transfer development by-law relocates portions of the development making economical sense. The inclusionary by-law will

preserve open space and housing will be transferred to the Silva St. location. The receiving parcel on Silva St. is a former sand and gravel operation and there are benefits to using this location for a project like this. There is no vegetation on the land and will accept development well, and not be a visual impact. There is potential of multi-family rental or condo style homes. For a rental site there will be a minimum of 14-18 units. This will provide a diversity of housing. This could potentially be up to 50 or more rental units depending on what the community wants. Out of the affordable units, 20% can be dedicated to local residents and veterans.

The majority of the project will be 55+ and the affordable units cannot be age restricted.

An extension of the water line is proposed as part of the project from Green St. to Silva St. The entire development would be tied into this.

This is a 'friendly' affordable housing project.

Belbin questioned if the affordable units are segregated from the other units. Loring explained that from the Town's perspective, the affordable units all get blended in. All units have to look similar on the outside and may differentiate by having different finishes on the inside.

Stearns explained that the idea behind the development was to make all the units and the development better for everyone.

Loring explained that this project will protect the town from having to accept other plans that include 40B units.

TA stated this is a permitted use by right and is a win-win for the town for solving many problems at once. With the NCWD, they have done two projects where the developer has taken on the cost of putting in the water line which provides a long-term benefit of offsetting their infrastructure costs. They are proposing a mixed-use development, but all units will count as affordable housing units.

#### **Annual Town Meeting Warrant Article Review:**

TA reviewed all articles in draft form and a more completed version will be distributed for discussion and vote with appendices by the end of the week and will be ready for next week's Select Board meeting for votes.

Article 1 – there are 3 committees proposed to be dissolved. Each committee will be contacted on this.

Article 2 – Supplemental Appropriations

Article 3 – 2 Free cash certifications

Article 4 – Operational budget and Stabilization Funds

Article 5 – Capital Items

Article 6 – Community Preservation Committee recommendations

Article 7 - Amend the Agreement of the current Carver, Marion, Wareham Regional Refuse Disposal District.

Article 8 – One of the two votes required if Carver wants to leave CMWRRDD

These articles do not remove the Town from the district.

Article 9 – Special Legislation to exempt the Deputy Chief of Police from the Provision of Civil Service Laws. This will put the position with this title out of civil service.

Article 10 – Town Administrator By-Law Change –this was re-drafted by Town Counsel along with Article 11. This restricts the Board to agree to a contract maximum of 3 years.

Article 11 – An Act to Modify the Powers and Duties of the Town Administrator

Article 12 – Civil Fingerprinting Authority for Police Department

Article 13 – Finance Committee By-Law Change

Article 14 – Commission on Disability By-Law Change

Article 15 – Fence Viewer and Fence By-Law

Article 16 – Town Owned Property Committee By-Law: There would need to be a definition and charge for the committee.

Article 17-24 – Zoning Articles sponsored by the Planning Board- there are public hearings scheduled for these. They have been advertised and have not taken place yet.

Article 25- Conservation provisions amendments.

Article 26 – Transfer of Tax possessions in custody for Cedar Swamp – this will allow it to be combined with other property to develop some sort of bigger property or park and the intent will be in custody of conservation.

Article 27 – Transfer land to conservation- Wenham Shores Rd. property.-

Article 28 – Citizens Petition: Waiting on legal counsel opinion.

### **TOWN ADMINISTRATOR UPDATE:**

Hewins left the room

Finance Committee Update: The Finance Committee will have a joint meeting with the Select Board on March 3<sup>rd</sup> they will present their findings for the Board's approval & Powers & Sullivan will be present for the Audit presentation & to review all of the Annual Town Meeting Articles.

**Request for One Day Special License:** Motion to approve a one day special license for St. John the Baptist on March 28, 4:00pm-7:00pm by Dunham second by Townsend

Vote 4-0

Hewins returned to the room

**Community Announcements:**

**Belbin:** None

**Hewins:** Early voting is currently being held & State Primary is on March 3

**Townsend:** None

**Dunham:** None

**Clarke:** None

Executive Session: motion to adjourn at 8:55pm in to Executive Session at G.L. c. 30A section 21(a)(3) to discuss strategy with respect to litigation in the matter of DEP Release Tracking No. 4-0000268, if discussion in open session would have a detrimental impact on the Town's litigation position and the chair so declares; and to reconvene in open session for adjournment by Belbin second by Townsend.

Roll Call-Affirmative: Belbin, Hewins, Clarke, Dunham & Townsend.

Motion to adjourn by Dunham, second by Townsend at 9:10pm.

Vote 5-0.