



# TOWN OF CARVER

## BUSINESS DEVELOPMENT COMMISSION

108 Main Street  
Carver, MA 02330

Phone: (508) 866-3450  
Fax: (508) 866-3430  
E-mail: [jack.hunter@carverma.org](mailto:jack.hunter@carverma.org)

September 8, 2014 BDC Minutes

Attendance: Steve Romano, Chair; Will Sinclair, Vice Chair; and Rob Woolson Guests: Jack Hunter; Grant King, SRPEDD, Paul Mission, SRPEDD and Katie Goodrum, SRPEDD

Chairman Romano opened the meeting at 7:05 PM.

1. Spring Street – Potential Rezoning Presentation: The Chair recognized Mr. Hunter and asked him to give an overview as to what has brought us to this point in our efforts to rezone Spring Street.

Mr. Hunter went over the history of the project and in particular, how the Committee went about addressing some of the abutters concerns.

He also noted that the Town has been in discussions with MassDOT about partnering with them to rezone the property after all the due diligence has been completed and a consensus has been reached.

Ben Stout from Atlantic Properties conducted a real-estate analysis, but was not able to attend the meeting. Essentially his study said that any proposed development of the property as an industrial park or small commercial venture would not have an adverse effect on property values surrounding the intersection. In fact he believes property value would actually rise due to the development and the small impact it would have on the neighborhood.

Next Mr. Hunter informed the audience that we would first hear from Paul Mission from SRPEDD regarding his traffic study, and then Grant King who would be reviewing his efforts in developing zoning to accommodate the goals for the property.

Mr. Mission reviewed his study and how they developed his analysis using traffic counts and modeling. His results indicate that over 80 percent of the traffic will come and go from the Route 44 intersection and very little impact on the High Street Spring Street intersection.

Mr. King then reviewed his efforts to develop zoning that respects the surrounding landscape, demands proper Low Impact Design and utilizes buffering to protect the neighboring properties.

BDC members and the public asked several questions regarding accidents and speeding now occurring and whether they could be addressed. Mr. Hunter told the residents he would talk to the Police Chief about these issues.

There also was concern about who would buy the property and what control the Town would have over it.

Mr. Hunter answered that the Town would partner with the state to develop a RFP that assures the type of development we all are looking for.

Next steps would be finalizing the zoning; presenting it top the Planning Board and then placing it on the ATM for April 2015.

Mr. Romano thanked everyone for attending and asked Mr. Hunter to keep everyone on the sign in sheet informed.

The meeting was adjourned at 7:53PM