

CARVER PLANNING BOARD
MINUTES OF January 23, 2024

Approved
3-12-2024

Chairman Cornelius Shea, Kevin Robinson, Ellen Sordillo, Donald Williams, Bill Cullum and Thomas Bott, Town Planner.

Absent: John Gaskey

Meeting was called to order at 7:05PM

Pledge of Allegiance is recited.

The proceedings will be videotaped and rebroadcast by Area 58 TV|

1. Housing Production Plan (HPP) discussion with SRPEDD.

Taylor Perez, Assistant Direction of Housing and Community Development at SRPEDD and Chris Welch, Senior Comprehensive Planner at SRPEDD address the Board regarding the Carver Housing Production Plan. Ms. Perez explains this is a five year plan and it exists because of Chapter 40b and is regulated through 760 CMR 56. There are three components: Housing Needs Assessment, Affordable Housing Goals and Housing Implementation Strategies.

Mr. Welch explains the data sources they utilize which are the 5 year (ACS) American Community Survey, the 10-year census, data from the UMASS Donahue Institute, HUD and the Warren Group. He explains the difference between naturally occurring affordable housing and subsidized affordable housing. He goes onto to explain the annual income calculations regarding affordable housing for renters and homeowners in Carver, as well as the rate of population growth in Carver since the year 2000. He gives the breakdown of ages of the population, the attendance number for schools, the number of renters vs. homeowners, household medium income and housing cost burden.

Chairman Shea asks what it would take to make manufactured homes eligible and Ms. Perez responds it's complicated but it is her understanding there may be the presence of a deed restriction and also in many cases they are not considered permanent property. She indicates she will revisit the regulations regarding this. Mr. Welch gives details regarding the age of 2/3 of the Carver homes and the availability of buildable land. He indicates the two main takeaways from the initial needs assessment site are that Carver's population is aging and there is a mismatch between residents' income and the cost of housing in the town. He then gives an example of a calculation of what a current monthly mortgage payment would be, including taxes and home insurance and the 20% down. Given that he indicates a household would have to be making \$136,000 per year and that 2 in 3 Carver households could not afford to own a single-family home under current market conditions in the town without being cost-burdened.

Taylor Perez speaks about the barriers to development and what is limiting development

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opportunities in Carver. She indicates concerns are high costs, environmental considerations, restrictive zoning regulations, lack of public utilities and lack of staff/capacity and time. Chairman Shea expresses his concern about over development and the lack of underground water. Ms. Perez indicates that SRPEDD applied for and received a One-Stop Grant through Community Planning Grant at the State for \$165,000 to help seven classified rural communities including Carver to comply with Section 3A and they will help for the next two years to see how Carver wants to comply with Section 3A and produce a housing production plan. She indicates they would like to begin some community engagement which will start with a housing survey where folks are asked about their preferences and concerns. They would also like to engage with residents during the spring and summer about these issues at outdoor activities as they arise, such as harvest festivals, etc. They would like to deliver a plan by the winter. Mr. Shea asks if they are going to work in a 40b development plan and her response is she is not sure she can speak fully to this but she is happy to explore this with the Board. Ms. Perez indicates she will send Mr. Bott the Norton story map about the suitability analysis as it relates to Section 3A. She also explains how the planning process will take place over the next year. Mr. Bott shows slides of the areas the Town is looking at for development and discusses issues that need to be addressed in making a new by-law.

2. Plus Power – 31R Main Street:

- a. Decommissioning Bond discussion prior to issuance of electrical permit per Special Permit Condition 19.

Mr. Bott gives an update on the matters indicating the Board has received a Decommissioning Bond which is a requirement for a special permit which has been forwarded to Andy Glines of Fuss & O'Neill, the Town's consulting engineer to review the dollar mount and assumptions that are made. He also submitted a request to the Town Administrator to forward this to Town Council for their review.

Chris Quaranta represents Plus Power and asks the Board if they have any questions about the bond. He states they want to restore the site to the previous or pre-existing condition removing all electrical equipment and foundations. A slide of the Estimated Decommissioning Expenses is shown. Chairman Shea indicates the Board will wait to hear from Mr. Glines on the numbers in regards to the bond

- b. Lighting Plan for approval prior to issuance of electrical permit per Special Permit Condition 20. Mr. Quaranta gives the details of the proposed lighting plan and indicates the plan was sent to Fuss & O'Neill for review. He indicates tree

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clearing activity has been completed and it has been approved by the Conservation Commission. They have also done the initial top soil scrape and are working on the grading.

John Murdoch with Plus Power speaks to the Board and gives more details on the lighting plan. These matters will be discussed again at the Planning Board meeting of February 13, 2024.

Public Hearing Cont'd:

3. On the application of Plymouth Elks Lodge #1476 requesting a Site Plan Review pursuant to Sections 3100 of the Carver Zoning By Law, for property located at 169 South Meadow Road in Carver, MA (Assessors Map 113 Lot 7-0-E (portion of) in the Airport (AP) Zoning District. Applicant proposes to construction a 2,520 s.f. building with all associated parking, driveways, stormwater management, utilities landscaping and appurtenances.

Filed: 11/30/2023 Open Hearing: 1/9/2024 Deadline:

Chairman Shea will accept a motion to continue, at the applicant's request, the public hearing on the application of the Plymouth Elks Lodge #1476 requesting a Site Plan Review to February 13, 2023 at 7:00PM, Room 1, Carver Town Hall. Said motion is made by Kevin Robinson and seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and Kevin Robinson vote's aye, Ellen Sordillo vote's aye, Donald Williams vote's aye, and Chairman Shea vote's aye. Approved 4-0-0.

Other Business:

- A. Planning Board Member Notes-Chairman: None.
- B. Town Planner Notes – Town Meeting Articles:
House Bill 3555 pertaining to Associate Planning Board members:
Mr. Bott indicates that 3555 is new legislation that is being proposed by Kristi Kassner who is the former planning director from Burlington, MA. He continues to give details regarding this matter.
- C. Discussion: None.
- D. Minutes: None.
- E. Adjournment: Chairman Shea will accept a motion to adjourn. Said motion is made by Ellen Sordillo and seconded by Donald Williams. Chairman Shea takes a roll call vote

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and Kevin Robinson vote's aye, Ellen Sordillo vote's aye, Donald Williams vote's aye,
and Chairman Shea vote's aye. Approved 4-0-0.

Future Meetings

February 13, 2024

Route 44 Development, LLC. Definitive Subdivision approval
Plymouth Elks Lodge Site Plan Review
Hearings Open for Town Meeting Articles

February 27, 2024

Weathervane at Silva Street, LLC. requesting a Special Permit and Site Plan Review

March 12, 2024

March 25, 2024

April 9, 2024

Annual Town Meeting

Documents for 1/23/2024 PB Meeting

Copy of page 5 Special Permit conditions (19 and 20) for Cranberry Point Energy

1/18/24 ltr to T. Bott from J. Holt re: decommissioning bond and lighting plan with attachments

An Act relative to associate members of planning boards – House Bill 3555

1/17/24 Ltr to C. Fiola, House Chair, Joint Committee on Municipalities and Regional
Government from T. Bott

SRPEDD housing productions plan StoryMap