



approved
3/1/23

CARVER CONSERVATION COMMISSION
MINUTES OF FEBRUARY 15, 2023 MEETING

Present: Chairman Savery Moore, Vice-Chair Alan Germain, Dan Badger, David Hall, Curtis Lake, Environmental Agent Gary Flaherty and Recording Secretary Ashley Swartz

Mr. Moore opened the meeting at 7:01 PM

DISCUSSION/BUSINESS:

Decas Cranberry – informal discussion

Bob Forbes – Consulting Engineers representing Decas Cranberry. Located on Tremont Street across from the Mobile Gas Station. They are a cranberry receiving facility and every fall they ship enormous amount of product into freezers and go back and forth. They want to put in a cold storage building to improve their efficiencies. They have already met with the planning board and for six weeks in the fall it will remove 40-50 trucks a day since the product will be on their site. Bob wanted to provide an overview tonight and review the wetlands situation – in hopes of getting some advice. They have plans to be at least 100 feet away but are concerned with the storm water management system. Bob noted the Cranebrook River across the street where they need to have additional setbacks. Bob wanted to understand how to work with the riverfront area. Bob designed the plans 200 feet off the edge of Tremont Street – trying to accommodate for the riverfront setback – he has been denied access of the riverfront property so he cannot flag the river bank. Bob further explained he wanted to be upfront with the Commission – seeing if they could give feedback on the plans and help him with a path forward. Mr. Germain noted there is a wetland behind the building to the North. Mr. Moore asked Gary to find the files for the Mobile station (across the street) – which is relatively new, and the Dunkin Plaza (which has been there for some time). Mr. Moore explained to Bob that the decision they would make would likely be impacted by the plans of the other properties. He reminded Gary that there was a recent project in the Dunkin Plaza he could reference. Mr. Germain noted he understood the need for the project – adding that Ocean Spray has done something similar. Mr. Moore referenced Google Maps and said it appears the banks are going away from the properties. Mr. Germain noted that this would be a good project for Carver. Bob said he will look into the wetlands and riverfront areas behind the proposed property. Mr. Germain commented that he was “less concerned” with the riverbank set back due to how the plans took that into accommodation. Mr. Badger added that the way this project is done, it may ultimately not fall into Conservation purview. He appreciated the forethought of Bob to get their opinions. Bob added that the Planning Board was very receptive of the project and actually requested vegetation be planted on the street side to screen the property. Bob then reviewed the parking situation and said they may not even add parking for this building (loading docks would be in the back). The members of the Commission were in agreement that this was a good project for the town.

OOO Extension requests for DEP File #126-584 and DEP File #126-586

Sarah Sterns of Beals and Thomas and Rob D’Ambroso. They are looking for a three-year extension for each project. One is off Tremont Street and one is off Rochester Road. The original project is a dual-use solar project that was approved with steel piles, replaced with timber piles, an enforcement order was imposed, they pulled the timber piles and looked to go concrete piles. They now want to go back to steel

piles that were originally part of the approved plans. There have been delays due to the issues faced. Mr. Germain began by saying he had no issues with this project – he noted the long delays and that Pine Gate was willing to work with the town, he would be supportive of an extension. Mr. Moore was in agreement and said they came back to what was originally approved and he thinks they should restart the clock on the project. Mr. Badger agreed he was for the extension. He added that there were delays in part due to uninformed opinions and that will come with projects that are new. Motion to grant the extension for Solar Carver 1 (DEP File #126-584) to expire October 30, 2026 made by Mr. Germain, seconded by Mr. Hall, approved unanimously 5-0-0. Motion to grant the extension for Solar Carver 3 (DEP File #126-586) to expire October 29, 2026, seconded by Mr. Hall, approved unanimously 5-0-0.

CONTINUED PUBLIC HEARINGS

0 Wade Street

Continued until March 1, 2023.

NEW PUBLIC HEARINGS

4 Stanley Lane

NOI SE# 126-658

Greg Drake representing C.E. Development. Project is underway and everything is currently outside the buffer zones but the intended buyer of the home is requesting a pool. Greg explained the other options they looked at – noting the different areas of impact. The proposed plans show the option they found with the least amount of disturbance. Mr. Germain asked if the pool could be moved north west to align with the proposed sundeck – which would move the entire pool out of the 100-foot zone and only have some deck and some grading that fall into the buffer zones. Mr. Moore agreed with Mr. Germain's suggestion. He questioned if the proposed tree line to the east of the pool is a newly proposed tree line. Mr. Germain asked what they plan was for grading – currently it is loam and seed but thought the homeowner would be agreeable to other options. Mr. Badger noted the well was well above the grade and may have to take away quite a few trees to meet that grading and use a significant amount of fill. There was conversation among the members about the current grade. Greg clarified the plans today are finished plans – hoping to achieve these grades. Mr. Moore asked if they were bringing the grade down, Greg confirmed that was the plan. Mr. Badger's concern was the grading that impacted the tree line. Mr. Moore showed Greg where he believed adjustments could be made in order to preserve some of the wooded area. There were concerns regarding a potential retaining wall but they agreed that could be a safety concern. Mr. Moore noted the erosion on the embankment of Lot 7. The house across the street, there has been erosion where the silt sock is. There was discussion about how the current rain has impacted the erosion – Mr. Badger asked at what point an erosion control blanket would be put down – Gary said it was 1-3 feet. Mr. Moore noted these projects because this grade appears to be steeper and would suggest the underlying mat and planting on top. The idea would be to move the pool a little (completely out of 100), adjusting the tree line, preserving some of the trees and putting erosion control mats down. Mr. Badger asked if there was a replication plan for the tree line in order to accommodate the new tree line. They had said it would be best to plant saplings versus more mature plants. Mr. Hall was concerned with moving as far west as possible. Mr. Germain argued they would want to be mindful of the property as a whole – keeping it in line with the sundeck and would require some of the patio in 100 – but the pool entirely out of the 100-foot zone. Mr. Moore said he would like to see the changes in a new drawing. Mr. Badger requested the original plans so they could see changes in the grading. Gary asked Greg to change the “existing well” to “proposed well”. Mr. Badger noted the trash on the properties – asking Greg to address. Mr. Moore asked Greg to mention in the conversation with the developer – if they can plan ahead for pools and position the homes to accommodate these potential pools. The idea is that this will help move projects forward and be useful to those who decide to add a pool later. Motion to continue the hearing to March 1, 2023, seconded by Mr. Badger, approved unanimously 5-0-0.

MINUTES

Motion to postpone the reading of the minutes made by Mr. Germain, seconded by Mr. Badger, approved unanimously, 5-0-0.

ADDITIONAL COMMENTS

Mr. Germain said the Finance Committee with the help of Jill Martins and Sue Moquin located the Land Acquisition Fund - which cannot be used for maintenance of properties. He expects a good portion of money to be added to this. Additionally, there is a Conservation Maintenance Account – which was under wetlands protection. This has been reclassified as the Conservation Maintenance Account with roughly \$53,000 in it. Mr. Moore also thanked Mr. Germain for digging into this issue further. He said now that they know the money is there, they can start maintaining the properties in ways they have not been able to. Mr. Germain continued by saying that the employees of Town Hall were incredibly helpful and were working exceptionally for the residents of Carver.

Gary said there is \$700 for Sarah Hewins – he asked if the money could come out of the Wetland's Maintenance Funds. These funds can be used but Mr. Germain advised that this be voted on. Mr. Moore added to have Sarah send a written, itemized request (and does not have to appear).

Gary also noted the Conservation website was updated to post the filing and plans for any request that comes in. They are already posted for March 1. Mr. Germain added that Cara (the Town Clerk) noted the plans to digitize more of the information – providing some transparency – that could be funded by ARPA. Mr. Badger said he is doing some grant research on his own – stating he is a big fan of having a balance of funding and volunteer projects – noting the education he is providing for some upcoming projects. Mr. Hall asked if the Acquisition Fund could be used for additions to properties – but it can only be used for the costs associated with the purchase. There was further discussion about grants and other funds that can be used for Conservation properties – as well as how to find those funds.

Mr. Moore said next Tuesday (February 21) the Select Board will be reviewing the submitted articles.

Motion to adjourn made by Mr. Germain, seconded by Mr. Badger, approved unanimously 5-0-0.

Meeting ended 8:22 PM.

Minutes submitted by Ashley Swartz.