



*approved
10/24/18*

CARVER CONSERVATION COMMISSION MINUTES OF OCTOBER 3, 2018 MEETING

Present: Chairman Jim Nauen, Savery Moore, and Alan Germain were present. Absent: Tim Dempsey. Also present: Brooke Monroe, Environmental Scientist, Agent, and Marianne MacLeod, Recording Secretary.

Jim Nauen opened the meeting at 7:05 p.m.

APPOINTMENTS/DISCUSSIONS:

Informal discussion with GAF Engineering-23 Center St. Bill Madden appeared before the Commission. He presented a plan to the Board. It was approved by the Planning Board. The parcel of land was divided. There is not enough area to build a house; a raised ranch could most likely fit there, but the client wasn't interested in that type of home. He wanted to come forward to get an idea of whether or not a variance would be viable in this case. The Board requested additional information with regards to the house. Savery Moore asked if it is an active bog and Mr. Madden said yes it is. They would like the property line towards the back be moved as well. Mr. Madden will take this information back to his client.

BUSINESS:

Minutes from the meeting of September 19, 2018 were reviewed. Alan Germain made a Motion to accept the minutes as corrected - Mr. Delli-Priscoli's name misspelled twice, seconded by Savery Moore, voted and passed 2-0-1, with Jim Nauen abstaining because he was absent from that meeting.

COC REQUEST:

None.

NEW HEARINGS

72 CENTER STREET DEP#SE126-569

NOI

Notice is hereby given, in accordance with the Massachusetts Wetlands Protection Act (M.G.L. Chapter 131, Section 40) and the Carver Wetlands Protection Bylaw, that a public hearing will be held at 7:15 p.m. on Wednesday, October 3, 2018 in Meeting Room 1 at the Carver Town Hall to hear the Notice of Intent; submitted by Borrego Solar Systems, Inc.; for the proposed construction of a 600.210 kW ground mounted solar

photovoltaic array. The proposed array is to be installed on an upland cranberry bog located on the northerly-central portion of the property. The solar array is located within the 100 and 65- foot buffers from the existing wetland cranberry bogs and will require a variance from the Carver Wetlands Protection By-law. The project is located at 72 Center Street, Carver MA, Map 70, Lot 1-0 R and Lot 1-5, Carver, MA. All interested parties are invited to attend.

Green mailing cards were turned in to Brooke. Dean Smith from Borrego and Josh Farkes, project developer, as well as property owner, Ed Silva are present tonight. They came before the Commission earlier this year. They had a consultant come out and take soil samples from the adjacent bog. The soil borings confirmed the difference between the upland bog and underlying soil in the bog. There will be no earth grading. They will construct on the elevations as they are. There will not be a fence around the solar modules, but around the equipment area, using chain-link fence. The lower edge of the modules will be at the grade of the bog road and the upper level will be approximately 9' tall. There will be webbing that keeps the wiring on the back of the modules contained, in an enclosed space. There will be some underground trenches to the equipment pad area. Access will be along existing bog roads around the property. This will be in the central part of the property. Jim Nauen asked if the fence has to be a certain distance from the solar panels? Yes, access is needed for maintenance and also there are electrical codes to adhere to. Some Commission members visited the site. Abutters were concerned with screening and they were told to check with the Planning Board. There is a Hearing scheduled with the Planning Board. Josh spoke with Mark Townsend, who is an abutter. If a fence is required 20-25% of panels would be lost. Savery Moore asked for better delineation regarding the buffer zones on the plan. Savery Moore requested a plan showing all the buffer zones. One abutter, Mr. Chuck Howard, 68 Center Street, has concerns about the power run coming out of the station. He also wants to know how much traffic will be involved with maintenance. Mr. Smith said there would be 1-3 visits for maintenance per year. One pole will be at the roadway. Savery Moore made a Motion to close the Hearing, seconded by Alan Germain, voted and passed unanimously 3-0-0. Savery Moore made a Motion to issue the Order with the variance described and shown on the drawings, seconded by Alan Germain with the stipulation that if the Planning Board changes anything, that the Commission be notified, voted and passed unanimously 3-0-0.

LOT 8 PLYMOUTH ST

RDA

Notice is hereby given, in accordance with the Massachusetts Wetlands Protection Act (M.G.L. Chapter 131, Section 40) and the Carver Wetlands Protection Bylaw, that a public hearing will be held at 7:30 p.m. on Wednesday, October 3, 2018, in Meeting Room 1 at the Carver Town Hall, to hear the Request for Determination of Applicability (Request) filed by Glenn Priolo to determine: (b) whether the boundaries of the resource areas depicted on the referenced plan(s) are accurately delineated; and (d) whether the work depicted on the referenced plan(s) is subject to the jurisdiction of the Wetlands Protection Act and/or any municipal wetlands ordinance or bylaw of the Town of Carver. The Request is for a determination as to the accuracy of bordering vegetated wetlands

located on/off the easterly corner and the westerly side of the property. The project is located off Plymouth Street, Carver, MA, Map 18, Lot 8. All interested parties are invited to attend.

Mr. Priolo explained the eastern portion of the property was flagged but the members didn't get to that area. He showed on the plan the area; however, the area without the flags belongs to another owner. A lot of stakes were not labeled. Jim Nauen suggested another site walk with Mr. Priolo. He will be walking the site with the Planning Board on Thursday, October 4th at 5:00 p.m. Alan Germain suggested flagging the 100' line. Alan Germain made a Motion to continue the Hearing, pending a second site visit, seconded by Savery Moore, voted and passed unanimously 3-0-0.

CONTINUED HEARINGS

157 NORTH MAIN STREET DEP#SE126-568

NOI

Notice is hereby given, in accordance with the Massachusetts Wetlands Protection Act (M.G.L. Chapter 131, Section 40) and the Carver Wetlands Protection Bylaw, that a public hearing will be held at 7:15 p.m. on Wednesday, September 19, 2018 in Meeting Room 1 at the Carver Town Hall to hear the Notice of Intent (NOI); filed by David Mulcahy of 1929 Development, Inc. (Applicant); for the addition of a craftsman/tradesman building onto the existing single family dwelling. A portion of the proposed building, infiltration basin and installation of a retaining wall, tree removal and grading are located within the 100-foot buffer to a bordering vegetated wetland (BVW); no work is proposed within the 65-foot buffer protected under the Carver Wetlands Protection By-law. The project is located at 157 North Main Street, Carver, MA, Map 24, Parcels 4-A. All interested parties are invited to attend.

Revised plans were handed out to Commission members. Kevin Grady from Grady Consulting is here as well as the property owner, Buzz Artiano and David Mulcahy, the business owner. They reconfigured the building, the connection piece of the building, shortening that up and moving the structure away from the resource area which gave more room to slide the infiltration basin away from the 65' buffer zone. The parking lot came with the building. Everything was moved 15'. Buzz Atriano, owner of the property explained when he applied for the Planning Board approval, the building inspector made the determination that the proposed use did not fall under the craftsman/tradesman guideline, which he feels is being interpreted very narrowly. They are meeting with the ZBA. The property is zoned highway/commercial and they are using it commercial. An abutter, Mr. Nash came before the Board. He is worried that the mosquito spray will kill birds, bees, etc. The business owner said he won't be spraying that property. Alan Germain asked for clarification about the product. Their product is non-transferable. It will kill the bee, but will not kill the hive. His trucks will be parked there at night and on the road during the day. The product is essential oils. Savery Moore made a Motion to close the Hearing, seconded by Alan Germain, voted and passed unanimously 3-0-0. Alan Germain made a Motion to issue the Order as drawn on the plans, seconded by Savery Moore, voted and passed unanimously 3-0-0.

A homeowner on 13/19 Beaver Dam Road is doing unauthorized activity adjacent to a wetland, so a letter will be sent to him to cease all activity and appear at the next meeting.

Alan Germain made a Motion to adjourn at 8:25 p.m., seconded by Savery Moore, voted and passed unanimously 3-0-0.

Next meeting will be on October 24, 2018.

Respectfully submitted,

Marianne MacLeod,
Recording Secretary

EXHIBITS:

A. Sign-in sheet

3-Oct-18

[illegible]