



approved
12/16/2020

CARVER CONSERVATION COMMISSION MINUTES OF DECEMBER 2, 2020 MEETING

Present: Chairman Savery Moore, Vice-Chairman, Jim Nauen, Alan Germain, Dan Badger and Peg Blackwell. Brooke Monroe, Environmental Scientist, Agent, and Marianne MacLeod, Recording Secretary were also present.

Mr. Moore opened the meeting at 7:00 p.m.

APPOINTMENTS/DISCUSSIONS:

Johanna Leighton, Joan Pierce "Recreation Lot," Picnic Island off Wenham Shores.

They are both present tonight. Ms. Leighton gave a brief history of what and why they are here tonight. This property is part of many residents' deeds. They went before the Selectboard to request support and they received it. They went to Special Town meeting after writing a warrant and it passed unanimously. Ms. Pierce, MA Fish & Game and explained she was contacted by citizens a couple of months ago. She wanted to review the draft Conservation Restriction. She will go through the document. This is for informational purposes only. The document will then go to the Selectboard for approval. The idea would be for the property to be transferred to the Conservation Commission with the document attached. This is a grant, to be given by the Town. She then answered questions for Commission members. Members will read the documentation before the next meeting and Brooke will let her know if/when she needs to come back to a future meeting.

Tree cutting – 122 Plymouth Street

Mike Durgin came before the Commission. Brooke explained she rec'd a call that someone was cutting a tree near Cooper's Pond. Brooke sent a letter and requested he come in to a meeting. There was a site visit. Tree cutting is not allowed within 100' of a pond and without a variance, within 65' unless it is clearly a danger to a dwelling. The tree appeared to be healthy and wasn't near the residence. The top of a pine tree broke and landed on his porch and he cut all four trees that were out back. Mr. Moore explained what the process should be regarding cutting trees.

Update – 44 Lakeview Street

Mr. Moore gave an update. The town had a meeting with the property owner. There is nothing that is needed to be done right now.

BUSINESS

Cranberry Point Energy Storage–31 R Main St. Informational Update DEP#126-579

Brooke brought the Commission up to date. There were some changes, but they didn't affect the OOC. She shared the plans with members. There is no amendment needed to the Order. They were just notifying us of the minor changes. Plus Power sent a letter, dated December 2, 2020 and Mr. Moore read it into the record.

They will need to request an extension and Brooke will contact them regarding this.

20 Gate St. – Kim Berry Farms – Proposed Activity

Brooke explained what the property owner wants to do. The road was to be reprocessed gravel. They discussed doing the parking lot in front of the building. They want to pave it now instead of processed gravel. Members agreed it has to stay permeable.

DEP Site Visit – Pine St. DEP# 126-603

Brooke explained this is next Tuesday, December 8th at 10:45 a.m. It is a site visit with D.E.P., who requested the Commission members attend. The Commission needs to explain why they allowed the OOC. Mr. Moore would like to have it posted as an off-site meeting. Brooke will post it.

COC

Edgewood Bogs – 174 Tremont St. – DEP# 126-447

Brooke explained this is construction of a 5 acre bog. Everything looks to be in order.

Ms. Blackwell made a Motion to approve the COC, seconded by Mr. Nauen, voted and passed unanimously 5-0-0.

MINUTES

To be read and approved for November 18, 2020.

Mr. Germain made a Motion to approve the minutes as written, seconded by Mr. Nauen, voted and passed 4-0-1 with Ms. Blackwell abstaining due to absence from the meeting.

NEW HEARINGS

129 CENTER STREET - DEP #126-614

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, December 2, 2020 in Meeting Room 1 at the Carver Town Hall to hear the Notice of Intent; submitted on behalf of MO Lyons Realty LLC; for the construction of a single family dwelling, with associated

subsurface sewage disposal system, utilities and grading within the 65 and 100-foot buffer zone to wetland resource area bordering vegetated wetland (BVW). A variance from the Carver Wetlands Protection Bylaw, Section 9.2.1.3 (3), for the activities (i.e. dwelling, grading) within the 65-foot buffer protected under the By-law.

Kevin Grady, Grady Consulting representing the applicant is here tonight. He reviewed the plans and the project. John Zimmer delineated the wetlands area. The septic plan has been approved by the Board of Health. There is an electric easement on the property. There was a site walk done. The Commission would like to have another opinion regarding the delineation of the wetland of the property. It was made a lot of record 50+ years ago by the Planning Board. A meeting will be set up and Brooke will reach out to John for a site walk visit.

Mr. Nauen made a Motion to continue the Hearing to December 16th, seconded by Ms. Blackwell, voted and passed unanimously 5-0-0.

CONTINUED HEARINGS

LOT 80 MEADOW STREET – DEP SE #126-613

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 7:30 p.m. on Wednesday, November 18, 2020 in Meeting Room 1 at the Carver Town Hall to hear the Notice of Intent; submitted on behalf of Derek Maksy; for the construction of a single family dwelling, with associated subsurface sewage disposal system, utilities and grading within the 65 and/or 100-foot buffer zone to wetland resource area bordering vegetated wetland (cranberry bog). The applicant is requesting a variance from the Carver Wetlands Protection Bylaw, Section 9.2.1.3 (3), for the activities (i.e. grading, portion of the septic reserve area, driveway) within the 65-foot buffer protected under the By-law, and a variance under Section 9.2.1.3 (4) for the construction of a residential dwelling within 100 feet of a cranberry bog. The project is located off Meadow Street, Carver, MA; Map 80, Lot 9. All interested parties are invited to attend.

This Hearing was continued from the last meeting so a site walk could be performed. Mr. Darren Michaelis is representing the homeowner. He reviewed the project and plans. Members did a site walk and the property was flagged well. They will be restoring the bogs on the property.

Mr. Germain made a Motion to close the Hearing, seconded by Mr. Nauen, voted and passed unanimously 5-0-0.

Mr. Germain made a Motion to approve the NOI, seconded by Mr. Nauen, voted and passed unanimously 5-0-0.

Mr. Germain made a Motion to grant the Variance as drawn on map dated 11/16/2020, seconded by Ms. Blackwell, voted and passed unanimously 5-0-0.

27 WENHAM ROAD - DEP SE#126-604**ANRAD**

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, August 5, 2020 in Meeting Room 1 at the Carver Town Hall to hear the Abbreviated Notice of Resource Area Delineation (ANORAD); CVE North America, Inc. The Applicant is requesting, through the ANORAD, that the Carver Conservation Commission confirm the wetland resource areas on the property. The project is located at 27 Wenham Road, Carver, MA, Map 100, Parcels 5, 6 and 7A. All interested parties are invited to attend.

This has been continued.

Unanticipated Business:

Mr. Moore asked Brooke if she received an email from Mr. Bentley regarding the Buzzards Bay Coalition. They want to purchase 4 pieces of property on Lakeview and Indian Street. Brooke explained partial funding for a mini-grant was received. She said Alan Decker will be attending the meeting and responding to the email.

Mr. Badger also shared the dedication for Grumpy's Brook will be on December 19th and he thought members may want to attend. This will be at 10:00 a.m. The Veteran's office will also be involved, as well as the Scouts.

Mr. Germain made a Motion to adjourn, seconded by Mr. Badger, voted and passed unanimously 5-0-0.

Respectfully submitted,

Marianne MacLeod
Recording Secretary

Attachment:
Letter from Power Plus



December 2, 2020

Carver Conservation Commission
Attn: Brooke Monroe, Environmental Scientist & Agent of Carver Conservation Commission
Town Hall | 108 Main St.
Carver, MA 02330

Re: Cranberry Point Energy Storage Project - Ownership, Permitting and Site Design Update

Dear Ms. Monroe -

As discussed on our call on November 24, 2020, this document is intended to provide the Carver Conservation Commission with the status of the Cranberry Point Energy Storage Project (Project), which was granted a Special Permit on March 26, 2019 by the Town of Carver's Planning Board and an Order of Conditions (DEP# SE126-579) by the Conservation Commission on February 7, 2019:

On January 4, 2019, Cranberry Point Energy Storage, LLC (Cranberry Point) petitioned the Energy Facilities Siting Board (EFSB) for a determination that a 150-megawatt energy storage system (ESS) is a non-jurisdictional facility. At the time of the petition, Cranberry Point was to be owned and operated by Enel Energy Storage Holdings, LLC (Enel). On June 12, 2020, Enel sold its interests in Cranberry Point to Plus Power, LLC (Plus Power). Plus Power's development team, including Alex Fraenkel who started the development of this project while working as a consultant to Enel, will be continuing the development planning and permitting activities for the Project over the next several months.

Plus Power has determined that the EFSB is unlikely to give up their jurisdiction of the Cranberry Point Energy Storage Project. Given this determination, we plan to request approval of the Project by the EFSB. As part of its review process, the EFSB will affirm that the Town of Carver's Planning Board has issued the developer a Special Permit and will mandate compliance with any conditions incorporated into that document as well as the Order of Conditions issued by the Carver Conservation Commission.

Since taking ownership of Cranberry Point, Plus Power has accepted the Project's original site design as approved by the Town of Carver's Planning Board. In finalizing the site design, Plus Power found it necessary to make non-material updates to the site design that do not alter the facility's compliance with the special conditions set forth in Attachment A to the Conservation Commission's Order of Conditions. Similarly, Plus Power's updates to the site layout do not alter the recommendations made by the Carver Conservation Commission or the Carver Fire Department during the Special Permit process.

The latest site design accommodates the need to enlarge the area set aside for the transmission owner's (Eversource) substation to meet the actual space necessary for that structure. The additional space was available after we obtained the latest energy density assumptions from the anticipated battery manufacturer, which resulted in fewer battery containers required for the Project. The site will still be accessible via the entrance south of the existing cell tower and sufficient vehicular access is shown for site maintenance and emergency needs.

The Project plans to participate in the Independent System Operator of New England's (ISONE) Forward Capacity Auction (FCA), which takes place on February 8, 2021. Plus Power seeks to commence construction and interconnection of the Project during or before Q3 2023 and begin operation on or before June 1, 2024.

We look forward to working with the Town of Carver on the Cranberry Point Energy Storage Project and will keep you informed as we continue our development of the site and make plans to submit a permit application to the EFSB. If you have any questions, please reach out to Allyson Sand using the contact information below. Thank you in advance for your support.

Sincerely,

A handwritten signature in black ink, appearing to read 'Allyson Sand', with a stylized circular flourish at the end.

Allyson Sand
Developer | Plus Power
asand@plusenergystorage.com
469.323.6700

CONSERVATION COMMISSION

2-Dec-20

ATTENDANCE SIGN IN SHEET

[illegible]