

CARVER PLANNING BOARD  
MINUTES OF JULY 12, 2022

Approved 8/9/22

Chairman Cornelius Shea, John Gaskey, Kevin Robinson, Ellen Sordillo, Richard Dionne, Donald Williams and Thomas Bott, Town Planner.

Meeting was called to order at 7:06PM

Pledge of Allegiance is recited.

The proceedings will be videotaped and rebroadcast by Area 58 TV

**ANR:**

1. To define Parcel 6 in the locus deed (43733/3) that is divided by the Carver/Plympton town line. (Assessor's Map 20 Lot 2 & 2-1) located at Montello St (Route 44 Development). Bob Rogers with GAF engineering representing Route 44 Development indicates there are two plans which are the same and they want to combine the two lots in Carver and eliminate the lot in Plympton. The plan states that half is in Plympton and half in Carver and they want to write a new deed, eliminating the Plympton piece. Chairman Shea will accept a motion.

Chairman Shea indicates the board will accept a motion to endorse the plan shown on parcel 6 and the locus that divided into Plympton and Carver, currently as unbuildable lots. Said motion is made by Kevin Robinson and seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and Richard Dionne vote's nay, John Gaskey vote's nay, Cornelius Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Approved 3-2-0.

2. To define Parcels 13, 14 & 19 in the locus deed (43733/3) that is divided by the Carver/Middleborough town line. (Assessor's Map 20 Lot 2 & 2-1) located at Montello St (Route 44 Development). Bob Rogers with GAF engineering representing Route 44 Development indicates parcel 14 has a portion in Carver and a portion in Middleborough. They want to eliminate the Middleborough portion on a new deed. They will have to have the impacted towns sign off on the Mylar's.

Chairman Shea indicates the board will accept a motion to approve Map 35 and Lot 748, which is not a buildable lot. Said motion is made by Ellen Sordillo and seconded by Kevin Robinson. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey vote's nay, Cornelius Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Approved 4-1-0.

**Minor Modification:**

3. Jellystone Park Cranberry Acres, 20 Shoestring Road (Assessor's Maps 124 & 125 Lots 13 & 3A) Modification to Phase 2 campsites. Dan Flores with SFC Engineering represents the owners and he is joined, via speaker on mobile phone. Mr. Sullivan, the President and Chief Construction Officer, as well as Katie Hallgren, Director of

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Architecture Planning & Design and Kevin Odell, Project Manager. Mr. Flores shows a slide of the property. The area they want to change will have 118 sites and overall the project was approved for 325 sites. They changed the location of the check-in house for the convenience of customers. The wastewater facility in this area will be untouched. The laundry room has been moved and is now 30x45 feet rather than 60x80 feet. The biggest change is with grading which has been submitted and it will be gravel. The purpose of regrading is to reduce the overall impact. The owners want to change the grading to save more trees and have less impact on nature. Andy Glines, acting as the town's civil engineering consultant indicates he has not reviewed the plans. Mr. Flores reads aloud the proposed conditions. Andy Glines indicates he will take a closer look at the storm water approach.

Chairman Shea indicates the board will accept a motion to continue the Minor Modification for Jellystone Park to the meeting of July 26, 2022 at 7:00PM. Said motion is made by Kevin Robinson and seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey vote's aye, Cornelius Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Unanimously approved 5-0-0.

**Public Hearing Cont'd:**

4. On the application of A.D. Makepeace Company/Beals and Thomas, requesting a Definitive Subdivision approval pursuant to the Carver Subdivision Control by Law, for property located at "off Wareham Street", (Assessors Map 134 Lots 4-1, 4-2B, and 4-3) in Carver, MA in a Residential Agricultural District. The applicant wishes to construct a 370-linear foot roadway and cul-de-sac to support a two-lot conventional subdivision. Chairman Shea indicates the board will accept a motion to continue the Public Hearing for A.D. Makepeace/Beals & Thomas to the meeting of July 26, 2022 at 7:00PM. Said motion is made by Richard Dionne and seconded by Kevin Robinson. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey vote's aye, Cornelius Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Unanimously approved 5-0-0.
5. On the application of Bridgestone Development, Inc. requesting a Special Permit and Site Plan Review pursuant to Sections 3100, 5300, 2330 and 2230 of the Carver Zoning by Law, located at Lot #3, Ricketts Pond Business Park (Off Spring Street) in Carver, MA Assessor's Map 32 Lot 1-3) in the Spring Street Innovation Zoning District (SSID). The project will consist of the construction of two commercial buildings located at Lot #3 – Ricketts Pond Business Park located off Spring Street. The lot will be comprised of two commercial buildings with associated driveways, parking areas, closed-drainage system, septic system and utility connections. Storm water from the site development will be directed to infiltration basins designed to accommodate runoff from Ricketts Pond Business Park Definitive Subdivision.

Eric Shoemaker with McKenzie Engineering represents the applicant and indicates they reviewed comments from Fuss & O'Neill and the recommended changes were made and

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the plans revised. Changes were made to buffers and landscaping. He also states the conservation commission approved their Notice of Intent and there is an Order of Conditions associated with that. Mike Vicini with Bridgestone Development addresses the board and states hours of the building will be 7:00AM to 5:00PM weekdays. This is not a retail space. Mr. Shea indicates the board is concerned about water quality on the site. Mr. Shoemaker indicates the conservation commission has approved the well and there won't be much water use since this is a commercial space. Mr. Shea indicates the board requires landscape screening in the parking area and Mr. Shoemaker indicates they believe adequate screening will be provided. Mr. Glines indicates he will do a comprehensive review of the landscaping requirements for the parking lot as well as parking in the front of the building. Mr. Shea asks about hazardous material on site and the response is there will be none. Mr. Shea also wants a vermin control plan filed with the board of health, containment of the trash area and safe location for propane tanks. Mr. Gaskey would like to see water quality testing prior to construction and appropriate lighting so it won't be seen by abutters and he also wants to see improvements with the down sloping of sidewalks which will cause run-off into Ricketts Pond and destroy vegetation.

Dorothy Pollett of 158 High Street, an abutter, addresses the board she feels McKenzie Engineering has had total disregard for the wetlands zoning by-laws. After talking with an environment scientist and taking a walk of project, he recommended building a concrete wall to protect the wetlands, or installing a vinyl clad fence, which will also act as a barrier between the industrial park and the abutting neighborhood.

Chairman Shea will accept a motion to continue the public hearing for Bridgewater Development to the meeting of July 26, 2022 at 7:00PM. Said motion is made by Kevin Robinson and seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey vote's aye, Cornelius Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Unanimously approved 5-0-0.

Public Hearing:

6. On the application of Priolo Concrete Forms, Inc. requesting a Site Plan Review pursuant to Sections 2230 and 3100 of the Carver Zoning By Law, for property located at 0 Forest 2 Street, in Carver, MA (Assessors Map 49 Lot 62-7-R) in the General Business Zoning District. Applicant proposes the construction of a single commercial building, associated utilities, storm water control, parking lots and access drives. The building will be used as a craftsman/tradesman building.

Glen Priolo, the applicant, addresses the board and indicates the lot is long and because of that he wants to have out front parking of 11 spaces (rear parking spaces will be 6) and a 10 foot buffer instead of a 20 foot buffer. He is asking for waivers on the driveways so they can go completely around the building. He says deliveries will be made by tractor trailers which will be able to go around the building and not back up onto Forest Street. There will be a 50 foot setback. Mr. Shea is concerned about appropriate screening to

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shield neighbors from the site. There will be no retail spaces on site. There is plenty of room in back of building for snow removal and there will be adequate drainage and infiltration. Bathrooms will be on site with toilets and sinks. No traffic study was done and he doesn't anticipate any problems. Mr. Shea is also concerned about curb cuts and also the board can only approve 8 parking spaces. The applicant states 8 spaces will be fine. Andy Glines with Fuss & O'Neill indicates he will review the plans and issue a comment letter. The applicant has reviewed the plans with the fire department and they liked the idea of two entrances/exits.

Judy Richards of Lillian Way addresses the board indicating she is concerned with the height of the building, clearance for trucks to go around the building, location of abutter's wells, retaining wall, and will there be storage units for vendors to leave their products. Mr. Shea states this will not be a warehouse, rather it's for tradesmen/craftsmen.

The board will do a site walk on Thursday, July 21, 2022 at noon and the applicant will have the site staked out per the board's suggestions. Chairman Shea will accept a motion to continue the public hearing for Priolo Concrete Forms, Inc. to August 9, 2022 at 7:00PM. Said motion is made by Kevin Robinson and seconded by Richard Dionne. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey vote's aye, Cornelius Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Unanimously approved 5-0-0.

**Public Hearings Closed:**

7. E & S Holdings, LLC. Site Plan Review Vote Lot #1, Ricketts Pond Business Park (Assessor's Map 32 Lot 1-1 & 1-2) in Carver, MA. The project will consist of the construction of three commercial buildings located at Lot #1 – Ricketts Pond Business Park located off Spring Street. Chairman Shea will accept a motion to approve the Site Plan for Lot #1, Ricketts Pond Business Park with all associated conditions of the special permit. Said motion is made by Ellen Sordillo and seconded by Richard Dionne. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey vote's aye, Cornelius Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Unanimously approved 5-0-0.
8. Peter Sprague Site Plan Review Vote, Lot #2, Ricketts Pond Business Park (Assessor's Map 32, Lot 1-2) in Carver, MA. The project will consist of the construction of two commercial buildings located at Lot #2 – Ricketts Pond Business Park located off Spring Street. Chairman Shea will accept a motion to approve the Site Plan for Lot #2, Ricketts Pond Business Park with all associated conditions of the special permit. Said motion is made by Kevin Robinson and seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey vote's aye, Cornelius Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Unanimously approved 5-0-0.

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**Other Business:**

9. Preliminary Subdivision Plan – Johnson Brothers Cranberries, Off Fosdick Road, (Assessor's Map 57, Lots 1,2, & 2A; Map 59, Lot 8). Mark Flaherty representing Johnson Brothers Cranberries addresses the board and indicates they have incorporated Fuss & O'Neill's comments and would like to move on to the definitive plan state. Chairman Shea makes a motion to disapprove the preliminary subdivision plans for Johnson Brothers Cranberries, Off Fosdick Road. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey vote's aye, Cornelius Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Unanimously approved 5-0-0.
10. Preliminary Subdivision Plan – Franklin Marsh, LLC., Off Plymouth Street, (Assessor's Map 38, Lot 1-0-R and Map 34, Lot 3-0-R). Chairman Shea will accept a motion to disapprove the preliminary subdivision plans for residences Off Plymouth Street. Said motion is made by John Gaskey and seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey vote's aye, Cornelius Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Unanimously approved 5-0-0.
11. Preliminary Subdivision Plan – A.D. Makepeace Co., Wankinco, 0 & 46 Federal Road, (Assessor's Map 131 Lot 2-4 and 4-3). Chairman Shea will accept a motion to continue the preliminary subdivision plan for A.D. Makepeace Co., Wankinco, at the request of the applicant to the meeting of August 9, 2022 at 7:00PM. Said motion is made by Kevin Robinson and seconded by Ellen Sordillo. Chairman Shea takes a roll call vote to disapprove said motion and Richard Dionne vote's aye, John Gaskey vote's aye, Cornelius Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Unanimously approved 5-0-0.
12. Carver Planning Board Comment to Energy Siting Board re: comprehensive zoning exemption for Cranberry Point Energy Storage discussion and further actions. Mr. Bott gives a brief overview of the matter indicating the applicant requested a comprehensive zoning exemption. He believes they don't need the exemption because they have been fully permitted, approved and extended. John Gaskey makes a motion to draft a letter to the Energy Siting Board denying the exemption for Cranberry Point from Carver zoning by-laws. Chairman Shea takes a roll call vote to deny the exemption and Richard Dionne vote's aye, John Gaskey vote's aye, Cornelius Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Unanimously approved 5-0-0.
13. Recommendations of two Planning Board members for Zoning Bylaw Committee. Kevin Robinson would like to recommend Cornelius Shea and it's seconded by Ellen Sordillo. Chairman Shea will accept a motion to vote to approve John Gaskey and Cornelius Shea to the zoning by-laws study committee. Kevin Shea makes said motion and it's seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey vote's aye, Cornelius Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Unanimously approved 5-0-0.

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**Other Business**

**A. Planning Board Member Notes-Chairman:**

John Gaskey congratulates the Carver Youth Flag Football, the Bog City Bandits, who won the championship and have earned a place at Disney for the national championship.

John Gaskey indicates Alan Germain requested an apology because Mr. Gaskey said he was an employee of SLT. Mr. Gaskey offers an apology for his previous statement made at the planning board meeting on June 28, 2022. He clarifies Mr. Germain is not an employee of SLT, but rather a contractor for SLT, and he is unaware of the total compensation Mr. Germain may have received from SLT, therefore he is not privy to any financial gain for his dealings with SLT.

**B. Planning Director Notes:**

Mr. Bott indicates there are Mylar's that need to be signed from tonight's meeting.

**C. Discussion:** None

**D. Minutes – 6/14/2022:**

Chairman Shea will accept a motion to approve the minutes of 6/14/2022. Said motion is made by Ellen Sordillo and seconded by Kevin Robinson. Chairman Shea takes a roll call vote to disapprove said motion and Richard Dionne vote's aye, John Gaskey vote's aye, Cornelius Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Unanimously approved 5-0-0.

**E. Adjournment**

**Documents for 7/12/2022 PB Meeting**

ANR Application and plan for Montello Street – Green Business Park Carver/Middleborough

Memo to Planning board from Thomas Bott regarding ANR

ANR Application and plan for Montello Street – Green Business Park Carver/Plympton

Memo to Planning board from Thomas Bott regarding ANR

Minor Modification application/plan for phase 2 of 20 Shoestring Road

Site Development plans for Lot 3/landscaping plan

Application/plans for site plan review – Priolo Concrete forms, Inc. Forest Street