

DRAFT
CARVER PLANNING BOARD
MINUTES OF July 25, 2023

Approved 8-22-2023

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

Meeting was called to order at 7:03PM

Public Hearing:

1. Jeff Opachinski (MBO Precast) requesting a Site Plan Review pursuant to Sections 2230 and 3100 of the Carver Zoning By-Law, for property located at 4 Marion Drive, in Carver, MA (Assessors Map 21 Lot 4-2) in the Industrial "C" (IC) Zoning District. Applicant proposes the construction of a 90' x 160' pole barn on previously developed area at the MBO Precast concrete plant.

Gary (???) is present to represent Mr. Opachinski. He indicates there are two buildings located on the site and the area where the new building will be located is all concrete. He indicates they requested a waiver for the roof drain-offs and the catch basin system regarding the drainage for vegetation as the tree line runs along the east lot line. There is ample room around the building for the fire apparatus. The building will be used to store equipment. He states they spoke to the fire department about the project and the department did not find a problem with it. Ellen Sordillo asks for details on what the building will look like and the response is it's a structure of all steel with a slightly pitched roof, and there will be no lights installed.

Mr. Bott indicates Andy Glines with Fuss & O'Neil, the town's engineering consultant has not reviewed the plans yet. Mr. Shea indicates he is concerned about the building having no lights for safety. Kevin Robinson asks about footings and the response is there will be fifteen in-ground footings.

Chairman Shea will accept a motion to continue the public hearing on the application of Jeff Opachinski (MBO Precast) requesting a Site Plan Review to August 8, 2023 at 7:00PM. A site-walk of the proposed project is scheduled for Monday, July 31, 2023 at Noon time. Said motion is made by John Gaskey and it's seconded by Richard Dionne. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey vote's aye, Kevin Robinson vote's aye, Ellen Sordillo vote's aye and Chairman Shea vote's aye. Unanimously approved 5-0-0.

Public Hearing Cont'd:

2. On the application of Beantown Home Services, Inc. requesting a Special Permit and Site Plan Review pursuant to Sections 3100, 5300, 4341, and 2230.C of the Carver Zoning by Law, located at Lot #5, Ricketts Pond Business Park (Off Spring Street) in Carver, MA

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(Assessor's Map 32 Lot 1-5) in the Spring Street Innovation Zoning District (SSID). The lot will be comprised of an approx. 6,621 s.f. light-industrial building with associated driveways, parking areas, closed-drainage system, septic system and utility connections.

Erik Schoumaker, an engineer with McKenzie Engineering represents the applicant. He is joined by Matt Mitchell, the project attorney. Mr. Schoumaker brings the board up to date of the changes made since the last Board meeting including revision of the utility plan to include a subsurface fire protection cistern and rotation of the dumpster pad to facilitate a pickup of a 40 cubic yard dumpster. Chairman Shea asks if Andy Glines, Engineer with Fuss & O'Neil, the town's engineering consultant checked with the fire department on this and Mr. Bott indicates a memorandum was issued by Mr. Glines. Mr. Schoumaker also indicates this will be a partial two-story building with the gross square footage of 10,527 sq. ft. He also explains the additional landscaping was added in front of the building and a berm was added located on the adjacent property.

Mr. Shea asks about fencing for the project and Mr. Schoumaker provides the details and also states that motion security lights will be installed and will only be used during normal business hours and the parking lot will be closed at nighttime. John Gaskey asks about water runoff at the berm and Mr. Schoumaker explains how runoff water will be taken away from the building. He also confirms a bike rack holding ten bicycles will be added to the front of the building. Mr. Shea points out he would like the tree next to the bike rack either removed or planted a bit further away to allow persons to see parking space and notice delivery trucks more easily. Mr. Schoumaker indicates they will replace the tree with shrubs. Kevin Robinson asks about watering the trees and shrubs and the response is the property owner will maintain this with their own private water supply.

Chairman Shea will accept a motion to continue the public hearing on the application of Beantown Home Services, Inc. requesting a Special Permit and Site Plan Review for Lot #5, Ricketts Pond Business Park to August 8, 2023 at 7:00PM. Said motion is made by Kevin Robinson 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, Kevin Robinson vote's aye, Ellen Sordillo vote's aye and Chairman Shea vote's aye. Unanimously approved 5-0-0.

3. Remand "Public Hearing held in accordance with Order Approving Joint Motion for Remand and Judgment of Remand dated May 8, 2023, Land Court Civil Action No. 22MISC000563." On the application of Bridgestone Development, Inc. requesting a Special Permit pursuant to Sections 5300 and 2230.C, 2230, 4341 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).

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The project will consist of the construction of two light-industrial buildings. The lot will be comprised of two approx. 7,452 s.f. light-industrial buildings with associated driveways, parking areas, closed-drainage system, septic system and utility connections.

Bob Ferguson is present to represent the applicant and is joined by Erik Schoumaker with McKenzie Engineering. Mr. Schoumaker explains changes made to the plan as recommended. He states a bicycle rack was added and the front landscape buffer was revised, revisions were made to the grading, further screening was added to the buildings on Ricketts Pond Drive, additional trees and shrubs were added along the front landscape buffers to both buildings. Chairman Shea goes over the following with Mr. Schoumaker: lighting, wells, street signage, and site specific storm water pollution plan. Mr. Bott reads aloud the 'draft Decision' which includes all the conditions on the project.

Chairman Shea will accept a motion to close the public hearing on the application of Bridgestone Development, Inc. requesting a Special Permit for Lot 3, Ricketts Pond Business Park in the Spring Street Innovation Zoning District. Said motion is made by John Gaskey and it's seconded by Richard Dionne. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey vote's aye, Kevin Robinson vote's aye, Ellen Sordillo vote's aye and Chairman Shea vote's aye. Unanimously approved 5-0-0.

Chairman Shea will accept a motion to approve the application of Bridgestone Development, Inc. requesting a Special Permit for Lot 3, Ricketts Pond Business Park in the Spring Street Innovation Zoning District with conditions as stated. Said motion is made by Kevin Robinson 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, Kevin Robinson vote's aye, Ellen Sordillo vote's aye and Chairman Shea vote's aye. Unanimously approved 5-0-0.

Other Business:

4. Definitive Subdivision Recession Plan – Route 44 Development, LLC. c/o Charter, 3-4 Park Avenue, (Assessor's Map 20, Lots 2R, 14R, 21R, Map 22 Lots 11R, 3AR, 3R, 3-1R, 3B, 4, 5A, 10, 10-1 and Map 24 Lots 1 and 2) New Road Subdivision – Route 44 Development, LLC. Zoning District Highway Commercial (HC) and Green Business Park (GBP).

Chairman Shea will accept a motion to close the public hearing on the application of Definitive Subdivision Recession Plan – Route 44 Development, LLC. c/o Charter, 3-4 Park Avenue. Said motion is made by John Gaskey and it's seconded by Richard Dionne. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John

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Gaskey vote's aye, Kevin Robinson vote's aye, Ellen Sordillo vote's aye and Chairman Shea vote's aye. Unanimously approved 5-0-0.

5. Preliminary Subdivision Plan – Fuller Street Carver Solar, LLC., c/o NewCo Development Services, 40 Fuller Street (Assessor's Map 50 Lots 8 and 10A) Zoning District Residential-Agricultural (RA).

Chairman Shea indicates the applicant requests Withdrawal without prejudice regarding Preliminary Subdivision Plan – Fuller Street Carver Solar LLC. c/o NewCo Development Services, 40 Fuller Street (Assessor's Map 50 Lots 8 and 10A) Zoning District Residential-Agricultural (RA). Chairman Shea will accept a motion to accept the Withdrawal without prejudice. Said motion is made by Kevin Robinson 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, Kevin Robinson vote's aye, Ellen Sordillo vote's aye and Chairman Shea vote's aye. Unanimously approved 5-0-0.

6. Preliminary Subdivision Plan – NW Plymouth Street Solar, LLC., 204 Plymouth Street, (Assessor's Map 48 Lots 2, 6, & 7) Zoning District Residential-Agricultural (RA).

Chairman Shea indicates the applicant requests Withdrawal without prejudice regarding Preliminary Subdivision Plan – NW Plymouth Street Solar, LLC, 204 Plymouth Street, (Assessor's Map 48 Lots 2, 6, & 7) Zoning District Residential-Agricultural (RA). Chairman Shea will accept a motion to accept the Withdrawal without prejudice. Said motion is made by Kevin Robinson 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, Kevin Robinson vote's aye, Ellen Sordillo vote's aye and Chairman Shea vote's aye. Unanimously approved 5-0-0.

7. Appointment of Planning Board Rep to Community Preservation Committee.

Chairman Shea will accept a motion to appoint Donald Williams as a representative of the Planning Board to the Community Preservation Committee with approval of Town Council. Chairman Shea will accept a motion to approve said appointment. Said motion is made by John Gaskey, seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey vote's aye, Kevin Robinson vote's aye, Ellen Sordillo vote's aye and Chairman Shea vote's aye. Unanimously approved 5-0-0.

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- A. Planning Board Member Notes-Chairman: Chairman Shea indicates the SERPEC meeting is Wednesday night, July 28, 2023.
- B. Town Planner Notes: Subdivision and ANR Training 7/27/2023 at Carver Fire HQ. Training will be held at the Carver Fire HQ on Thursday July 27, 2023 at 6:00PM.
 - a. Sign Site Plan for Ironwood Renewables/Atwood Solar approved per Land Court Order #21 Misc 000488 November 1, 2022. Mr. Bott indicates Ironwood Renewables/Atwood Solar is being sold and the permits and conditions will be transferred to the new owner.
- C. Discussion: John Gaskey points out legislation on fire arms which he brought up last week on Bill HD-4420, has been tabled until August 2023.

Mr. Bott indicates that National Night Out will be on August 3, 2023 and will be at the Carver Middle High School from 5:00PM - 9:00PM. SERPEC will be there and have a tent and they will talk about the Housing Production Plan and Regional Planning as well as services provided to the town.

John Gaskey indicates there will be a fundraiser for cancer patients at the Sportsman Club at the end of August. He suggests checking out the Sportsman Club's website for full information.

- D. Minutes – 6/27/2023: Chairman Shea will accept a motion to approve the edited minutes of 6/27/2023. Said motion is made by Ellen Sordillo and it's seconded by John Gaskey. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey vote's aye, Kevin Robinson vote's aye, Ellen Sordillo vote's aye and Chairman Shea vote's aye. Unanimously approved 5-0-0.
- E. Adjournment: Chairman Shea will accept a motion to adjourn. Said motion is made by John Gaskey 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, Kevin Robinson vote's aye, Ellen Sordillo vote's aye and Chairman Shea vote's aye. Unanimously approved 5-0-0.

Documents for 7/25/2023 PB Meeting

Special Permit application from J. Opachnski re: MBO Precast- 4 Marion Drive

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Site plan for MBO Precast – 4 Marion Drive

Ltr from V. Artiano, Jr. in support of MBO Precast – 4 Marion Drive

Memo dated 7/25/2023 to T.Bott from J. Boyle re: MBO Precast

Memo dated 7/25/2023 to Planning Board from A. Glines re: Beantown Home Services, Lot #5

Memo dated 7/25/2023 to Planning Board from A. Glines re: Bridgestone Development, Lot #3

Ltr dated 7/3/2023 from E. Schoumaker re: Bridgestone Development, Lot #3 with revised plans

7/14/2023 Memo to Planning Board re: Bridgestone Development, Lot #3

Ltr dated 7/17/2023 from E. Schoumaker re: Bridgestone Development, Lot #3 with revised plans

Draft decision dated 7/25/2023 re: Bridgestone Development, Inc., Lot #3

Draft decision dated 7/25/2023 re: Route 44 Preliminary Subdivision Plan, 3-4 Park Ave