



Approved 12/9/2020

## Town of Carver, Office of Planning and Community Development

Planning Board Meeting Minutes, October 13, 2020. This meeting is being held in Meeting Room #1, at the Carver Town Hall. This meeting was videotaped by Cable Cast Area 58.

Attendees: Bruce Maki, Chairman; ; Ellen Sordillo, Member; Cornelius Shea, Member; John Gaskey, Member; Richard Dionne, Associate Member

Also Present: Mr. Walsh, Planning Director

Absent: Kevin Robinson, Member

Bruce Maki, Chairman, opened the meeting at 7:04 PM, followed by the pledge of allegiance.

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### Sign Permit Application:

- Allstate – 96 North Main Street (Map 18, Lot 3-B-R), Discussion and possible vote.

Mr. Walsh – The applicant is here tonight.

Heather Dutco, Philadelphia Sign – Allstate is taking a vacant space. There is an existing tenant directory on the site and open space on pylon. Only existing lighting. They are proposing some graphics with name and phone number with logo “swish” and a small plaque with hours of operation. Mr. Walsh – what is the total sq. ft of the signage you are seeking? Ms. Dutco - 25 sq. ft, not counting graphics in the window. Mr. Walsh – In the by-Law, there is a max of 8 sq. ft. per business. I only just reviewed this today. There is a mechanism where the board can approve with a special permit when it is over the maximum size (section 3570); Mr. Walsh read the by-law section. Ms. Dutco – 8 sq. ft. per business? Mr. Walsh – Yes. The directory sign doesn’t count but is limited to 2 sq. ft. for each business. Ms. Dutco – Would every tenant in that plaza had to have applied for a special permit? Mr. Walsh – I am not sure of that. Mr. Maki – That particular business area has been there for a while; things may have been different from what we have today. We would have to take a look at that. I don’t know if we have any records from back then Mr. Walsh – We could go through the files. If they have to come back, they could do a special permit, get approved for the number of signs and sizes. Looking through the package, everything looks nice but it does exceed the maximum sq. ft. for that district. Ms. Dutco – Is that a second application? Mr. Walsh - A sign permit would be included in the special permit. The special permit would require abutter notification. The permit application is there we can scope it down. Ms. Dutco - from what I am hearing, you will do some research and if there is still an issue I can submit for a special permit. Mr. Maki – I am not sure how the grandfathered would work where the sign was already oversized and constructed prior to sign bylaws.... Mr. Walsh – I would have to look at the files. Is there an existing sign now? Ms. Dutco – Its empty on the directory; there is a banner on the building now. Mr. Maki – That sign is a little bigger than required now but it fits what was already there and fits in with the other signs that are there currently, it may look funny to have a smaller sign. Ms. Dutco – They designed it to fit into the arch structure. What I am hearing, even there is no blanket special permit in place for the plaza, even the tenant panel would need a special permit. Mr. Walsh – Is that total for both sides? Ms. Dutco – Yes, if it is double sided, we only count one side. Mr. Maki – Okay so Jim will go back and look at the files and you can come back and see us. Ms. Dutco – I am happy to come back.

Mr. Shea clarified the access for Zoom meeting. Mr. Walsh – Sue Hannon is taking minutes via Zoom. The public can access the zoom link from the Town Website on the published agenda.

Mr. Maki – We will table the sign permit application until our next meeting.

*Motion to continue the application for sign permit for 96 No. Main Street to our next meeting: Mr. Shea*

*Second: Mr. Gaskey*

*Approved: Unanimous (4-0)*

- Plymouth County Growers – 2 Montello Street (Map 22, Lot 5-B-R), Discussion and possible vote for sign application.

Mr. Lance, owner of Plymouth County Growers – We are just looking to do a sign replacement and pylon sign. Mr. Maki – Where is this? Mr. Lance – In Aubuchon Hardware plaza. Mr. Shea – Is there any open space on the street sign. Mr. Lance – We are just replacing one that is already there. Mr. Maki – Is this a new business? Mr. Lance – This is a new business. This is hydroponics growing supplies. We have a store in Kingston. Mr. Walsh – You are proposing 21 sq ft for the building sign. The Sign that will be out on the pylon sign will be 16+ sq. ft. So 32 sq ft for the sign and the pylon signs. The pylon signs are supposed to be 2 sq. ft. for each business. If you want to go oversized you would have to come back for a special permit. Mr. Lance – We are just keeping the size at what was already there. Mr. Walsh – To allow the larger sq. footage on the directory sign, we may have to look at that. Mr. Maki – That may be grandfathered. I don't see how you can change an existing directory. We have run into this before with new businesses coming in. I thought that we allowed that to be as proposed as long as it fits the existing space. That's something that the building inspector might know. He had no memory of doing that before? Mr. Walsh – No. Mr. Maki – I would have to make some calls to see what we have done before. Mr. Gaskey – If we are saying they are currently authorized for 32 sq. ft., and the main sign is 21 sq. ft., based on the measurement, the pylon is only 8.6 sq. ft. which would bring him in at under the allowed amount. Mr. Shea – Two sided? Mr. Gaskey – That is a given. All the signs are double sided. Mr. Maki – I agree. He would be at under the sq. footage then. It would fit the existing. I think it's okay. Mr. Shea – It's replacing an existing sign? Mr. Lance – Yes, they are replacing what is currently on the pylon and putting a sign up on the building where one already existed.

*Motion to approve the sign permit for 2 Montello Street :Mr. Shea*

*Second: Mr. Gaskey*

*Approved :Unanimous (4-0)*

Mr. Maki – What are your business hours? Mr. Lance – Approximately 9-7 We are closed on Mondays at our Kingston location and may do that here; we aren't sure yet. We are open over the weekends. Mr. Maki – What do you sell there? Mr. Lance – dirt, pots, nutrients, lighting, tents, vegetable seeds in the spring. We did a tomato plant contest with the kids in Kingston. They could bring in a tomato at the end of summer and the winner was the one with the largest tomato.

#### **Minor Modification:**

Mr. Maki – This has been previously approved; they are here for minor modifications tonight. This is for three solar systems.

Ms. Stearns, Beals and Thomas. Also here is Zach Farkus from Borrego Solar

Ms. Stearns – Zach and I have worked together for the last couple of years on these projects. We have two additional members via zoom for any questions or comments. We are here to talk about a minor requirement from Eversource. As these projects have been refined, a required study took place over the summer regarding the number of poles that have been proposed under the original permit applications at the point of interconnection where the solar arrays connect to the grid. I would like to run through the general requirements. Zach could speak to more of the technical details. Mr. Maki – That's fine.

Ms. Stearns – The projects were developed and permitted by Borrego who has teamed with Clearway Energy. All three were reviewed by multiple municipal regulatory bodies and peer reviewed by F&O. The Eversource study came back with a few reasons for these updates. We weren't even sure that it had to be brought back to the Board. We wanted to let you all know that Eversource has come up with these updates, affecting the metering component and equipment for the interconnection and additional safety requirement. It is limited to the number of interconnection poles and in a couple of cases, the configuration of the poles themselves. The work that is proposed is within the original footprint of the project. The three projects are listed below. I know

that so many of you are new to this Board, I took the liberty of marking the zoning map so you could get a sense of where these are.

Mr. Farkus – We went through the permitting. We just wanted to see if you had any questions regarding these updates. Mr. Maki – Any questions from the Board? More details will be discussed for each individual site below. In the past, if they were going to move a transformer or move poles, they have just come to us for a minor modification.

- Clearway Energy (OHAM WHAM8 SOLAR, LLC) – 0 Hammond Street (Map 134-4-2), Discussion and possible vote

Ms. Stearns – A site plan map was displayed for the Board. This map showed the entire solar array. The original plan had 6 utility poles all the way down Hammond Street. We had to move the Hammond Street poles to the site so there will be no poles on Hammond Street. Mr. Shea – Are these proposed poles to be put in within 100 feet of wetlands? Ms. Stearns – Yes, we filed an NOI and received an order of conditions from the Conservation Commission. The footprint has not changed.

*Motion to approve the minor modification for 0 Hammond Street: Mr. Shea*

*Second: Ms. Sordillo*

*Approved: Unanimous (4-0)*

- Clearway Energy (OHAM WHAM8 SOLAR, LLC) – 276 Federal Road (Map 131-2-1), Discussion and possible vote

Ms. Stearns – The point of interconnection was noted on the map. We have updated from 6 poles to 11 poles per the Eversource requirements.

*Motion to approve the minor modification for 276 Federal Road, as presented: Mr. Shea*

*Second: Ms. Sordillo*

*Approved: Unanimous (4-0)*

- Clearway Energy (OHAM WHAM8 SOLAR, LLC) – 59 Federal Road (Map 131-1-1, 1-2, 1-3, 5-0), Discussion and possible vote

Ms. Stearns – At the site entrance we have gone from 3 poles to 7 poles per Eversource requirements.

*Motion to approve the minor modification for Clearway Energy, 59 Federal Road: Mr. Gaskey*

*Second: Mr. Shea*

*Approved: Unanimous (4-0)*

Mr. Gaskey – What was the reason for increasing the number of poles? Mr. Farkus – When we originally permitted the projects, the SMART program was not fully released. As the design was completed, we finally got the designs back from Eversource; the specifications changed a little bit. We have more equipment now than when originally permitted which now require more poles. Mr. Shea – I believe these projects were supposed to be screened? Ms. Stearns – Yes that was reviewed and signed off by the Board. Everything is still within the same footprint. Mr. Shea – It will still be completely screened? Ms. Stearns – Yes, all of the panels are screened. Mr. Shea – What about the poles on Hammond Street? Ms. Stearns – All the poles and now on the site itself so it won't be visible from Federal Road. Mr. Farkus – Hammond Street is a public way; Eversource is now going to bring the power to us. Development footprint stays exactly the same. Ms. Stearns – I drove by Hammond Street many times, as I live here. It's really set way back. Mr. Maki – Any additional questions? None heard.

Mr. Walsh – I have a draft decision for one of these. The draft was distributed to the Board and discussed. Mr. Walsh discussed the process of the decision on a minor modification and read tonight's draft decision to the Board.

Conditions were read to the Board by Mr. Walsh.

### **Other Business**

#### ***Planning Board Member Notes:***

- Mr. Shea – We would like to invite anyone that is interested, to join us at our next Zoning By-Law Study Committee Meeting on 10/27/2020, at 5:30 PM. You could also reach out to any of the committee members with questions or comments.

#### ***Planning Director Notes, Mr. Walsh:***

- Zoning By-Law Study Committee appointments –

At our last Planning Board meeting you took a vote to recommend members to be appointed by the Town Administrator. After that meeting; I spoke to the Town Administrators office and it was indicated that it wasn't something they did. This Board could motion to recommend from our last meeting.

*Motion to confirm the membership, voted on at the last meeting, for the Zoning By-Law Study Committee: Mr.*

*Shea*

*Second: Ms. Sordillo*

*Approved: Unanimous (4-0)*

- Upcoming Meetings and projects –

There is an applicant for medical marijuana facility and a solar project coming up, sometime in November. I have made arrangements for the middle school for a larger venue for the medical marijuana facility. We will have to switch over to a Wednesday evening for that.

There are some holidays in November (Veterans Day and Thanksgiving).

#### ***Minutes of September 22, 2020:***

*Motion to approve the minutes of 9/22/2020, as written: Mr. Shea*

*Second: Ms. Sordillo*

*Approved: Unanimous (4-0)*

#### ***Next Meeting date:***

Upcoming meetings: October 27, 2020

#### ***Adjournment:***

*Motion made to adjourn at 8:05 PM: Mr. Shea*

*Second: Mr. Gaskey*

*Approved: Unanimous (4-0)*