

CARVER PLANNING BOARD  
MINUTES OF October 25, 2022

Approved  
11-22-22

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

Absent: Thomas Bott, Town Planner

Meeting was called to order at 7:05PM

Pledge of Allegiance is recited.

The proceedings will be videotaped and rebroadcast by Area 58 TV

**ANR:**

1. This ANR is intended to create Lot 1 to remain as open space, and not a buildable lot on High Street (Assessor's Maps 36 Lot 2-0-R). Mark Benson, a surveyor from Beals & Thomas and he indicates this lot is going to be sold to a private owner. There are a lot of wetlands on the site. Chairman Shea will accept a motion to approve the ANR for Lot 1 on High Street (Map 36 Lot 2-0-R). Ellen Sordillo makes said motion and it's seconded by Kevin Robinson. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey votes aye, Chairman Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Unanimously approved 5-0-0.

**Public Hearing Cont'd.:**

2. 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 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, stormwater control, parking lots and access drives. The building will be used as a craftsman/tradesman building.

Mr. Priolo addresses the board indicating new plans have been presented to the board showing updated lighting and fencing. Chairman Shea states landscaping updates must be on the plans and approved by Fuss & O'Neill. He also indicates they must identify the storage area on the plans as well and that the area must be screened from the road and be on a paved surface. Mr. Priolo agrees. Chairman Shea also indicates they must provide a written request for a waiver for this site plan not being handled at the same time as the special permit which is required. Chairman Shea and Mr. Dionne point out they must put up the walls in the space to have five separate units as per proposal. Mr. Dionne raises further concerns regarding tractor trailers.

Mr. Shea asks if anyone is in attendance and would like to address the matter. There is no one in the audience who wishes to speak. Chairman Shea will accept a motion to close the public hearing if there is no further information or evidence to be introduced. Kevin Robinson makes said motion and it's seconded by Ellen Sordillo. There is no discussion on closing the public hearing. Mr. Shea asks Mr. Priolo to clarify hours of operation and he

CARVER PLANNING BOARD  
MINUTES OF October 25, 2022

responds hours will be 7:00AM to 7:00PM Monday-Friday and 8:00AM to 4:00PM on Saturdays. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey votes aye, Chairman Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Unanimously approved 5-0-0.

Chairman Shea opens the meeting up to discuss the proposed draft and conditions. Chairman Shea reads aloud the conditions for objections, comments and discussion. None raised by the Board members.

Chairman Shea will accept a motion to allow the building inspector to handle approval of signs on the premises so long as it's not a variance in regards to the town's signing by-laws. Said motion is made by John Gaskey and seconded by Richard Dionne. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey votes aye, Chairman Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Unanimously approved 5-0-0. The Board offers Mr. Prolio the option of snow removal must be infiltrated through the infiltration basin as well as required removal. Mr. Plrlio agrees. This matter is continued to the meeting of November 1, 2022.

**Other Business:**

Subdivision Plan – A.D. Makepeace Co., Wankinco, 0 & 46 Federal Road, (Assessor's Map 131 Lot 2-4 and 4-3) – Continuance Requested until December 13, 2022.

**Other Business:**

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

Chairman Shea points out there were concerns raised at the last meeting that he would like to address. He states it is the responsibility of the board to consider the bigger picture and states our by-laws don't tell us what to do, they tell us how to do it. The town's master plan is the overriding principle of the board's work. He believes the planning board and the planning department should take great care to assess the overriding principles of our master plan in relation to any project before us. The preservation and enhancement of our community character and environmental protection is very important and it takes second place only to the health and safety of residents and visitors. The master plan warns Carver is unlikely to ever have enough economic development to offset residential development. It further states we must balance growth while minimizing negative impacts on Carver's small town character and environment. The master plan also states businesses are assets to the town and are necessary to Carver's fiscal and economic health. However commercial operations and business expansions need not adversely affect Carver's water resources, wildlife, roadways, habitats, town services or overall character. He requests the board take time to re-familiarize themselves with the original master plan and updated version of the master plan. This is the basis of how he makes his decisions.

**B. Planning Director Notes: None.**

CARVER PLANNING BOARD  
MINUTES OF October 25, 2022

- C. Discussion: John Gaskey indicates the Carver Cowboys, Mites, Pee-Wees and Midgets are closing in on the end of the season and are heading towards the playoffs.
- D. Minutes – 9/27/2022: Tabled to the meeting of November 1, 2022.
- E. Adjournment: Chairman Shea will accept a motion to adjourn the meeting. 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 votes aye, Chairman Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye.  
Unanimously approved 5-0-0.

Documents for 10/25/2022 PB Meeting

ANR application and plans for High Street (Map 36 lot 2-0-R)

Draft decision for 0 Forest Street (Map 49 Lot 62-7)

Revised plans 0 Forest Street (Map 49 Lot 62-7)