



approved 3/12/19

Town of Carver, Office of Planning and Community Development

Planning Board Meeting Minutes, January 22, 2019, Carver Town Hall, Meeting Room #41. This meeting was videotaped for cable cast area 58, channel 15.

Attendees: Bruce Maki, Chairman; James Hoffman, Member - Remotely; Jen Bogart, Member; William Sinclair, Member; Kevin Robinson, Member; Cara Dahill, Alternate Member Kevin Robinson

Also Present: Stephen Cole, Planning Director; Andy Glimes, Fuss and O'Neil

Absent: James Hoffman;

Bruce Maki, Chairman, opened the meeting at 7:00 PM, followed by the pledge of allegiance.

Sign Permit:

Sign Design – “Wild Divinity Yoga”, 145 S. Main Street, Units 4 & 5 –

Mary Wilson – Owner

Mr. Cole – I was concerned about lighting; will there be more than 3 colors? Ms. Wilson – No lighting and only three colors. Mr. Cole – What are the dimensions for the second pylon sign? Ms. Wilson – 2 X 4. Mr. Maki – Can you tell us a little about the business? Ms. Wilson – This is a yoga store that will be taking up two units. One unit will be for classes and one for retail. Mr. Sinclair – Hours of operation? Ms. Wilson – We will be doing some advertising. We will be offering classes throughout the day. We are hoping to offer community classes. We are hoping to have 4 or 5 classes per day. Ms. Bogart – Welcome! I am so excited to see this. This is exactly what Carver needs. Ms. Wilson – Not sure of exact date of opening but the first week will be free!

Motion to approve sign for Wild Divinity Yoga, with building permit, no lighting and colors of teal, purple and white:

Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous (5-0)

Approval Not Required:

- Helen Casoli – Snappett Street (Map 35, Lot 4) – Discussion and possible vote

Bill Madden, Engineer. I was here a couple of week ago; this is the same plan that we presented at that time. This will be 3 lots; each lot meets requirements. This is a pretty straight forward Form A plan. Mr. Cole – I did talk with Jesse Boyle; there is a peculiar shape to this lot and I wanted them to be aware of access points. This does seem to allay any concerns that public safety. Mr. Sinclair – My only concern was shape and access; Stephen has addressed that.

Motion to endorse Form A for Helen Casoli, Snappett Street, Map 35, Lot 4: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (5-0)

- Borrego Solar Systems – For property located off of Charlotte Furnace Road - Discussion and possible vote.

Representing Borrego Solar Systems - Sarah Stearns, Beals and Thomas and Zach from Borrego Solar

Mr. Cole has a Mylar. This is a form A to be signed by both Wareham and Carver. To meet the required setbacks in Wareham, a small strip was acquired in Carver. At our last meeting, the Mylar was with the Wareham Planning Board. Mr. Maki – This is just a small rectangular piece in Carver; it should be a simple thing to approve. Mr. Sinclair – You are all done with Wareham? They endorsed? Ms. Stearns – Yes it was signed and fully endorsed by the Board.

Motion to endorse Form A for Borrego Solar Systems, Off Charlotte Furnace Road: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (5-0)

- George L. Thompson, Pleasant Street (Map 29, Lot 9A) – Receipt of Plans

Mr. Cole – Typically we receive at one meeting and discuss at next meeting. The staff has not reviewed yet. There were no representatives for applicant, tonight.

- RPBP, LLC – Spring Street, Map 32 – Receipt of Plans –

Mr. Maki – We will look at this at our next meeting.

Endorsement of Plans:

- DHP Realty Trust, 0 South Meadow Road -

Mr. Cole – We have the application in the office. With the Boards endorsement, I will ask you sign the molars tonight.

Continued Public Hearings:

- On the application of David Mulcahy, 1929 Development, LLC of Kingston, requesting a Special permit and Site Plan Review pursuant to Sections 2230 and 3100 of the Carver Zoning by-Law, for property located at 157 North Main Street, on Assessors Map 24, Lot 4A, Carver MA.

There is an administrative issue at this time.

Motion to continue the public hearing for David for 2/12/19 at 7:00: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (5-0)

- On the application of Cranberry Point Energy Storage, LLC requesting a Special Permit and Site Plan Review pursuant to Sections 2230 of the Carver Zoning by-Law, located at 31R Main Street in Carver, MA (Assessors Map 61, 10-0-R and 7-0-R) to allow a 150 megawatt battery storage facility in a Residential / Agricultural District.

Motion to continue the Public Hearing to February 12, 2019 at 7:00 PM: Mr. Robinson

Second: Mr. Sinclair

Approved: Unanimous (5-0)

- On the application of Borrego Solar Systems, Inc. requesting a Special Permit and Site Plan Review pursuant to Sections 3100, 3580 and 5300 of the Carver Zoning by-Law, located at 0 Wareham Street in Carver, MA (Assessors Map 134, 4-2) to allow a large scale ground mounted solar photovoltaic installation (LSGMSPI). The proposed project includes a proposed solar array and energy storage facility adjacent to an existing solar array, in accordance with the solar by-Law in a Residential / Agricultural District.

Ms. Stearns and Mr. Farkus, representing Borrego Solar Systems and Mr. Serkey, Project Attorney–

Mr. Maki – We did a site walk. Ms. Stearns – We have received a final memo from F&O with acceptance. We had a site visit on 12/6/18. This is a wooded site with an area of dead or dying trees. This project will be about 12 megawatts with a battery storage in the middle. Mr. Cole – We did receive a close out memo from F&O. Ms. Stearns – Carver Fire has also reviewed and is satisfied. Ms. Bogart- This is a really large chunk of land (40 acres). Is there a conservation piece? Mr. Farkus – AD Makepeace has continued to put land into conservation. For every 1 acre, they designate 2 acres for conservation. Mr. Cole – I just want to be clear that this can not be a requirement; they (Borrego) have acknowledged our Master plan and have decided to donate money to the town. Mr. Maki – Any audience members with questions? None heard. Mr.

Cole – I will have list of conditions at the next meeting. Mr. Serkey – This is a situation where the project complies with all component of the towns by-Law. The petition deserves to be supported.

Motion to close Public Hearing for 0 Wareham St: Mr. Sinclair

Second: Ms. Bogart

Approved: Unanimous (5-0)

- On the application of Borrego Solar Systems, Inc., requesting a Special Permit and Site Plan Review pursuant to Sections 3100, 3580 and 5300 of the Carver Zoning by-Law, located at 196 Tremont Street (Assessor's Map 125, Lot 3) and 0 Off Cranberry Road (Assessor's Map 125, Lot 9-C), in Carver, MA, to allow a large scale ground mounted solar photovoltaic installation (LSGMSPI). The project includes a proposed solar array and energy storage facility in accordance with the by-Law in a Residential / Agricultural District.

Mr. Maki – the solar array appears to be in the sand pit area so there shouldn't be much tree cutting. Priscilla Mullens Way was the subdivision that we went through. A resident did note that there was issues with sand blowing around over the neighborhood during windy times. Then we went to Pine Ridge. There was an excavating machine out there where this is supposed to be; The machine was difficult to see from the parking lot.

Ms. Stearns and Mr. Farkus, representing Borrego Solar Systems and Richard Serkey, Project Attorney –

Ms. Stearns – This is our second Planning Board meeting. The applicant has had meetings with residents regarding screening; Conservation Commission meeting and a technical review meeting. The revisions to the plans are very minor. It was a tight turnaround but we did it. I did get an email from F&O tonight stating most issues have been addressed and that anything else can be conditioned. We do have some other images to share with you tonight. This is agricultural land that has been previously mined by AD Makepeace. There is not much site work left to do. No part of the solar array is proposed on the cranberry bogs. Mr. Farkus – We wanted to show the side of the array and the fence that we are proposing. We are proposing a vinyl dipped fence. The residents have show a preference for a standard chain link dipped in brown. Plantings will help break up a fence line. It is important to me to find plantings that will survive out there.

Mr. Farkus reviewed images with the Board. Mr. Farkus discussed detail of layout and fencing proposal.

Ms. Bogart – Do you have pictures of trees or bushes? Mr. Farkus – No, the ones here are just generic. We will use a local company to determine the best plantings for the area. Ms. Stearns – I will note "Native" plantings. Ms. Bogart – It is pretty important that the western and southern side blend in. The panels will be more visible. Mr. Farkus – That is our intent, we want it to blend in, not hide it. The plantings would be more native. Mr. Farkus – We are happy to hear suggestions from the Board. Ms. Stearns – The picture from Pine Ridge – The biggest thing that is noticeable is the rear slope; that is proposed to be seeded and will blend much more naturally with the tree line above. That is where your eye is drawn to. Ms. Stearns – our instinct was to make fencing green but that would not work, especially this time of year. Mr. Farkus – I have reviewed these changes with the residents. Ms. Bogart – At the site visit, you mentioned just one pole. Mr. Farkus – Everything will be underground and then connecting to the existing pole. Ms. Bogart – If no bollards then it doesn't matter. Mr. Farkus – There will be poll boxes; we can change them to brown as well. This could be part of the conditions. Mr. Maki – Did you ever speak to Kevin regarding plantings? Mr. Farkus – No I did not but would love his opinion. Ms. Dahill – I think it's great that you are putting in

some trees. It currently has some cedar and scrub pine. Mr. Maki – Can Mr. Robinson schedule some time to go out. Mr. Robinson – I will schedule that.

Mr. Maki – Any questions from the audience.

An audience member noted that they had a nice conversation with Mr. Farkus. He's been very helpful and we really appreciate that.

Motion to close Public Hearing for Borrego Solar Systems, Inc., located at 196 Tremont Street: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (5-0)

Conditions will be approved at our next meeting.

Other Business:

Planning Board Member Notes:

- Mr. Hoffman –
- Mr. Maki –
- Ms. Bogart –
- Mr. Robinson –
- Mr. Sinclair – Water District and RDA Progress – We are working on a joint meeting to have the Preferred developer (Rte. 44 Developer) to give us an update, including the MEPA process

Planning Director Notes:

Mr. Cole – Thank you for your time tonight. At the top of the packet tonight was a State Ethics forms. Please make sure this is done, as well as the test.

A copy of the ANRs and the endorsement Mylar are on the table and need your signature tonight.

Please be aware of the time it takes the staff to put these packets together and try to keep them in order as much as possible.

Minutes – December 11, 2018 and January 8, 2019

Motion to approve the minutes from December 11, 2018, as written: Mr. Sinclair

Planning Board Meeting, January 22, 2019

Second: Ms. Bogart
Approved: Unanimous (5-0)

As some Board Members have not reviewed the minutes from January 8, 2019, approval will be tabled until the next meeting.

Next Meeting date:

The next meeting has been scheduled for February 12, 2019 2018, at 7:00 PM

Adjournment:

Motion made to adjourn at 7:59 8:01 PM: Mr. SinclairSinclair

Second: Ms. Bogart
Approved: Unanimous 5-0)