



approved 7/23/19

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

Planning Board Meeting Minutes, June 11, 2019, Carver Town Hall, Meeting Room #11. This meeting was videotaped by cable cast area 58, channel 15.

Attendees: Bruce Maki, Chairman; William Sinclair, Member; James Hoffman, Member; Kevin Robinson, Member; James HJen Bogart, Member Kevin Robinson

Also Present;; Andy Glimes, Fuss and O'Neil

Absent:

Bruce Maki, Chairman, opened the meeting at 7:01 7:00 PM, followed by the pledge of allegiance.

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### Approval Not Required:

- Jack Williams – Lillian Way and Old Main Street (Map 49, Lot 62, 62-1) – Receipt of Plans and possible vote

Mr. Sinclair abstained as he is a direct abutter.

Mr. Williams – I own this property. We are trying to get 3 lots (each with 200' of frontage with min of 40,000 sq. ft.). Mr. Maki – This used to be one big lot? Mr. Williams – I believe it used to be 4 lots. Mr. Maki – Did Mr. Cole look at this before he left? Mr. Williams – He did talk to him but not sure what happened. Mr. Robinson received clarification on the lots. Mr. Maki noted that 62-5 is not a buildable lot. Mr. Maki – This looks fine to me. Ms. Bogart – Why are you subdividing? Mr. Williams – to sell the individual lots.

Mr. Maki – Any further questions?

Mr. Sinclair, Chairman of the Carver Redevelopment Authority – The Town of Carver owns one of the lots abutting this property. We have been struggling with sq. ft. and bounds for a very long time. Surveys have been done and Assessors Maps are being looked at. I would suggest that until that is determined we be cautious. It is supposed to be lot 61. We've had different numbers and street names. It's very confusing on sq. ft. and bounds for that lot. Mr. Robinson – So this lot only abuts this property? Mr. Sinclair – That is correct. We've hired another engineer to go out and put in some concrete bounds. Mr. Robinson – I would prefer not to vote until we can confirm accuracy with the Registry of Deeds. Mr. Sinclair – I just want to ensure that we are actually bound so that if Jack sells his property, there is no conflict that could hurt the sale of either property. Mr. Maki – Are there any corners set? Mr. Williams – Yes there are. We are working with Town Counsel on this. I have the deed that was deeded out with the correct plan. Mr. Williams provided a copy of everything to Mr. Sinclair. Mr. Sinclair – I ask the Board to delay if it won't affect the applicant. Mr. Williams – It does not cause issue for me. Mr. Maki – Sometimes there can be discrepancies; these decisions need to be made by the registered land surveyor. If you don't mind I would like to carry this over to the July 9 meeting. Mr. Williams – That is not an issues. We are

working with Town Counsel as well; we know where the issue is. Mr. Maki – I will return the plans and Mylar to Jill. If anything were to be revised, there would need to be a new Mylar.

**Public Hearing (continued):**

- On the application of James Cranston, Bohler Engineering (Agent for McDonald's), requesting a Minor Modification to Site Plan and Special Permit pursuant to Sections 3561 (a), 3531 and 3570 of the Carver Zoning by-Law, located at 96 North Main Street, Carver, MA (Assessors Map 18 3-A) to allow renovations to the existing building and site improvements in the Village Business District.

Mr. Maki – I know we put this off to this meeting. They indicated that they would be here tonight but I am not seeing anyone here right now. We did close the Public Hearing on this. I have talked with Stephen on the phone. He indicated that it is a fairly simple matter and that we could approve this with conditions.

There were two other revisions on the plan. One of the additional changes was to take out and replace the concrete patio. The other was having two menu boards. Mr. Sinclair – You are correct on the patio; they are adding handicapped parking lots and the second order menu boards. Other than that there were just some interior/exterior signage updates. Mr. Maki – I think that was all updated on this plan. Mr. Sinclair – It does show them.

Mr. Sinclair – We can put what we want for conditions and have the staff draft a document. We have SRPEDD available as well. We don't want to put the town at risk. The agenda indicates that this is a continued Public Hearing. Mr. Hoffman clarified that the Public Hearing was closed at the last meeting. Mr. Maki – We will do the decision at our next meeting.

**Discussion and possible vote:**

- 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

Mr. Maki – They were going to come before us tonight but I did not think we were going to have a full Board. We contacted the attorney and they decided to ask for a continuance to July 9, 2019. Mr. Sinclair – Everyone will be here on July 9? All said they would be here.

*Motion to continue to the July 9, 2019 meeting, for 157 North Main Street: Mr. Sinclair*

*Second: Mr. Hoffman*

*Approved: Unanimous (5-0)*

**Discussion:**

Golden Fields, 59 Federal Road – Plan set revision, Zak Farkes, Borrego

Zach Farkes – Over the winter and early spring, we successfully permitted three projects. This project was approved in 2016. A lot of material has been moved. I am here to ask for approval of revised plan set and ask for a new decision. The project was originally approved as a solar project we are bring it forward with solar and energy storage project.

- We are changing parcels and rescinding; issuing an ANR Plan.
- Addition of energy storage – 1000 feet off the road.
- Original was 3 individual projects which would require 13 poles. Now combining the project would only require 4 poles.
- In the 2016 decision there was never a decommissioning number; I am including that now.

Jesse Boyle did add some comments and requested they be added to the decision. I had a number of discussions with Stephen prior to his leaving. He requested that I come before you for discussion. Mr. Robinson – Should we ask for a site walk at this stage? Mr. Maki – We already did one. Mr. Farkes – This is just past the landfill. I didn't want any surprises. Mr. Maki – This will be built according the plans submitted previously. There were a lot of dead trees out there. It is down in an embankment so we really won't even see it. Mr. Farkes – The by-Law is less stringent now. The project is going to look the same it's just combined to one lot and now includes energy storage. Mr. Robinson – Access road? Mr. Farkes – Yes, exactly as it was. Mr. Robinson – Do you know what Jesse changed? Mr. Farkes – The comments were due to adding energy storage and wants his/fire department information added to that. There are no access points changed. Mr. Sinclair – We are eliminating a couple of property lines and adding energy storage. We will need a minor modification to an existing plan for Borrego Solar for 59 Federal Road. We will then have the ability to approve or not approve. I do like that we are downsizing the amount of poles. We can incorporate all of the language from the fire department at that time. The information provided is good.

*Motion to set minor modification for Borrego at 59 Federal Road at our July 9, 2019 Meeting: Mr. Sinclair*

*Second: Mr. Robinson*

*Approved: Unanimous (5-0)*

**Vote to dissolve:**

- Master Plan Committee –

*Motion to dissolve the Master Plan Committee: Mr. Sinclair*

*Second: Mr. Hoffman*

*Approved: Unanimous (5-0)*

- Solar by-Law Committee –

*Motion to dissolve the Solar By-law Committee: Mr. Sinclair*

*Second: Mr. Hoffman*

*Discussion: Ms. Bogart – I am disappointed that this never came to fruition.*

*Approved: Unanimous (5-0)*

## Other Business

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

- Mr. Sinclair – Thank you to Jill, Deb and the rest of the Planning Department staff, as we are in search of a new Planner. I would also like to thank Mr. Maki for all the extra time in finding someone for this position.
- Ms. Bogart –
- Mr. Robinson – Thank you Bruce for your dedication and hours. If someone has a concern about signs who are we asking to address? Mr. Sinclair – The Building Commissioner or the Code Enforcement Officer.
- Mr. Hoffman –

### ***Planning Director Notes:***

Mr. Maki - Michael, Elaine and I conducted some interviews today; we are moving forward to second interviews. I am hoping to get someone in as quickly as possible.

### ***Minutes of May 14, 2019 and May 28, 2019-***

*Motion to approve the minutes of the May 14, 2019 Meeting, as presented: Mr. Hoffman*

*Second: Mr. Sinclair*

*Approved: Unanimous (5-0)*

*We will table the minutes of the May 28, 2019 Meeting as a copy was not provided for review.*

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

Our next meeting will be on July 9, 2019 at 7:00 PM

### ***Adjournment:***

*Motion made to adjourn at 7:48 8:01 PM: Mr. SinclairSinclair*

*Second: Mr. Hoffman*

*Approved: Unanimous (5-0)*