



approved 10/13/2020

Town of Carver, Office of Planning and Community Development

Planning Board Meeting Minutes, September 22, 2020. This meeting is being held in Meeting Room #1, at the Carver Town Hall. This meeting was videotaped by Cable Cast Area 58. 1

Attendees: Bruce Maki, Chairman; Ja Kevin Robinson, Member; Ellen Sordillo, Member; Cornelius Shea, Member; Richard Dionne, Associate Member

Also Present: Mr. Walsh, Planning Director; Andy Glimes, Fuss and O'Neil

Absent: John Gaskey, Member

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

Discussion:

Jack Williams – Gilbert Estates – Change lot held by Planning from Lot 8 to Lot 10.

Mr. Williams – The board is holding lot 8 and lot 7 for surety. I would like to exchange lot 8 for lot 10. Fuss and O'Neil had some issues. One was the grass swales. We did not complete the perimeter for erosion. Catch basins are cleaned out on number 4 and silt sacks have been installed. Number 5 – we completed the deep sump man holes and gas traps have been installed. We have not installed the shrubs across the street yet. We have pressure tested and passed. Mr. Robinson – Is that truck guard going to remain there forever? Mr. Williams – No we got rid of that. Mr. Walsh – I included a packet for the members tonight. Mr. Maki – This is just an exchange, not an additional lot. I don't see a problem with that. Mr. Walsh – We have to work with the attorney. In your packets you have the previous lot release that was recorded at the Registry of Deeds. Our attorney can tell us what our next step is. Mr. Maki – Any questions? Why do you want to swap the lots? Mr. Williams – Someone wants to buy Lot 8. Mr. Robinson – I have missed the last couple of meetings. Do you have any lots built on yet? Mr. Williams – No, we do not. Mr. Robinson – So this would be the first one? Are you going to build them to spec? Or will people purchase and then you build? Mr. Williams – We will probably put up one spec and then build as they are purchased. Mr. Shea – Any significant difference? Mr. Williams – Lot 8 is 3 acres, lot 10 is about 1 acre. That's the biggest difference. Mr. Robinson – Is there any way I can look at the topography on them? Mr. Walsh – I can run down and see what we have. Mr. Maki – We held two lots (valued at a specific amount). Once the road is completed, we release the lots. If Jack couldn't complete the subdivision, we could sell those to complete the road so that people can access their homes. Mr. Robinson – What is the difference in the value of the two lots? Mr. Williams – Lot 8 is approximately \$170K and Lot 10 is approximately \$150K; you still have about \$300K in surety. Lot 8 is about 3 acres, lot 10 is about 1 acre. Pavement is done on the road. Sidewalk still needs to go in. Mr. Maki – I don't see any problem with this. Mr. Dionne – So there is a rough road in? Mr. Williams – Yes, pavement, berms and drainage is done. We need to do the finish coat. Mr. Maki – The only issue is the recording at the Registry of Deeds. Mr. Maki – I think we can approve with conditions.

Motion to approve the change in lot 10 and lot 8 with a condition that Mr. Walsh will work our town Counsel:

Mr. Robinson

Second: Mr. Shea

Approved: 4-0

Transfer of Development Rights (TDR), discussion of next steps –

- Discussion and possible vote on establishment of zoning by-Law review committee to consider implementing recommendations of the Town master Plan.

Mr. Walsh – You have a packet. There is a list of all of the applicants for the committee and the date their request was submitted/received. There were a few that came in after the deadline. Mr. Robinson – Is it clear that we are allowed to serve on two committees? Mr. Walsh – At the last meeting, it was decided that Bruce and Connie would serve on this committee. As long as we only have two, we are okay. Mr. Shea – Did we reach out to Con Comm and Historical Commission? Mr. Walsh – I did reach out to Con Com and did not hear back. I did not reach out to Historical Commission. We received 8 responses from community members. One is from Plymouth (Loring Tripp) and is not eligible but could come to the meetings. Mr. Maki - List for by-Law review agenda that we might be looking at. Accessory dwelling units over commercial property, non-medical marijuana overlay district, large ground mounted solar photovoltaic installations, signs, and the flood plain district. And a review of the land use and zoning recommendations of the 2017 master plan. The Transfer of Development Rights land use strategies and village district bylaws and other by-Law changes. These are some of the things we will be looking at. Between Mr. Shea and I, there were 7 others. Loring Tripp dropped out as he is not a resident of the Town but is very knowledgeable about land use and planning. Mr. Tripp may attend the meetings, but not as a member of the commission. We have Fran Melo, Jen Bogart, David Eldridge, Adam Clear, Sarah Hewins, Chuck Meredith and Adam Holmes. Mr. Robinson – Are we choosing one of the Select Board members as opposed to both of them. Mr. Walsh – Jen Bogart was appointed by the Select Board. Mr. Maki – We are only looking at the list tonight. Mr. Robinson – Should we pick at least one from each committee? Mr. Maki – We looked at other committees. Some of them come from residents and others are on other Boards. We advertised and received 7 people. That's a good number. Mr. Shea – I do think it's important to have someone from Con Comm and the Historical Comm. Even if they don't want to, they should at least get some notification. Mr. Walsh – The committee would handle that and invite members from other committees to discuss certain issues. This would be the main committee but we could reach out to other committees/Boards for information. Mr. Tripp would be beneficial to the group. TDR is not just housing but also for transferring commercial rights as well. Mr. Robinson - Would it be okay to refer questions to other Boards, Commissions. Mr. Shea – Yes, but I would still like to reach out to them. Mr. Robinson – I am on board with have a representative from each board.

Mr. Shea – I wasn't looking for every commission/Board. Mr. Walsh – SRPEDD will also be working with us. They created primary development areas as well as protection areas. They are mapped out in your packets. We can do outreach to each of the bodies for comments on what we are trying to do. Mr. Maki – Any audience members looking to speak? Mr. Maki will introduce the new Committee members.

Mr. Maki introduced Fran Melo, 38 Meadow Street.

Fran Melo - We were invited in case the committee wanted to ask questions? Mr. Shea – We won't need to interview as they will all be on the committee? Mr. Maki – I think that everyone will be able to join the committee. Any questions? Ms. Sordillo – What is your background? I have lived in Carver for 15 years. I am on a couple of other Boards in Town. I have been 12 years on Community Preservation Committee and 10 years at ZBA. What I learned from these Boards will be helpful for this committee. I went to meetings, learned by-Laws and how to make decisions based on those by-Laws. I am interested to see what SRPEDD has to say. This is a very important committee and I would be privileged to sit on this committee. Mr. Robinson – I would just like to thank you.

Mr. Maki introduced Mr. Eldridge, 12 Meadow Street.

Mr. Eldridge – I have lived here for 34 years. My family has been here for generations. I have served on the Conservation Commission. I have a Bachelor of Science in Biology. I also have a law degree from UMass. My office is in the center of Town. When something interests me, I like to get involved; I would like to be a part of this process. Ms. Sordillo – I think you will add to that committee favorably. Mr. Eldridge – It would help me to have a meeting schedule. Mr. Maki – We will try putting a schedule together soon; tonight was just the first step.

Mr. Maki – Adam Clear, 37 Lakeview Street.

Mr. Clear – I have been a resident for 8 years now. I am active in Scouts. I really like the town and it seems like a good opportunity. Ms. Sordillo – Everyone has something to contribute.

Mr. Maki – Adam Holmes, 13 Redtail Lane.

Mr. Holmes - I originally heard about this a month ago. I worked in Civil Engineering and have experience working with of PB, Con Com, etc... I have also studied real estate law and land surveying that would be relevant. I would like to be part of the discussion as some of this reviewed. I have lived here most of my life and am raising 3 kids here. I currently serve on the Finance Committee. Mr. Maki – Thank you for volunteering. Ms. Sordillo – I know that Mr. Holmes is an amazing person. Mr. Robinson – You are involved in baseball as well? Mr. Holmes - I am involved in that. Mr. Robinson – You are running that and I think that is helpful as you know what the kids are doing. Mr. Holmes – I will be transitioning a little but still be a part of the Board.

Mr. Maki – Ms. Bogart, Mr. Meredith and Ms. Hewins were unable to be here tonight. The next step, we will work on scheduling our first meeting. Mr. Walsh – Do we want to try to do something on the opposite Tuesday from Planning Board? There may be a conflict with the Select Board. Mr. Shea – Would 6-7 on Planning Board Meeting nights work? Mr. Maki – I am retired; some of you have to work, earlier may work. Some expressed that a little later (after 6:00) may work better. Mr. Maki – Planning Board meets at 7:00 PM, would Tuesdays at 6:00 work? Ms. Melo - Should we do it at 5:30 for a little more time? Mr. Walsh -I think we will just have to work within the designated time frame. Mr. Maki – Would 5:30 work for everyone? Mr. Shea – It will be open to the public. Mr. Maki - My concern would be large crowds, under Covid conditions. We would have to watch that in the current situation. So let's plan 5:30 on the evenings of the scheduled Planning Board meetings. We will reach out to the other members. Before you leave tonight, please make sure we have your email address. Mr. Walsh – Our next meeting would be 10/13/2020. We will put an agenda together and reserve a space, time and Area 58. Ms. Melo – Is there any information out there that we can read? Mr. Walsh -We have TDR material on the Planning Board web page. The SRPEDD presentation is also on the website. Mr. Shea – You could send them the rough agenda so they have something to look at. Mr. Walsh detailed other items to look at and what will be looked at by this committee. Mr. Walsh - Bill Napolitano from SRPEDD is here tonight as well. Mr. Napolitano – We are happy to help with this. I am impressed with the people that have signed up for this committee. Mr. Maki – Thank you for coming to help us out with this. Mr. Walsh - The Board is not appointing but can recommend the appointees to be appointed by the Town Administrator.

*Motion to recommend to the Town Administrator to appoint Fran Melo, Jen Bogart, Sarah Hewins, Adam Clear, Adam Holmes, David Eldridge, Bruce Maki, Cornelius Shea and Chuck Meredith for the new Zoning By-Law review Committee: Mr. Robinson
Second: Mr. Shea
Approved: 4-0*

Other Business

Planning Board Member Notes:

- Mr. Maki – I am very happy to see the number of people that volunteered for this committee. I think it will be well organized and I look forward to it. Carver is in a transition period. Everything is coming south.

Planning Director Notes:

Mr. Walsh –

- In your packets we have an email from Jeffrey Walker – SRPEDD Commission. is meeting tomorrow night. There will be a webinar on Solar Development. Some of our newer members may be interested in this.
- We are expecting our first marijuana retail facility application soon. They are working with Con Comm right now. This may require a change in venue as I anticipate a lot of people will be interested in the project. We may need to look at the MHS for that. Wednesday may be our only option.
- There is a new solar application coming up soon.

Minutes of September 8, 2020 – TABLED to next meeting

Next Meeting date:

Upcoming meetings: October 13

Mr. Robinson – I may not be here for that date. Mr. Maki – Just keep in touch with Jim on that.

Adjournment:

Motion made to adjourn at 8:04 PM: Mr. Robinson Sinclair

Second: Mr. Shea

Approved: Unanimous (4-0)