

Approved

11-9-21



## CARVER PLANNING BOARD MINUTES OF SEPTEMBER 28, 2021 MEETING

Present: Chairman Bruce Maki, Ellen Sordillo, John Gaskey, Cornelius Shea, Kevin Robinson,  
Also Present, Richard Dionne and Jim Walsh.

Mr. Maki opened the meeting with the Pledge of Allegiance.

Public Hearings:

### **Application of Special Permit: Miriam Gori**

Mr. Maki began by explaining that this is a continuation from a meeting "quite a while ago" due to some issues regarding moving fences and other issues that have come up. Jim and Mr. Maki have since visited the property. The fence was technically on town property and it was a concern as to whether or not trees were being cut down on town property as well. Ms. Gori has since moved the fence so it is no longer on town property (after a surveyor has come out) and concerns about dogs being quiet. They discussed an email exchange about techniques on how to keep the dogs quiet from Miriam Gori. The email also explained how Miriam operates her business and etiquette with the dogs. There was another email discussed with Miriam was in attendance and addressed the concern with the number of dogs. She said that there are usually no more than eight dogs outside (to keep noise and energy levels down) and the other dogs inside and rotate. Neighbors David and Laura Jewett were present and they spoke about keeping the dogs outdoors to a twelve-dog limit. Laura explained a situation of using a boat horn to stop dogs from fighting and Miriam quickly refuted saying that was not her. Mr. Maki noted there was another property near by that has dogs that could have been the problem. According to the rules, there is a minimum of 11 dogs to be a commercial space. There is currently no limit to how many dogs a commercial facility can take in. Miriam also wanted to note that the number of dogs doesn't always correlate with the amount of noise. Mr. Maki asked questions about how to get the dogs to stop barking. He expressed that he understands the neighbors' concerns. Mr. Robinson asked the Jewett's were comfortable communicating directly with Miriam if there were issues going forward. They agreed that they were comfortable with direct communication and Miriam agreed that she would appreciate being contacted regarding issues. Jim walked through the conditions. Mr. Shea suggested limiting the operation to twelve dogs and limit pick ups to only Sunday. Mr. Maki asked the Jewett's if they have noticed an increase in the noise. They both have noticed an increase however; they did mention they do not know which facility the noise is coming from while at their home – they must go to the bog road to be able to distinguish the facility. Mr. Shea noted the original application was for 6 to 10 dogs. Miriam explained that while outside, the dogs are separated into 4 pens. Ms. Sordillo asked

Miriam questions about her qualifications and training for her business. Miriam explained why she started the business and how fears her income being limited. Mr. Shea explained the implications of a commercial business in a residential zone – they are not trying to limit her business but simply trying to respect the rules of the town as well as the neighbors. Mr. Maki asked if a limit could be set and then have a yearly review to reassess (reviewed and reduced if there are complaints). Jim said these complaints have to be recorded at the Animal Control Officer/Police Department and what the result of those complaints were. David Jewett pointed out that he wanted to share communications between Miriam with the Committee at any reviews so they could maintain a civil relationship and not have a relationship through the authorities. Mr. Robinson asked Miriam if she would have to turn people away if they limited her to fifteen dogs and she said she would just be rearranging schedules. Mr. Shea asked for clarification regarding the hours –

Mr. Robinson made a motion to close the public hearing; Ms. Sordillo seconded. There was discussion about how Miriam could reapply if she wanted to add more dogs in the future.

Approved unanimously, 5-0-0.

Jim read the conditions. Motion made by Mr. Robinson, seconded by Ms. Sordillo, approved unanimously, 5-0-0.

### **Application of Special Permit, JCM Carver Acquisitions LLC**

There was not an initial request for two principal structures on the property. Mr. Maki read the amended public hearing notice. Jim shared an email requesting a continuance to November 9 and a project update explaining the delay was due to an existing well and the second building putting strain on the water supply. The Board of Health is requesting the applicant contact DEP. Mr. Shea asked if he has concerns about this project, when should he bring them up (because of the continuances). There was conversation about whether or not site plans have been presented. It was advised that Mr. Shea save his comments for the presentation. Motion to continue the hearing until November 9 made by Mr. Shea, seconded by Ms. Sordillo. Approved unanimously, 5-0-0.

### **Minor Modification:**

**Request for Minor Modification to Site Plan, 96 Forest Street, EJCP LLC, Eric Pontiff**  
Motion to continue hearing until October 12 made by Mr. Gaskey, seconded by Ms. Sordillo.  
Approved unanimously, 5-0-0.

### **Preliminary Subdivision Plans**

AD Makepeace subdivision plan. Jim read the conditions. The Committee needed to sign off on the plan.

### **Planning Board Member Notes**

Jim: 58 Montello street project – contract has been awarded for that, expected to start next two weeks. Route 58 and Montello Street – new entrance will be carved in, new culvert, repaving the road.

### **Minutes – 9/14/21**

Minutes tabled until next meeting to submit corrections.

**Next meeting dates-** 10/12; 10/26; 11/9; 11/23

**Adjournment**

Motion to adjourn made by Mr. Robinson, seconded by Ms. Sordillo, approved unanimously, 5-0-0.

Adjourned at 8:33 PM.

Minutes submitted by Ashley Swartz.

