



TOWN OF CARVER

Office of Planning & Community Development

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Planning Board Minutes January 7, 2014

Posted in Accordance with the Provisions of M.G.L. Chapter 30A, Section 20B, authorized person Jack Hunter.

The Carver Planning Board met on January 7, 2014, at the Carver Town Hall, Meeting Room # 4, 108 Main Street, Carver, Massachusetts. Mr. Bruce Maki opened the meeting at 7:00 pm.

PRESENT: Bruce Maki, Chair; Rosemarie Hanlon, Vice Chair; Kevin Robinson, Secretary; Chad Cavicchi, Member; William Sinclair, Member

ALSO PRESENT: Jack Hunter, Director of Planning and Community Development; Stephen Gray; Jim Kane, AD Makepeace; Atty. Richard Serkey, Winokur, Serkey and Rosenberg; Sarah Stearns, Beals + Thomas, Inc; Gregg Corbo, Kopelman and Paige; Richard Rheaume, Prime Engineering

No one was present to represent Norfolk Power at the start of the meeting, so Mr. Maki selected to start with Other Business.

OTHER BUSINESS:

E. Planning Board Notes:

Ms. Hanlon noted that the Route 44 solar panels were covered in snow and asked Mr. Hunter about getting them cleared. Mr. Hunter said that SolareAmerica is responsible for making sure they are clear and said he would contact them.

F. Planner's Notes:

Mr. Hunter informed the Board that there is a new Town Administrator, Michael Milanoski, who is a certified planner and would be starting the next day.

Mr. Hunter told the Board that he had submitted the budget as previously presented to them, with no changes. Mr. Sinclair asked if anything had been included for the Master Plan. Mr. Hunter answered that funds for that would be requested at Town Meeting.

Mr. Hunter also informed the Board that Majic Air on Commerce Way had purchased the Carver Auto site on North Main Street.

G. Approval of Minutes: December 17, 2013 (Exhibit 2)

MOTION: by Mr. Sinclair to approve the minutes of December 17, 2013 as written

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY at 7:08pm

H. Correspondence: None.

7:08pm Mr. Maki called a recess.

7:15pm meeting resumed.

OLD BUSINESS:

C. 7:15 PM Public Hearing - AD Makepeace – Solar Project – Federal Road – Special Permit/Site Plan Review (#P-430-13-SP/SPR)

Mr. Maki opened the public hearing for AD Makepeace, Federal Road solar project, at 7:15pm, reading aloud the public hearing notice (Exhibit 3-A).

Mr. Jim Kane of AD Makepeace informed the Board that after a sustainability meeting, his company had determined that the most suitable use of the land off Federal Road would be to install a solar array. The parcel has no nearby neighbors, and AD Makepeace has completed an array in Wareham.

Atty. Richard M. Serkey stated the three requests of the applicant to the Board for 1) site plan approval; 2) special permit; and 3) request for rescission of approval of subdivision plan.

Ms. Sarah Stearns of Beals and Thomas gave an overview of the plan, showing the 100' buffer to be maintained and the 200' boundary set-back. She said that there will be no visibility of the site from public ways and that Beals and Thomas would soon have a response to the concerns addressed at the technical review meeting.

Mr. Hunter summarized the responses from the technical review (Exhibit 3-B), affirming that it is a large, remote site with no big issues. He said that the Building Commissioner had not submitted a written response but attended the technical review meeting. The Health Agent raised the question of having a removal plan for the panels once they have reached the end of their use, which is about 25 years. The Deputy Fire Chief asked that there be access on three sides. The applicant had already been before the Conservation Commission.

Mr. Sinclair asked if Makepeace had future plans for the surrounding area. Mr. Kane answered that there were none for the area south to Wareham, and that the solar array is planned to be active for 20 years, after which the land will return to a grassy field.

There were no public comments.

MOTION: by Mr. Sinclair to continue the public hearing to January 21, 2014, at 7:15pm

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

MOTION: by Mr. Sinclair to set a site visit on January 14, 2014, at 4:00pm

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

D. 7:30 PM Public Hearing (continuation) – Crop Production Services - Special Permit/Site Plan Review: Warehouse/Retail Space (#13-SP/SPR-414)

Mr. Hunter received an email from Mr. Mike Utley asking for a continuance (Exhibit 4). Mr. Hunter met with Mr. Utley and his son who had new plans with two buildings which meet the sprinkler requirements.

MOTION: by Mr. Sinclair to continue the public hearing for Crop Productions Services to January 21, 2014, at 7:30pm

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

NEW BUSINESS:

B. Receipt of Plans – Rocky Meadow Solar – Minor Modification – 0 Purchase Street (#P-410-335-14-MM) (Exhibit 5)

Mr. Gregg Corbo of Kopelman and Paige, Carver Town Counsel, summarized the history of the Rocky Meadow solar application process, from the Planning Board granting site plan approval in 2011 to the ZBA determining that the plan could be prohibited due to public health and safety issue.

Mr. Stephen Gray, chairman of the Carver ZBA, acknowledged that the Planning Board had worked hard on this process and aided the ZBA in their hearing. He noted that the project is moving in the right direction, as the new plans are 32% less than the originally approved plans. He thanked the Planning Board and Kopelman and Paige for their work.

Mr. Richard Rheume of Prime Engineering presented the originally approved site plan and the revised plans, noting the 200' set back, the placement of the fence further back, the 8' berm to be topped by an 8' tall row of vegetation to create a 16' high visual barrier, and the change of the gate to a vinyl earth tone.

Mr. Sinclair noted that the revised plan is a reduction of about 80% from the original concept. Mr. Hunter confirmed that this plan has much less impact, but will need to be reviewed by the Fire department. Mr. Rheume said he will be speaking with the Deputy Fire Chief before finalizing the plans.

MOTION by Mr. Sinclair: I move that we find that the applicant's proposal constitutes a minor modification of the original plan approved by this Board insofar as it does not materially or adversely affect the site plan review conditions of the Town's bylaws, and that we grant the applicant's request for waivers from the submittal and public hearing requirements of the bylaw.

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

MOTION: by Mr. Sinclair to table the application until January 14, 2014, at 5:30pm

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

A. Receipt of Plans – Norfolk Power Equipment – Minor Modification – 45/47 North Main Street (#P-400-14-MM) No one was present.

MOTION: by Mr. Sinclair to table until January 21, 2014

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

I. Adjournment:

MOTION: by Mr. Sinclair to adjourn

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

The Carver Planning Board meeting was adjourned at 7:59pm on January 7, 2014.

Table of Documents

Exhibit 1	Meeting Agenda – January 7, 2014
Exhibit 2	Planning Board Minutes of 12/17/13
Exhibit 3-A	Public Hearing Notice – Application of AD Makepeace for Special Permit & Site Plan Review
Exhibit 3-B	AD Makepeace Federal Road Solar Technical Review responses
Exhibit 4	Mike Utley email of 1/2/14
Exhibit 5	Prime Engineering letter of 1/2/14
Exhibit 6	PB Meeting sign-in sheet 1/7/14
Exhibit 7	PB Meeting video recording 1/7/14