



# TOWN OF CARVER

## Office of Planning & Community Development

108 Main Street  
Carver, MA 020

Phone: (508) 866-3450  
Fax: (508) 866-3430  
E-mail: [jack.hunter@carverma.org](mailto:jack.hunter@carverma.org)

### Planning Board Minutes April 1, 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 April 1, 2014, at the Carver Town Hall, Meeting Room # 4, 108 Main Street, Carver, Massachusetts. Mr. Bruce Maki opened the meeting at 7:05 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; Richard Rheaume, Prime Engineering; Jared Connell, Borrego Solar Systems; Bill Madden & Paul Matos, GAF Engineering; Shawn Martin, Fuss & O'Neill; Kathy Kay; members of the public

#### NEW BUSINESS:

- A. Borrego Solar Systems, Inc/Rocky Meadow Development Corp. (#P-335-14-MM2), 0 Purchase Street - Discussion and possible vote on application for Minor Modification of site plan for installation of ground mounted solar photovoltaic facility, originally approved on December 15, 2011 and modified on October 16, 2012; May 23, 2013 and January 14, 2014. A copy of the proposed modification is available for inspection upon request at the office of the Town Planner during regular business hours.**

Mr. Hunter introduced the application for a new minor modification (Exhibit 2-A) for the Borrego Solar Systems, Rocky Meadow Development location as a positive development with credit due to the residents, Borrego and the Town Administrator for working together. Mr. Richard Rheaume of Prime Engineering reviewed the original minor modification then showed the revised plans which add additional screening, pull the gate back, and make the fire access road more notable, which is acceptable to the Deputy Fire Chief (Exhibit 2-B).

Mr. Sinclair highlighted the amendments made by Borrego as stated in their letter of March 20, 2014 (Exhibit 2-C), after the negotiations with Mr. Jim Hoffman, the residents' spokesperson, and Mr. Michael Milanoski, Town Administrator. Mr. Sinclair confirmed with Mr. Jared Connell that the revised plans still fall within the footprint approved by the Planning Board in January 2014, and also pointed out that Borrego will be donating to the Carver Technology Fund through a cost share program. As full disclosure, Mr. Sinclair acknowledged that he had met with Mr. Milanoski earlier in the day about the change in the panels and the need for money for the Technology Fund. Mr. Sinclair then asked Mr. Connell if he, as the owner of William Sinclair Electric Company, Inc. in Plymouth, Massachusetts, had ever received any payment from, been contracted to do work for, or solicited work from Borrego Solar Systems. Mr. Connell answered, "Not to my knowledge." Mr. Sinclair then disclosed that he is a licensed Master Electrician in the state of Massachusetts and holds a Journeyman's Electrician's license in the state of Massachusetts but is not a solar engineer.

Mr. Hunter told the Board he had drafted a decision (Exhibit 2-D) for their review. Mr. Sinclair proposed adding a reference to the agreements in the Borrego letter of March 20, 2014.

**MOTION:** by Mr. Sinclair to approve the minor modification for Borrego Solar Systems as presented

**SECOND:** by Ms. Hanlon

**APPROVED UNANIMOUSLY**

**B. Receipt of Plans– Clark Griffith - Form A – Center Street (#P-554-14-A) (Exhibit 3)**

Mr. Sinclair excused himself from the meeting, as he is the owner of a company that has done work for Mr. Griffith. Mr. Hunter told the Board that this application is for a complicated subdivision, creating five new lots. He asked the engineer to color code the plan for consideration for endorsement on April 15, 2014.

Mr. Sinclair returned to the meeting.

**OLD BUSINESS:**

**C. Discussion 7:15 PM Public Hearing – Shorey Precast Concrete – 334 Tremont Street – Special Permit/Site Plan Review – (#P-552-14-SP/SPR): discussion and possible vote**

Mr. Maki resumed the public hearing for Shorey Precast at 7:21pm. Mr. Hunter informed everyone that the Board had done a site visit with Conservation Commission and a few abutters. Mr. Bill Madden of GAF Engineering said they had talked with the Plumbing Inspector and were in agreement as to what needs to be done.

Mr. Paul Matos, also of GAF Engineering reviewed the drainage aspects and the changes based on Mr. Shawn Martin's concerns about exposed soil (Exhibit 4-A). Mr. Martin, of Fuss & O'Neill, told the Board he is fine with Mr. Matos' approach to the revisions (Exhibit 4-B) and said that the infiltration systems should be inspected at excavation and once they are filled in.

Mr. Sinclair asked about the standing water on the site, and Mr. Martin answered that the issue had been addressed. Ms. Hanlon asked if the name of Jabez Bridge Road should be on the plan, as the road status is unknown, and Mr. Hunter said that the name had been removed. Mr. Robinson noted that it is a very dusty area in the summer and asked if Shorey would use a water truck to dampen the dust and include it as a condition of approval. Mr. Matos answered yes.

Mr. Martin said it is an improved plan and protects the resources around the project. Mr. Robinson expressed concern about the removal of the current items from the site. Mr. Madden said they were going to meet with the Conservation Commission the next night and expected no problems.

Public Comment: Mr. Mark Weston of 171 Main Street, Carver, said he owns property that abuts ¾ of the site and asked if the property line will be surveyed. Mr. Madden answered that a full perimeter will not be done, but that they will survey as needed for building set-backs. Mr. Weston was concerned about finding the bounds for his property, which he was told had been paved over. Mr. Madden said they can survey for the bounds and put markers where they are.

**MOTION:** by Mr. Sinclair to close the public hearing

**SECOND:** by Mr. Robinson

**APPROVED 4-0-1**

**AYE:** Maki, Hanlon, Robinson, Sinclair

**ABSTAIN:** Cavicchi

**The Public Hearing for Shorey Precast was closed at 7:42pm on April 1, 2014.**

**MOTION:** by Mr. Sinclair to approve the Special Permit for Shorey Precast with conditions discussed by Mr. Hunter and the Board

**SECOND:** by Ms. Hanlon

**APPROVED 4-0-1**

**AYE:** Maki, Hanlon, Robinson, Sinclair

**ABSTAIN:** Cavicchi

**D. Discussion and possible endorsement– Jamie Emerson - Form A – 85 Center Street (#P-553-14-A)**

Mr. Hunter reviewed the proposed Form A (Exhibit 5) and told the Board that the retreat lot was approved by the ZBA.

**MOTION:** by Mr. Sinclair to endorse the plan

**SECOND:** by Mr. Robinson

**APPROVED UNANIMOUSLY**

**E. Review of Planning Board Fee Schedule (Exhibit 6): discussion and possible vote**

Mr. Hunter told the Board that the Town Administrator had asked every department to review their fee schedules and compare with surrounding communities. He noted that the Planning department fees are high and recommends keeping them as they are. Mr. Sinclair agreed and believes the benefit to the Town through new building taxes will outweigh the slight increase in fees. Mr. Maki stated that there are a lot of small businesses struggling with the current fees.

**MOTION:** by Mr. Sinclair to not take any action at this time on the fee schedule

**SECOND:** by Ms. Hanlon

**APPROVED UNANIMOUSLY**

**OTHER BUSINESS:**

**F. Planning Board Notes:** None.

**G. Planner's Notes**

Mr. Hunter told the Board that at the next meeting MBO Precast will submit a minor modification application so they can free the front lot up for other business. He also told the Board that Solar Circle, on High Street near Kingston, will probably be submitting a solar project.

Mr. Hunter said that the Town Administrator believes he can get an increase of \$55,000 in building fees and negotiations with unions, and will present a budget to the Selectmen at their first meeting in May.

**H. Approval of Minutes: March 18, 2014 (Exhibit 7): discussion & possible vote**

**MOTION:** by Mr. Sinclair to approve as written the minutes of March 18, 2014

**SECOND:** by Ms. Hanlon

**APPROVED 4-0-1 at 7:58pm**

**AYE:** Maki, Hanlon, Robinson, Sinclair

**ABSTAIN:** Cavicchi

**I. Correspondence:** None.

**J. Adjournment:**

**MOTION:** by Mr. Sinclair to adjourn

**SECOND:** by Ms. Hanlon

**APPROVED UNANIMOUSLY**

**The Carver Planning Board meeting was adjourned at 7:59pm on April 1, 2014.**

Respectfully submitted,  
Kathy Kay

**Table of Documents**

Exhibit 1	Meeting Agenda – April 1, 2014
Exhibit 2-A	Borrego Solar Systems Application for Minor Modification
Exhibit 2-B	Eric Germaine email of 4/1/14
Exhibit 2-C	Borrego Solar Systems letter of 3/20/14
Exhibit 2-D	Draft Decision for Borrego Solar Systems Minor Modification
Exhibit 3	Clark Griffith Form A Application
Exhibit 4-A	GAF Engineering letter of 3/28/14
Exhibit 4-B	Shawn Martin Memorandum of 3/31/14
Exhibit 5	Jamie Emerson Form A Application
Exhibit 6	Planning Board Fee Schedule and surrounding comparisons
Exhibit 7	Planning Board meeting minutes of 3/18/14
Exhibit 8	Planning Board meeting sign-in sheet of 4/1/14