



TOWN OF CARVER

Office of Planning & Community Development

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Planning Board Minutes July 28, 2015

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

The Carver Planning Board met on July 28, 2015, at the Carver Town Hall, Meeting Room # 1, 108 Main Street, Carver, Massachusetts. Mr. Bruce Maki opened the meeting at 7:03pm.

PRESENT: Bruce Maki, Chair; Jim Hoffman, Vice-Chair; William Sinclair, Secretary; Chad Cavicchi; Kevin Robinson

ALSO PRESENT: Jack Hunter, Director of Planning and Community Development; Madeleine Pompei, Administrative Assistant; members of the public

NEW BUSINESS

F. None

G. Master Plan Update

A request has been sent to each of the Boards and Committees requesting they appoint a member to assist with the Master Plan. Businesses in Town will also be contacted and members of the Public are welcome to become involved. The first meeting will be September 23, 2015. Mr. Hunter has resigned his position as Town Planner, effective August 21, 2015. He is planning to assist the Board until a new Planner is appointed.

MOTION: by Mr. Cavicchi to nominate Mr. Sinclair as representative to the Master Plan Committee.

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

Mr. Sinclair accepted the nomination and is looking forward to working on the Committee. Mr. Hunter stated he would contact SRPEDD about having a representative at Planning Board meetings in order to assist with the transition. He stated Southcoast Gas has an option on the Nocera Property. He expected to see new plans coming before the Board.

H. Approval of Minutes – July 14, 2015

MOTION: by Mr. Sinclair to approve the minutes of July 14, 2015 as written.

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

National EMS signs approved by the Board were not the exact signs hung. The message has not changed, one of the pictures differs from what was originally submitted. Mr. Hoffman asked why they made the change. Mr. Hunter replied he was not sure.

MOTION: by Mr. Sinclair to approve the sign for National EMS as amended.

SECOND: by Mr. Cavicchi

APPROVED UNANIMOUSLY

OLD BUSINESS

A. 7:15 PM Public Hearing: Consideration to amend the rules and regulations by adding a section dealing with the Spring Street Innovation District Design Guidelines – discussion and possible vote.

The Public Hearing Notice was read into the record by Mr. Hoffman. Mr. Hunter stated the citizens' main concerns are the traffic and buffer zone. He feels this district will complement the neighborhood. It will follow local development patterns. The gas station at the front should follow the guidelines of New England Farms. They should be sensitive to adjoining land users. MA DEP has a deadline of July 30th to close on the landlocked parcel. Mr. Hoffman asked for public comment.

MOTION: by Mr. Sinclair to close the Public Hearing.

SECOND: by Mr. Cavicchi

APPROVED UNANIMOUSLY

MOTION: by Mr. Sinclair to approve the Design Guidelines for the Spring Street Innovation District.

SECOND: by Mr. Cavicchi

APPROVED UNANIMOUSLY

B. 7:30 PM Public Hearing (continued): Route 44 Development – Special Permit – Map 20 Lot 2 – 3-4 Park Avenue – Site preparation activities Section 4300 – discussion and possible vote.

A continuance has been requested on this project. Mr. Hunter reminded the Board that Mr. Cavicchi must be in attendance to vote.

MOTION: by Mr. Sinclair to continue the Route 44 Development project to August 25, 2015 at 7:15pm.

SECOND: Mr. Cavicchi

APPROVED UNANIMOUSLY

C. 7:30 PM Public Hearing (continued): Southern Sky Renewable Energy –Special Permit and Site Plan Review—Map 16 Lots 12 and 13 –North Main Street—Large scale Ground Mounted Solar Photovoltaic—discussion and possible vote.

Mr. Jeff Hassett from Morse Engineering discussed the plans. Panels will be placed on crushed stone. The site is five acres. They've honored the Fire Department setback requests and expanded in another area. Mr. Hoffman asked if there were 190 panels in that zone. Mr. Maki asked if the Fire Department had been able to review the new plans. The Fire Dept. saw the plan dated July 13, 2015. New drawings do not show setbacks. The panels are back 100 feet and could be removed at any time. The roadway along the bottom could work; it's 12 feet wide with two feet of clearance on each side. Gates need to be provided. Mr. Hassett replied the panels had

been moved back 150 feet on the new plan. There was some confusion about which roadway had to be improved but they would be happy to do both. The area of new fencing will have new gates. Chief Weston stated that additional gates would be needed around the property. The road should be surfaced with an all-weather gravel. Mr. Hassett apologized for the confusion on his end and offered to work with Chief Weston. Deputy Chief Germaine stated his main concern was getting up the slope to the North side of the site if someone was having an issue. Mr. Sinclair asked if the proposed roundabout at the top of the site would be ok. Mr. Germaine stated if vehicles pulled off to the left it may be ok. Mr. Hoffman asked for Public Comment. Michael Jones, 7 Lakenham Dr. stated he is 200 feet away from the site. He is concerned his view of the pond will be impeded. He wanted to know if more trees were coming down. Mr. Maki inquired how tall the panels would be. 39 inches to the front, 54 inches to the back. Similar to the array at Ravensbrook. Mr. Hunter apologized to the Fire Department for not notifying them of the plan updates. Mr. Maki stated he would hate to see the 200 foot buffer rule broken. He noted there was another resident who could not attend this meeting and said he would like to hear their comments. Mr. Hoffman asked if there was any other place the panels could go. Per Morse Engineering, there really is not, they do not want to construct an easement. The panels are placed in strings and it would be very difficult to move them. The south side of the slope is too steep. Mr. Maki asked if a privacy fence could be erected. It could be considered. Mr. Hoffman asked if it was 60 feet from the neighboring property line. Mr. Robinson asked if there was a tree line buffer. There is but the house is looking down on the site so a fence would not be feasible. Mr. Sinclair asked how much under the originally planned 2 megawatts. About 58,000 megawatts. Mr. Sinclair asked if there would be a request for relief for the drainage area. Mr. Hassett stated if the project was voted as a no, they would have to come back with a smaller project. He offered to speak with the other abutter, Mr. Gordon. Mr. Sinclair told him that would be best. Mr. Hoffman stated his concern over bending the rules for this project. He questioned what may happen in the future. Mr. Sinclair stated this may have to be a smaller array or no array. Mr. Hassett stated to put these over storm-water basins, the panels would have to be significantly higher.

MOTION: by Mr. Sinclair to continue the hearing for Southern Sky Renewable Energy to August 25, 2015 at 7:30pm.

SECOND: by Mr. Cavicchi

APPROVED UNANIMOUSLY

D. 7:45PM Public Hearing: Edaville USA—Directional sign to be located at the intersection of South Main Street and Rochester Road in Carver, MA to exceed the signage dimensional requirements—Discussion and possible vote.

Mr. Maki read the Public Hearing Notice into the record. Mr. Allegrini stated that Mr. DelliPriscoli would like to move the existing Edaville sign and update it with an internally lit sign with a message board. The sign originally marked the entrance to Edaville but the road was since changed and that entrance no longer exists. Mr. Cavicchi asked if it was a two way sign. He stated they may want to consider raising the height due to snowplows. They may also want to consider flip flopping the electrical portion of the sign; and the further they could place the sign behind the guardrail the better. He asked what the sign would be made of. Mr. Allegrini replied it would be aluminum and polycarbonate. Mr. Cavicchi asked what the hours for the sign would be. Mr. Allegrini stated it would be used just to promote events, there are no neighbors in the area. Mr. DelliPriscoli stated he would be willing to work with the Board. Mr. Robinson asked if this was Hannula property. No, it's owned by the town. Mr. Allegrini stated the conduit would be run off the Town property. Mr. DelliPriscoli stated he would be taking the old sign down and

leaving a pedestal. Mr. Sinclair stated it looked like a great addition to all the changes being made at Edaville. He strongly urged Mr. Allegrini and Mr. DelliPriscoli to look at Mr. Cavicchi's suggestions.

MOTION: by Mr. Hoffman to close the Public Hearing
SECOND: by Mr. Robinson
APPROVED UNANIMOUSLY

MOTION: by Mr. Sinclair to approve the sign permit for Edaville Railroad provided it does not exceed 15 ft. and that a revised plan must be submitted.
SECOND: by Mr. Robinson
APPROVED UNANIMOUSLY

E. 8:00PM Public Hearing (continued): Walkabout Construction—Special Permit-169 Plymouth Street-Conversion of Church to condominiums-discussion and possible vote.
Per Mr. Hunter, the Petitioner has requested a continuance.

MOTION: by Mr. Sinclair to continue the hearing for Walkabout Construction to August 25, 2015 at 7:45pm.
SECOND: by Mr. Cavicchi
APPROVED UNANIMOUSLY

MOTION: by Mr. Sinclair to adjourn
SECOND: by Mr. Cavicchi
APPROVED UNANIMOUSLY

The Carver Planning Board meeting was adjourned at 8:47pm on July 28, 2015
Respectfully submitted,
Madeleine Pompei

Table of Documents

Exhibit 1	Meeting Agenda – July 28, 2015
Exhibit 2	Public Hearing Notice Spring St. Innovation District
Exhibit 3	Design Guidelines SSID
Exhibit 4	Route 44 Development map w/Fire Dept. comments
Exhibit 5	Route 44 Development updated map
Exhibit 6	Morse Engineering Letter
Exhibit 7	Public Hearing Notice, Edaville
Exhibit 8	Sign rendering Edaville
Exhibit 9	MuniMapper for Edaville
Exhibit 10	Email from Peter Allegrini, Edaville
Exhibit 11	Email request for continuance, Walkabout Construction
Exhibit 16	Minutes July 14, 2015