

APPROVED  
3-22-16

**Planning Board Minutes  
Tuesday, March 1, 2016**

The Carver Planning Board met on March 1, 2016, at the Carver Town Hall, Meeting Room #4, 108 Main Street, Carver, Massachusetts. This meeting was videotaped for cable Channel 15.

Mr. Bruce Maki opened the meeting at 7:00 p.m.

**PRESENT:** Bruce Maki, Chair; James Hoffman; William Sinclair; Kevin Robinson

**ABSENT:** Chad Cavicchi

**ALSO PRESENT:** Marlene McCollem, Director of Planning and Community Development; Christine Champ, Recording Secretary

**Public Hearing:** Proposed zoning article for April 2016 Town Meeting to re-zone 7-acres +/- from Residential Agricultural to Spring Street Innovation Zoning District. For property off of Solar Circle shown on Assessor's Map 32, Parcel 4.

Chairman Maki read the public hearing notice, opening the hearing. Ms. McCollem received notice from Ms. Mary McGrath's attorney on today's date asking for a continuance until March 22, 2016.

Mr. Sinclair made a motion to continue until March 22, 2016. This was seconded by Mr. Hoffman. It was approved unanimously to table until March 22, 2016.

**Public Hearing:** Borrego Solar Systems, Inc. - Special Permit & Site Plan Review - 16 West Street (Assessor's Map 74-8 & 9) - to allow a ground mounted solar power generating facility of approximately 1.388 mW in a Residential/Agricultural District. (Zoning Bylaw §§3100, 3580, 5300)

Filed with the Town Clerk: February 2, 2016

Last Meeting: April 26, 2016

Deadline: May 2, 2016

Chairman Maki read the public hearing notice, opening the hearing, looking for site plan review. He noted it has been published 2/12/2016 and 2/19/16 in the Carver Reporter. Present representing Borrego Solar Systems, Inc. was Mr. Dean Smith. Mr. and Mrs. Ward, property owners, were in attendance also. Mr. Smith spoke about the changes in the plan and went over the differences on the aerial map. He also went over the specifics of the changes to the entrance road on West Street which Mr. Ward had suggested.

He went over proposed rack dimensions as well as closeness of Ward residence and a few others, explaining there is still a significant buffer. He then went over revised site plan. He suggested chain link fence. There will be low hum of noise the equipment makes, but residence is 890 feet

away from equipment and the Wards' residence is 670 feet away. There is quite a bit of buffering.

He went over some of the concerns. There will be a drainage structure that drains to cranberries. They meet all setback requirements. There is one light on a nine-foot pole proposed which will be monitored remotely. The systems are sold to third-party owners, proposed as a community energy project. This will enable parties to apply for discounted rates.

Chairman Maki asked the board for questions.

Mr. Robinson asked if the Wards were okay with the trees taken down. Mr. Ward stepped up and showed his changes so the trees would stay. He described on the display board and showed a photo he had from 1979.

Per Chairman Maki's question, Ms. McCollem stated the fire department had reviewed and they were satisfied. They had a few minor details which will be completed and Ms. McCollem has sent the fire department comments to Mr. Smith. Mr. Smith would like some latitude regarding the loam suggested by the fire department. He is looking for some flexibility with them.

Chairman Maki wanted to know where the power lines will be. Mr. Smith went over same on the aerial map and said it is a fairly typical arrangement, or layout.

Chairman Maki invites questions, concerns or comments from the public.

Corrin Bessinger(ph.) of 16 West Street inquired about the plan for the neighboring rate of reduced rates and wanted to know how that would work. Mr. Smith believes there would be a 10 to 20 percent discount on rates over the life of the project which would be a minimum of 20 years. He said you just apply for. She also questioned, what is the environmental impact? He said, very little in this case. They plant native grasses that are only mown two times a year and there is still access for small critters that could come in and forage in the grass that will be there.

Chairman Maki asked for questions or comments from the board.

Mr. Sinclair asked about the disassembly. Mr. Smith said there is not much permanent damage when removed and that it is easily removed. The modules, themselves, are recycled. He estimated a 20-years-plus life for systems. Mr. Sinclair inquired about corrosion on connectors. Mr. Smith said the screws are anodized, protected from corrosion, and they are six to eight feet into the ground. He has not had any comments.

Mr. Hoffman wondered, what if something happens? Ms. McCollem answered, there is a maintenance plan in effect. They must propose a fix or modification to rebuild or whatever. They have provided their maintenance plans. Mr. Smith said the company has at least 2000 systems at present. Mr. Hoffman also wondered about the sportsman's club property. Mr. Smith

said some property was swapped with the Wards. Mr. Ward said there were three parcels and he is having them combined.

Chairman Maki said he sees comments from Fuss and O'Neill. Mr. Smith said he just received them in the past few days but will incorporate if the board wishes.

Chairman Maki inquired about voting. Mr. Sinclair said, we could close the public hearing. Mr. Hoffman motioned to close the hearing. Mr. Sinclair seconded the motion. The hearing is closed unanimously.

Mr. Sinclair suggested: First, the site inspection protocol is in part of documents. Second, the decommission language is good but he recommends breakdown of costs of decommissioning. Ms. McCollem suggested the range for a starting point for the performance bond, which she recommends. The range is 75% to 125% or 46,293.00 to 77,155.00. This is the range of the bylaw. The variable of 2.5 percent inflation has been suggested by Borrego.

Mr. Robinson asked, has there been any decommissioned yet? Mr. Smith said none that he is aware, then stated he knows of 1 in 30 years. He said there is not a lot of on-the-ground experience as of yet. He said he's not sure what the service life will be. The leases are generally written for 20 years with 5 year increments added, if still in service. They do lose efficiency over years. Then you would reconstruct again.

Mr. Sinclair questioned quad-tech Canadian panels. Mr. Smith said most of the maintenance would be on invertors and transformers. The modules don't have moving parts so very little goes wrong with those.

Ms. McCollem will draft up and send to Chairman Maki to approve at future meeting.

Mr. Sinclair suggested vote of 77,155 for the bond amount. Mr. Sinclair rescinded his vote. Chairman Maki suggested to incorporate the notes from Fuss and O'Neill in the motion that Ms. McCollem prepares. Mr. Smith pointed out that they are seeking notice of intent with Conservation Commission. He will get note of compliance and Ms. McCollem can reference that as well.

Chairman Maki asked if there are any other conditions and Mr. Sinclair said not at this time. The hearing was closed. Chairman Maki said, we'll review conditions at the next meeting. They are taking it under advisement and they will vote at the March 22nd meeting.

Chairman Maki thanked all for coming and their time. They left at 745 p.m.

**Discussion:**

Sign permit for Mike Wahlers at 246 South Meadow Road, Gate 6, in the Airport District.

Greg Brenner of Brenner Signs in Plymouth, Mass., represented Cape Cod Community College who is putting a classroom in at the airport. He referenced the handout of a picture of the sign. He further described the sign in detail. Mr. Sinclair asked about the sign, whether it is lighted or reflective. Mr. Brenner answered no to both. Chairman Maki asked if it is within the dimensional requirements of sign and the board members answered yes.

Mr. Sinclair moved to approve the motion. Mr. Hoffman seconded the motion. It was approved unanimously. Chairman Maki asked if a building permit was needed and Ms. McCollem answered yes. Mr. Sinclair noted they are allowing reflective.

Chairman Maki thanked Mr. Brenner for coming and Mr. Brenner left at 7:52 p.m.

### **Other Business:**

#### A. Planning Board Member Notes

Mr. Sinclair apologized for missing the last meeting. He reminded everyone about the master plan meeting, the 3rd Monday in the month and that input is important.

Mr. Hoffman reminded all of the fund-raising golf tournament for Zac Kane (May 21, 2016) at the Bay Pointe Course in Onset, Massachusetts.

#### B. Minutes - Executive Session, September 1, 2015 (Chad not eligible to vote)

Chairman Maki asked for changes or discussion. Mr. Sinclair thought we should put in town administrator information, as it is going to impact solar bylaw encroachment on buffer. The other one up near the fire department encroachment is 200-foot buffer. Mr. Hoffman suggested certain waivers would require encroachment in 200-foot setback.

Also, there was a typo on the back page, per Mr. Hoffman. Mr. Sinclair made a motion with aforementioned changes. Mr. Robinson seconded the motion. It was approved unanimously.

#### January 26, 2016 (Jim not eligible to vote)

Mr. Sinclair motioned to approve the minutes as written. Mr. Robinson seconded the motion. Minutes were approved unanimously.

#### February 9, 2016 (Will not eligible to vote)

Neither Mr. Sinclair nor Mr. Robinson were eligible to vote. The minutes were tabled until the next meeting.

C. Correspondence: Extension request for a special permit issued to Crop Production Services

Mr. Utley has reached out to Ms. McCollem and she explained the situation regarding Marion Drive property. They were expecting to continue but they need a renewal. It expired in February of 2016. He is asking for an additional 24 months. Mr. Sinclair had no problem. Mr. Hoffman made a motion to extend and Mr. Robinson seconded the motion. It was approved unanimously.

Ms. McCollem had received a phone call on today's date regarding the property at 3 Page Circle, off of Meadow Road. The owner wants to sell and has a buyer. The Title attorney received planning board covenant that was never released. The owner is seeking the release. All five lots were conveyed out even though they should not have been, per covenant. The road is in, the houses were built and sold, so conveyance already happened with these homes. Ms. McCollem suggested something be put in place to track this in the future, regarding releasing covenants in favor of a bond.

Chairman Maki read the description of the land. Mr. Sinclair motioned to release covenants and Mr. Hoffman seconded the motion. It was unanimous, per Chairman Maki.

D. Next meeting date: March 22, 2016; Room 4

Mr. Sinclair made a motion to hold the next meeting on March 22nd, 2016. Mr. Robinson seconded the motion. It was voted unanimously.

E. Adjournment

The meeting adjourned at 8:10 p.m.





# TOWN OF CARVER

## Office of Planning & Community Development

### PUBLIC MEETING NOTICE

POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A, SECTION 20B

### PLANNING BOARD MEETING AGENDA

March 1, 2016

7:00 PM

Carver Town Hall Room #4

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