



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

Planning Board Minutes September 22, 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 September 22, 2015, at the Carver Town Hall, Meeting Room # 4, 108 Main Street, Carver, Massachusetts. Mr. Bruce Maki opened the meeting at 7:05pm.

PRESENT: Bruce Maki, Chair; William Sinclair, Kevin Robinson, Chad Cavicchi

ABSENT: James Hoffman

ALSO PRESENT: Marlene McCollem, Director of Planning and Community Development; Jack Hunter and Jill Martins, Administrative Assistant; members of the public

NEW BUSINESS

A. Receipt of Plans —MG Lotus LLC – Special Permit and Site Plan Review – 67 Main Street – Construct 6 townhouse units - Discussion

Mrs. McCollem advised the Board that she reviewed the documents and everything appears to be complete. She suggested a Public Hearing date of October 27th at 7 pm.

MOTION: BY Mr. Sinclair to schedule the public hearing date on October 27, 2015 at 7 pm.

SECOND: by Mr. Cavicchi

APPROVED: UNANIMOUSLY

OLD BUSINESS

B. 7:15 PM Public Hearing: Rte. 44 Development – Special Permit – Map 20 Lot 2 – 3-4 Park Avenue – Site Preparation activities Section 4300 – discussion and possible vote.

Mr. Maki read the public notice. Mr. Hunter explained that the hearing had to be re-advertised due to 2 Board Members being out sick. He suggested asking if anyone was interested in hearing old evidence and if not to pick up where the last meeting left off.

Bruce Haskell, Engineer and George McLaughlin, Rte. 44 owner, spoke briefly on the old evidence and explained plans. Site prep will consist of upgrading the existing Access Road, perked soils and importing asphalt. The hours of operation will be 8am – 4pm, Monday through Friday.

Patrick Dunford, Traffic Engineer, discussed how a traffic count was conducted early Summer as well as research and observations in the area. Mr. Dunford personally viewed the area and reports no significant delays with slight “oddball” traffic patterns. With this project there will be an additional 30-50 trucks at the site beginning 8am with the last truck being roughly 2pm. He stated there will be about 5-9 trucks per hour during peak times. He does not foresee many delays with this activity.

Structural Engineer, Fuss & O’Neill, will monitor project on a quarterly basis. The stop line at Dunkin Donuts in the Silo Market area is faded and recommendations are made to re-stripe that line as well as moving the stop sign to a higher location, as well as posting a “truck turning” sign. There will be adequate sight lines up Montello Street as you approach the intersection. The wooded area will be cleared adding to better visibility.

The Board was asked if they have any questions to which Mr. Cavicchi suggested adding a stop ahead sign to better advise the public. Mr. Dunford did not feel it was necessary but would do so. Mr. Robinson asked who would pay for the clearing at Park Avenue and if it was safe for a vehicle to maneuver with a truck turning at the same time without encroaching either land. Mr. Robinson stated his is concerned for the safety of the public.

Mr. Hunter stated that the Board received a letter from the Attorney on the Walsh property easement. Mr. George McLaughlin introduced himself and stated that the easement has been in existence since the Meade Brothers owned the property and that they have every right to use the easement. Mr. Hunter advised that Fuss & O’Neil as well as Joe Salvetti, LSP, approved the revised plans and proposed conditions for the project. Mr. Hunter read the list of proposed conditions. Mr. Salvetti, Shawn Martin and the applicant all agreed with the conditions.

Mr.Maki opened the meeting to the public at 7:50PM

Melissa Singlesary, 4 Heathers Lane, Plympton Ma: Concerned with the hours of operation and feels she is getting mixed information. She wants to know specific hours of operation. Mr. Hunter stated that the hours were vague at the beginning but are Monday through Friday, 7am – 5pm, no weekends or holidays. She was also advised that processing at the site is not ongoing. Could process 3 days and then off for weeks. If there is a violation she was told to contact the Planning Board as there is a permit.

Ms. Singlesary is also concerned that the roadway up Montello Street becomes one lane during the winter. How will it accommodate trucks? Feels an accident is going to be unavoidable. Patrick Dunford advised that truck traffic will not be as active in the winter as materials are excavated and that will significantly drop.

Bob Belbin, Carver. Stated he is concerned since this was a contamination site is there testing of soils and once soil is moved will it be tested again? Advised that testing of the soils is a thorough and extensive process.

Richard Lane, 26 Montello Street, Carver. Concerned about vagrancy and putting cutting through. Will there be gates during construction? Engineer responded that he feels activity in the area, signage and fences will deter vagrancy.

Brian Pittster, 10 Heathers Path, Plympton. Addressed his concern traveling Rte. 58 from Plympton, vehicles cannot be seen. Can that corner be cut back? Town owns Montello side and

brush can be cut back. Engineer feels strongly about safety and will not allow trucks to take a left in that area. If it happens he will shut that company down.

Mr. Maki restated about the striping and signage and asked what we could about the turn at Montello. The engineer feels cars can still get through at a slower speed and the vegetation growth will be cleared by the town with normal maintenance. Mrs. McCollem stated per the layout the widest point is at the curve.

Jean Winslow, 28 Heathers Path, Plympton. Inquired if the town owned that corner and could they consider a separate entrance at Dunkin Donuts. Mr. Hunter stated that that had been discussed previously and a separate access could happen.

Kathleen Cohen, 20 Heathers Path, Plympton. Traveling on Montello Street people on Rte. 58 do not look as they turn into Dunkin Donuts. Engineer explained that Montello Street will not carry much of the truck traffic and traveling southbound on Rte. 58 by adding striping and signage should help advise motorists. Adding an island there would only cut down the space for trucks to turn.

Michael Jones, 7 Lakeham, Carver. Asked what was going on with the land across from Dunkin Donuts? Mr. Hunter stated a proposed gas station with a drive thru.

Richard Jackson, 4 Heathers Lane, Plympton. Is there any way to determine weight at the culvert? Engineer advise no, not without taking it apart. DHP evaluated the culvert to be fine. Mr. Hunter stated our engineer, DPW and the applicants engineer all deemed it safe. Mr. Jackson then stated to the Board in good conscience how could you allow 50 trucks to travel a residential area on a daily basis. Please consider this before making your decision. Would you want that much traffic in front of your residential home?

Mr. Maki asked how many trucks? The engineer stated during a 6 month period, roughly 30 trucks but need flexibility.

Lisa Maffioli, 11 Heathers Path, Plympton. Width of the roadway is a concern for trucks and pedestrians who walk in that area. Would suggest sidewalks be added. Advised that trucks and car can see people in the area.

Mr. Robinson commented "sitting on this side of the table we are here for both sides. The developer seems that they are willing to meet the needs of what the residents want and what should be done. Engineer stated we want a safe operation. Once we are into the project we can redo roadways, etc.

Mr. Belbin stated what are the future plans? Why not do it in one stage instead of piece mailing it when we already know the entire stage for the future. Mr. Hunter advised that Mr. Belbin did not make the first hearing. The applicant is going through MEPA and meeting with Town and state officials. This needs to be done in stages to make it marketable. Mr. Maki asked if approved can we do a condition based on neighbors' concerns so they can come to us. Mr. Sinclair stated in the past (i.e., new Shaws plaza) there is always a way to address concerns. Correspondence to us from the public or an official from the town to us. Mr. Hunter suggested setting a time for a review. Ask abutters and the applicant to come in to address and concerns that may have arisen.

MOTION: BY Mr. Sinclair to close the public hearing at 8:55pm

SECOND: by Mr. Cavicchi
APPROVED: UNANIMOUSLY

Mr. Sinclair suggested a 6 month review with the developer and Mrs. McCollem. Mr. Hunter suggested making it a condition that the developer have security on site, gated and a camera. Mr. Robinson stated another condition to be disciplinary action for truckers using the wrong Route. No left turn from Montello Street going North.

MOTION: by Mr. Sinclair to approve the Special Permit with conditions that were outlined.

SECOND: by Mr. Robinson

Mr. Cavicchi voted NO

MOTION DENIED due to the fact that a super majority is necessary for a special permit. Mr. Sinclair asked Mr. Cavicchi was his reason for a no vote was. Mr. Cavicchi stated he did not think they would make the improvements on Montello Street and was concerned for the safety of the residents. Mr. Hunter reminded the Board that one of the conditions was that operations could not start until all improvements are met by the Planning Board and the DPW. Mr. Cavicchi stated that he must have missed that part and was fine with it.

MOTION: by Mr. Sinclair to reconsider the vote

SECOND: by Mr. Robinson

APPROVED: UNANIMOUSLY

MOTION: by Mr. Sinclair to approve the Special Permit with all conditions as outlined

SECOND: by Mr. Robinson

APPROVED: UNANIMOUSLY

MOTION: PASSED

C. 7:30 PM Public Hearing: 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. Maki read the public hearing notice. Jack advised this is the same situation. Had to re-advertise as 2 Board members were out sick.

Mr. Maki asked if anyone was interested in hearing old meeting information.

Jeff, Morse Engineering advised they meet with the Fire Department over their concerns with emergency access one of them. They will resurface the portions of concerns and will add 3 more gates. They will also fund a smaller vehicle for the fire department to access that area. The Fire Department wrote a letter that they are satisfied with the funding of a new smaller vehicle. Conservation also approved.

There were no comments from the public.

MOTION: BY Mr. Sinclair to close the public hearing

SECOND: by Mr. Cavicchi

APPROVED: UNANIMOUSLY

MOTION: BY Mr. Sinclair to approve the Special Permit

SECOND: by Mr. Cavicchi

APPROVED: UNANIMOUSLY

OTHER BUSINESS

D. Planning Board Notes:

Mrs. McCollem received an email from Dean Smith, Borego Solar asking for clarification between the PB decision and the Conservation Commission decision. The PB agreed that the transformer does not need a constructed poly liner because of the type of coolant that is proposed.

The address on the SP for the Ben Ellis School was wrong. The Board agreed to administratively correct it. It should be 247B Tremont Street.

E. Minutes: September 8, 2015

MOTION: by Mr. Sinclair to approve the minutes of September 8, 2015 as written.

SECOND: by Mr. Maki

APPROVED UNANIMOUSLY

F. Correspondence

3 new applicants to the Master Plan Committee: Judith Ward for Council on Aging, Jason Pecorelli, Historic Commission District, and Jim Nauen, Earth Removal

MOTION: by Mr. Sinclair to approve the 3 applicants

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 9:23 pm on September 22, 2015

Respectfully submitted,

Jill Martins

Table of Documents

Exhibit 1 Meeting Agenda – September 22, 2015

Exhibit 2 Receipt of Plans – MG Lotus LLC

Exhibit 3

Exhibit