



# BOARD OF SELECTMEN

*Michael R. Milanoski*  
Town Administrator  
Administrator

*Elaine M. Weston*  
Assistant to the Town

108 Main Street  
Carver, MA 02330  
Telephone: 508-866-3401/Fax: 508-866-4213

November 18, 2015

Mr. Michael J. Busby  
MassHousing  
One Beacon Street  
Boston, MA 02108

RE: Tall Timbers

Dear Mr. Busby,

At its meeting of November 17, 2015 the Carver Board of Selectmen voted to send the following comments in response to your October 20, 2015 letter. At this point, the Town reasonably anticipates the following questions and concerns to be raised as part of the local review: protection of natural resources; wastewater disposal; and adequate access and utilities under the Subdivision Control Law.

## **Natural Resources**

The Carver Conservation Commission requests that all of the wetland resource areas be delineated on the ground to confirm the exact location of the resource areas. It appears that little to no development activity is proposed within any applicable state buffer; however, the exact line should be documented. Additionally, the plan references a "species request and take determination" under the Natural Heritage and Endangered Species Program (NHESP). Given that the property falls within an area mapped by NHESP, the Conservation Commission requests a copy of the Program's determination letter.

## **Wastewater Disposal**

Although the proposed lots will be served by the public water system, private wells provide potable water to the abutting properties. In order to mitigate nitrate pollution and reduce the risk of methemoglobinemia, the Town requests the installation of denitrifying septic systems on each lot. The system must have approval from DEP for advanced nitrogen removal.

## **Access and Utilities**

Carver has one of the last remaining on-call Fire Departments in Eastern Massachusetts, and seventy-five of the Town's residents serve as the Department. It is crucial that the applicant provide a fire protection distribution system (hydrants and mains) in accordance with the standards adopted in April of 2003. Furthermore, the applicant should reduce the number of requested waivers for roadway width, length of dead end road, cross section, turning radii, etc. to the absolute minimum in order to facilitate emergency access.

Finally, the applicant should be prepared to modify the curb cut on Plymouth Street as part of the local permit. The Town recommends that a single intersection be designed to limit turning conflicts, and located to maximize sight distances to the east.

If you have any questions or need further information. Please do not hesitate to contact me.

Sincerely



Michael R. Milanoski  
Town Administrator

CC: Craig Weston, Fire Chief  
Brooke Monroe, Conservation Agent  
Robert Tinkham, Health Agent  
✓ Marlene McCollem, Planning Director