

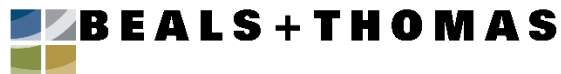
Application for Preliminary Subdivision Plan

Cedar Meadow Drive Subdivision

**Ward Street
Carver, Massachusetts**

Prepared for:
**Borrego Solar Systems
55 Technology Drive
Lowell, MA 01851**

Prepared by:



***Submitted in Compliance with the Carver
Zoning Bylaw and the Carver Subdivision
Rules and Regulations***

April 7, 2022



April 7, 2022

Bruce Maki, Chair
Carver Planning Board
108 Main Street
Carver, MA 02330

Via: Hand Delivery and email to thomas.bott@carverma.gov
and michele.bremer@carverma.gov

Reference: Application for Preliminary Subdivision Plan
Cedar Meadow Drive Subdivision
Ward Street
Carver, Massachusetts
B+T Project No. 3352.00

Dear Members of the Board:

On behalf of the Applicant, Borrego Solar Systems, Beals and Thomas, Inc. respectfully submits the enclosed Preliminary Subdivision Plan (PSP) for property located off Ward Street in Carver, Massachusetts. The Property can be further identified as Assessors Map 120, Lots 5, 6-1, and 7.

This PSP is submitted in accordance with Massachusetts General Laws Chapter 41 Sections 81K through 81GG (the Subdivision Control Law), the Carver Zoning Bylaw, and the Carver Subdivision Rules and Regulations (the Regulations).

Waivers

In compliance with Section 5.3.3.4. of the Regulations, the Applicant respectfully requests the following waivers from applicable provisions of the Regulations:

- 5.3.1. This section requires the preparation of the Preliminary Subdivision Plans at a scale of one inch equals 40 feet. Please note that certain plans were prepared at a modified scale, consistent with what the Planning Board may allow under the Regulations, to facilitate review of the subdivision. While the Applicant believes that a waiver is not required to allow for the modified scale, to the extent that the Planning Board determines otherwise, a waiver is requested pursuant to MGL c. 41 §81R. The modified plan scale will substantially reduce the number of plan sheets for the submittal, avoiding a waste of resources, while also enabling easier review of the plans by the Planning Board.

If the Planning Board would prefer to have all sheets at one inch equals 40 foot-scale, the Applicant will provide the significantly greater number of sheets that would entail.

The Applicant also makes note of the following for the administrative record:

Section 5.3.2.20 requires the approval of wetland resource areas through an Abbreviated Notice of Resource Area Delineation (ANRAD) filed with the Carver Conservation Commission. The Applicant received an Order of Conditions from the Carver Conservation Commission, dated January 27, 2020, which satisfies this section.

The Applicant acknowledges that a peer review of this filing will likely be requested by the Board. The Applicant acknowledges that additional waivers may be identified through the peer review process or may be applicable to a subsequent Definitive Subdivision Plan filing.

Furthermore, the Applicant notes that Section 5.3.2.12 requires elevations to be on the NGVD 1929. The enclosed plans are prepared at NAVD 1988, which is the current standard datum accepted by the Board of Registration of Professional Engineers and Land Surveyors. The Applicant notes that Preliminary Subdivision Plans recently approved by the Board have also been prepared in NAVD 1988.

The following information is included for your review:

Section 1.0: Forms
Section 2.0: Ownership Information
Section 3.0: Plans

As required, enclosed are eight (8) copies of the submission package. The Applicant, in accordance with M.G.L. c. 41, s. 81T, filed by hand delivery a copy with the Town Clerk stating the date of submission for such approval accompanied by a copy of the executed application form. In accordance with Section 5.2.3, a PDF version has been emailed to the Town Planner for circulation. As required by the Planning Board Fee Schedule, enclosed is a check payable to the Town of Carver in the amount of \$800.00 (\$500.00 filing fee + \$100.00/lot fee for 3 lots) and \$1,000.00 for Review and Inspection.

A copy of this PSP is being submitted to the Carver Town Clerk and Board of Health concurrent with this submission to the Planning Board. We understand that the Planning Board will provide copies of this PSP to other municipal departments as required, as well as to the review engineer.

Bruce Maki, Chair
Carver Planning Board
April 7, 2022
Page 3

Should you have any questions regarding this matter or require additional information, please contact us at (508) 366-0560. We thank you for your consideration of this PSP and look forward to meeting with the Board at the next available public hearing.

Very truly yours,

BEALS AND THOMAS, INC.



Daniel Gagne, PE
Senior Civil Engineer



Sarah W. Stearns, PWS
Associate

Enclosures

cc: Carver Town Clerk (via Hand Delivery)
Carver Board of Health (via Hand Delivery)
Borrego Solar Systems, Inc. (via U.S. Mail and email)
Cedar Meadow Cranberry Inc. (via U.S. Mail and email)

TABLE OF CONTENTS

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Section 1.0 **Forms**

Form B: Application for Approval of a Preliminary Plan



TOWN OF CARVER

Planning Board

108 Main Street, Carver, MA 02330
Tel: 508-866-3405 • Fax: 508-866-3430
Email: Carver.Planning@carverma.gov

Planning Board: Preliminary Subdivision (Form B)

- ☒ 8 full sized set of plans
- ☒ (1) 11x17 set of plans
- ☒ PDF of Plans
- ☐ PDF of Storm Water Report
- ☒ Complete Application Form
- ☒ Brief Narrative of Project
- ☒ Check payable to "Town of Carver" for \$500 plus \$100/lot for filing fee
- ☒ Review check payable to "Town of Carver" calculated at \$200/lot

Stamp application in with the Town Clerk.

The Board has 45-days from the date of application to make a decision.

There is no advertising or notice to abutters.

Decisions are not mailed to abutters.



TOWN OF CARVER

Planning Board

108 Main Street, Carver, MA 02330
Phone: 508-866-3450 Fax: 508-866-3430
Email: townplanner@carverma.gov

FORM B

APPLICANT NAME: Borrego Solar Systems, Inc. FILE # _____
EMAIL: zfarkes@borregosolar.com DATE: April 7, 2022

To The Planning Board of the Town of Carver:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled: Cedar Meadow Drive Preliminary Subdivision in Carver, Massachusetts
(Plymouth County)

By Beals and Thomas, Inc. dated April 7, 2022

And described as follows: Assessor's Map 120, Lots 5, 6-1, and 7

Located 0 Rear Ward Street, 19C Ward Street, 0 Rear Ward Street, number of lots proposed
3 total acreage of tract _____, said applicant hereby submits said plan as
Preliminary subdivision plan in accordance with the Rules and Regulations of the Carver
Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from Cedar Meadow LLC; Susan A. Meharg, Nancy Meharg, and Eric J. Pontiff,
and Nancy Meharg and Susan A. Meharg

By deed dated 8/27/2010, 12/1/2010, and 1/17/2006 and recorded in the Plymouth District Registry of Deeds
Book 38898 and 39349, Page 30 and 143, registered in the Plymouth Registry District of the Land
Court, Certificate of Title No. 108567

Received by Town Clerk:

Date _____

Time _____

Signature _____

Applicant's Signature

Applicant's Address

Applicant's Phone #

(Owner's Signature,
Address and Phone #
If not the Applicant)

Borrego Solar Systems, Inc., 55 Technology Drive, Lowell, MA 01851

(617) 851-2893, zfarkes@borregosolar.com

Cedar Meadow Cranberry Inc., 9R Bay Colony Drive, Plymouth, MA 02360

Received by Board of Health:

Date _____

Time _____

Signature _____

Fee \$ 1,800.00

Review and

Section 2.0 **Ownership Information**

Owner Authorization

Certificate No. 108567

Deed Book 38898 Page 30

Deed Book 39349 Page 143

Municipal Lien Certificates (*provided to Planning Department*)

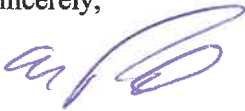
EXHIBIT F

September 26, 2018

To Whom It May Concern

Borrego Solar Systems, Inc. and its employees and affiliates are hereby authorized to act as our agent for submission of applications and related plans and documents, and to appear before boards and other officials, with respect to obtaining approvals for solar installations to be constructed on my property located off Ward Street, Carver

Sincerely,

A handwritten signature in blue ink, appearing to be 'Cedar Meadow Cranberry', written in a cursive style.

Cedar Meadow Cranberry

Plymouth Registry District

599954

Received for Registration

19 JAN 2006

11:59AM

Transaction: 13

Fee: 125.00

Consideration: 1.00

New Certificate No.: 108567

Book-Page: 542-167

Affected Cert(s): 57023

Pages: 3

128 OK

125

104

2004

57023

1) 3pgs

Susan A. Mehany

DEED

We, Nancy Meharg and Susan A. Meharg, in fee simple, as joint tenants, of Plymouth in the County of Plymouth, Massachusetts, for consideration of \$1.00, grant to Cedar Meadow Cranberry LLC, whose resident agent is Eric J. Pontiff of Plymouth, Massachusetts, that certain parcel of land in Carver, Massachusetts, bounded and described as follows:

- Southeasterly by the middle line of Rocky Neck Road as approximately shown on the plan hereinafter mentioned about seventeen hundred fifty-three(1753) feet;
- Westerly twenty-three hundred forty-four and 88/100(2344.88) feet, and
- Northerly twenty hundred ninety-six and 66/100(2096.66) feet by lands of sundry Adjoining owners as shown on said plan; and
- Easterly by land now or formerly of Ira C. Ward et al seven hundred ninety and 10/100(790.10) feet.

All of said boundaries, except the line of said Rocky Neck Road, are determined by the Court to be located as shown on plan #16715A, which is filed with Certificate of Title No. 6369, the same being compiled from a plan drawn by John G. Paun, Surveyor, dated December 6, 1937, and additional data on file in the Land Registration Office, all as modified and approved by the Court.

So much of the above described land as is included within the limits of said Rocky Neck Road and the cart paths shown on said plan is subject to the rights of all persons lawfully entitled thereto in and over the same.

The above described land is also subject to the flow of natural water courses through the same as shown on said plan.

Said land is also subject to an easement from Webster L. Holmes et ux to the New Bedford Gas and Edison Light Company, dated March 30, 1965, filed and registered as document #101169,

There is appurtenant to the above described land a right of way over said cart path at the north to South Meadow Road, and the right to use said Rocky Neck Road, all in common with others entitled thereto.

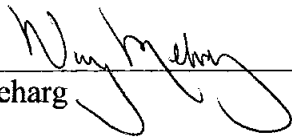
And it is further certified that said land is under the operation and provisions of Chapter 185 of the General Laws, and that the title of said Nancy Meharg and Susan A. Meharg to said land is registered under said Chapter, subject, however, to any of the encumbrances mentioned in Section forty-six of said Chapter, which may be subsisting and subject also as aforesaid.

Property Address: Off Ward St.
Carver MA

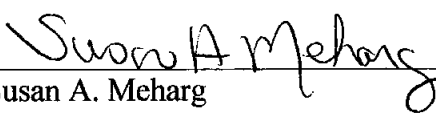
Grantee Address: Cedar Meadow Cranberry LLC
28 Clifford Rd
Plymouth MA 02360

NW side Rocky Neck Road

Being the same premises conveyed to us by Robert J. Meharg by Certificate No. 57023 , registered September 10, 1976, in Registration Book 285, page 23 for the Registry of Deeds of Plymouth County.



Nancy Meharg



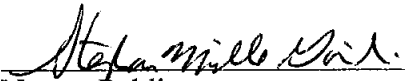
Susan A. Meharg

Commonwealth of Massachusetts

Suffolk County, ss

January 17, 2006

Then personally appeared the above-named Nancy Meharg and Susan A. Meharg acknowledged the foregoing instrument to be their free act and deed, before me.



Notary Public

Address of land:
Off Ward St.
Carver,
173169
DOC. NO. 57023

Stephanie Michelle Girardin, Notary Public
My Commission Expires, November 13, 2009



2010 00069124

Bk: 38898Pg: 30 Page: 1 of 1

Recorded: 08/27/2010 11:19 AM

DEED

Cedar Meadow LLC of Plymouth Massachusetts, for consideration of \$1.00, grants to Cedar Meadow Cranberry Inc.* of Plymouth, Massachusetts, whose resident agent is Eric J. Pontiff, with quitclaim covenants the real estate in Carver, Plymouth County, Massachusetts, bounded and described as follows:

A certain parcel of land in Center Carver, Plymouth county, at First Swamp, so-called, bounded as follows:

Beginning at the Northeast corner of the granted premises at the Southeast corner of the South Meadow Cranberry Co.; thence

NORTH 76 degrees 30' West 12 rods 12 links to the flume; thence
 NORTH 49 degrees West 17 rods; thence
 SOUTH 25 degrees West 46 rods; thence
 SOUTH 45 degrees 15' West 9 rods; thence
 SOUTH 21 degrees 30' West 13 rods 20 links; thence
 SOUTH 87 degrees East 32 rods; thence
 NORTH 8 rods; thence
 NORTH 29 degrees 45' East 26 rods; thence
 NORTH 41 degrees East 9 rods 15 links; thence
 NORTH 24 degrees 30' East 11 rods 12 links to the first bound

All as shown on a plan of land surveyed February 1906 by Levi R. Sampson.

Together with a right of way from First Swamp to the public road over Fuller's Crossway, so-called. Also the right to take sand from adjoining land of E.E. Shaw as needed for cranberry culture.

Being the same premises conveyed to Cedar Meadow Cranberry LLC by Susan A. Meharg and Nancy Meharg by deed dated January 19, 2006 and recorded with Plymouth County Registry of Deeds, Book 32086, Page 350.


 Eric J. Pontiff

Resident Agent, Cedar Meadow LLC
 Commonwealth of Massachusetts

Plymouth, SS

August 27th, 2010

Then personally appeared before me the above-named Eric J. Pontiff acknowledged the foregoing instrument to be their free act and deed, before me.


 Notary Public

Property
 Address of Land: Off Ward St.
 Carver, MA



KRISTI A. NEWCOMB
 Notary Public

Commonwealth of Massachusetts
 My Commission Expires January 24, 2014

Kristi A. Newcomb

1/24/2014

2/
 mail to: Cedar Meadow Cranberry Inc. 28 Clifford Rd Plymouth MA 02360

* 28
 Clifford Rd
 Plymouth MA 02360



2010 00102598

Bk: 39349 Pg: 143 Page: 1 of 3

Recorded: 12/02/2010 02:51 PM

ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

CONFIRMATORY AND CORRECTIVE DEED

We, **SUSAN A. MEHARG, NANCY MEHARG, and ERIC J. PONTIFF**, all of
Plymouth, Plymouth County, Massachusetts,

for consideration paid, the sum of \$1.00 and other valuable non-monetary consideration

Grant to

CEDAR MEADOW CRANBERRY, INC., a Massachusetts business corporation with a
usual place of business at 28 Clifford Road, Plymouth, MA 02360

with QUITCLAIM COVENANTS

The land in Carver, Plymouth County Massachusetts, being shown as **Lot #6B** containing
29.0± acres on a plan entitled "Division of Lot #6 off Ward Street & South Meadow Road,
Carver, Massachusetts" dated October 31, 1996 prepared by SNB/Land Surveyors
recorded in Plan Book 39, Page 595 as Plan No. 807 of 1996.

Excepting from said land approximately 42,202 square feet granted to Donna Jeffers and
Nancy L. Shove, as Trustees of Edgewood Trust, by deed dated June 12, 1999 and
recorded with Plymouth County Registry of Deeds in Book 17659, Page 238.

For our titles see deed of Edward M. Hartley et al, Trustees, dated December 10, 1996,
recorded in Book 14836, Page 123, and see deed from Cedar Meadow Cranberry LLC
acknowledged on January 1, 2006, recorded in Book 32479, Page 233.

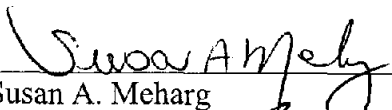
Property Address: Off Ward Street, Carver, MA

The purpose of this deed is to vest title in the grantee and to correct those certain deeds
from Susan A. Meharg and Nancy Meharg, partners in Nancy and Susan Meharg
Partnership, to Cedar Meadow Cranberry LLC acknowledged on August 10, 2005,
recorded in Book 31124, Page 346, and from Eric J. Pontiff to Cedar Meadow Cranberry,
Inc. acknowledged on August 27, 2010, recorded in Book 38898, Page 31. The grantee
herein is the successor by reorganization to Cedar Meadow Cranberry LLC.

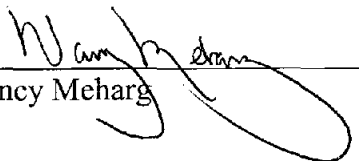
Mail to:
Delaney & Muncey, P.C.
38 Resnik Road
Plymouth, MA 02360

PROPERTY ADDRESS: off Ward Street, Carver, Massachusetts


Executed under seal this 1st day of December, 2010.



Susan A. Meharg



Nancy Meharg

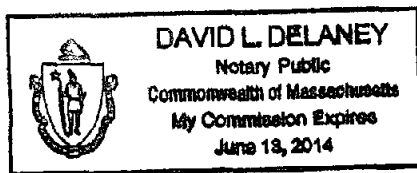


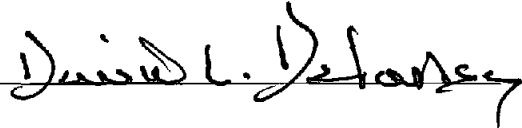
Eric J. Pontiff

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 1st day of December, 2010, before me, the undersigned notary public, personally appeared **SUSAN A. MEHARG**, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose.



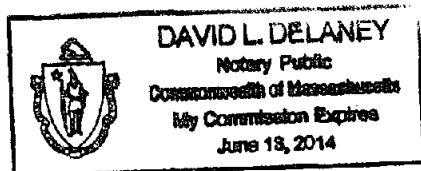


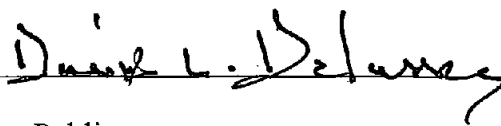
Notary Public
My commission expires: 6-18-2014

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 1st day of December, 2010, before me, the undersigned notary public, personally appeared **NANCY MEHARG**, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose.



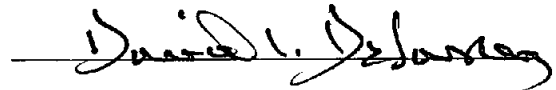


Notary Public
My commission expires: 6-18-2014

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

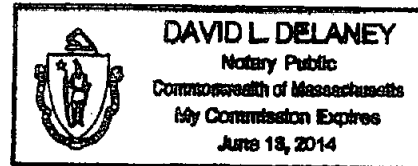
On this 10th day of December, 2010, before me, the undersigned notary public, personally appeared **ERIC J. PONTIFF**, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on this document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public

My commission expires: 6.13.2014

F:\10\farm credit\cedar meadow\confirmatory deed\saa



Section 3.0 Plans

Figure 1: Locus Map

Figure 2: Aerial Map

Figure 3: NHESP Map

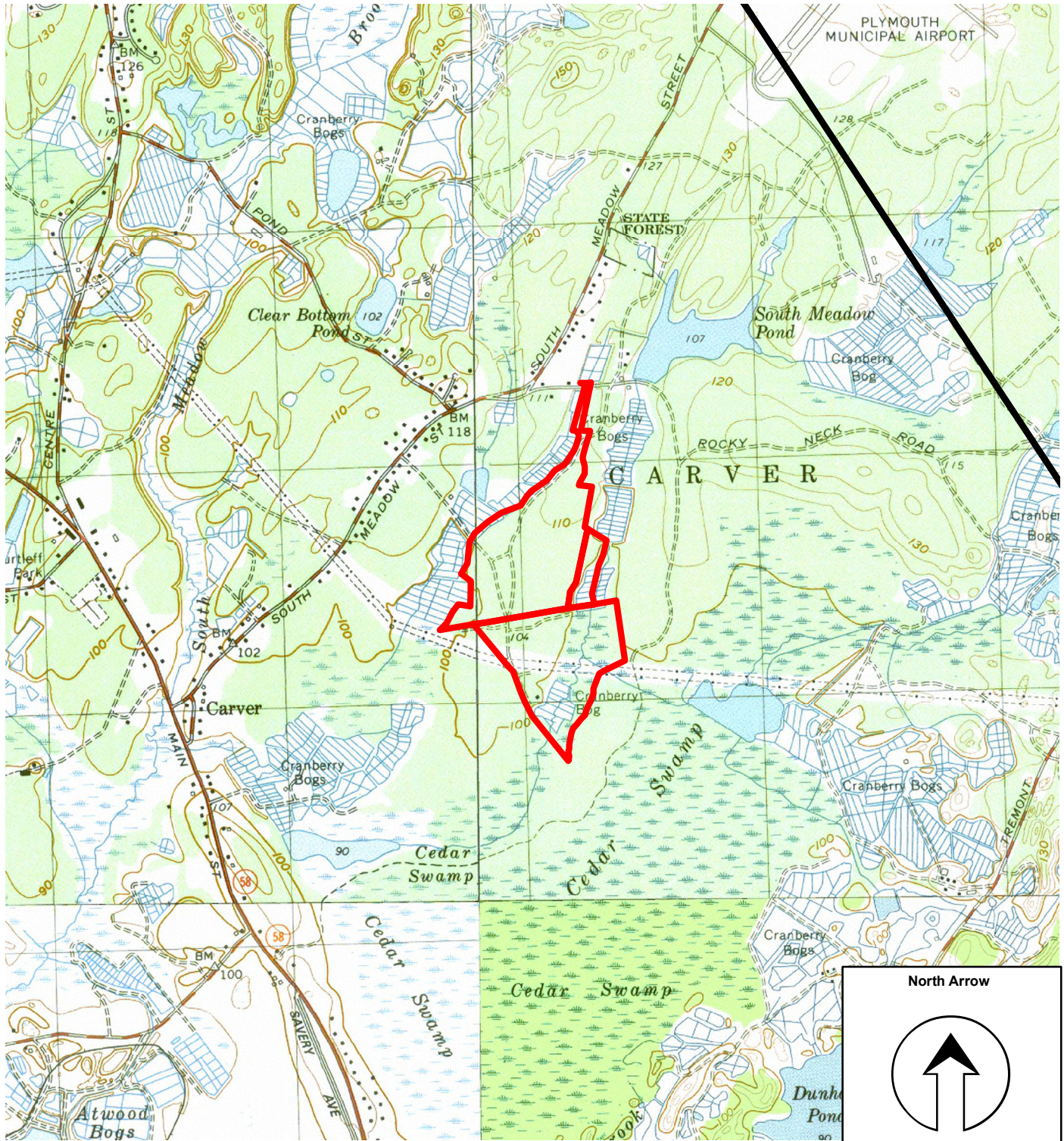
Entitled "Cedar Meadow Drive Preliminary Subdivision in Carver, Massachusetts
(Plymouth County)"

Prepared by Beals and Thomas, Inc.

In 4 Sheets

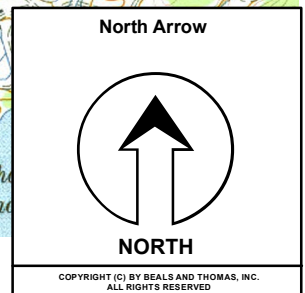
Dated April 7, 2022

Electronic File (*sent via email at time of submission*)



Digital USGS Map of Plymouth, MA, dated 1977, provided by the Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.

0 1,000 2,000 4,000
FEET



PROJECT:

Preliminary Subdivision Plan

Carver, Massachusetts

PREPARED FOR:

Borrego Solar Systems, Inc.

55 Technology Drive
Lowell, MA 01851

Locus Map

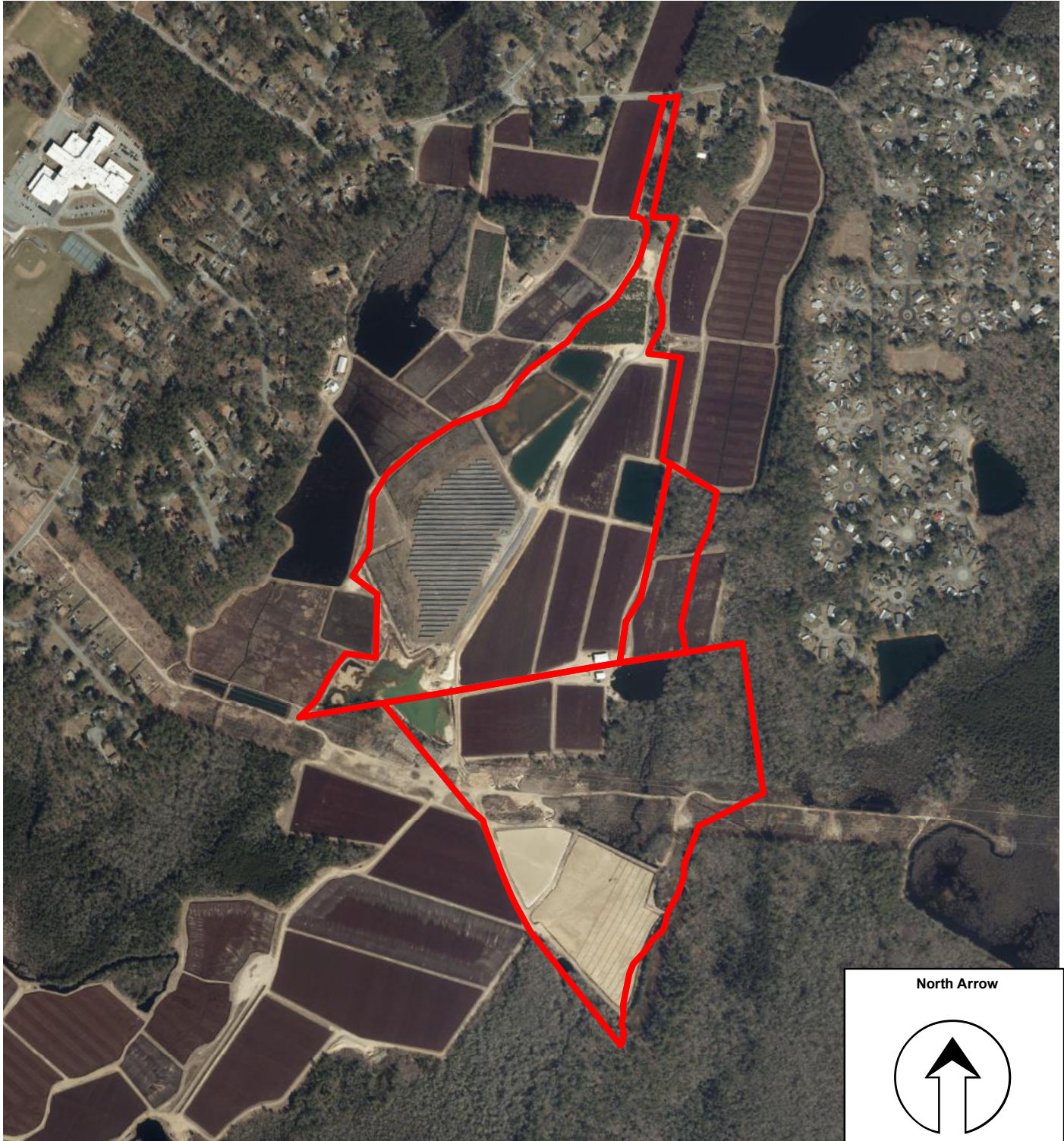
Figure 1

Scale: 1" = 2,000'

Date: 04/04/2022

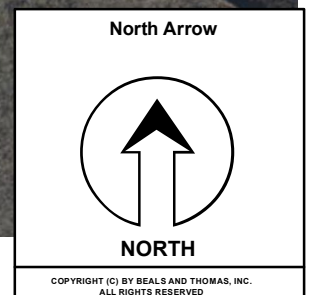
Source File 335200P001A.mxd

B+T Project No. 3352.00



Digital orthophotograph, dated 2021, provided by the Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.

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FEET



PROJECT:

Preliminary Subdivision Plan
Carver, Massachusetts

PREPARED FOR:

Borrego Solar Systems, Inc.
55 Technology Drive
Lowell, MA 01851

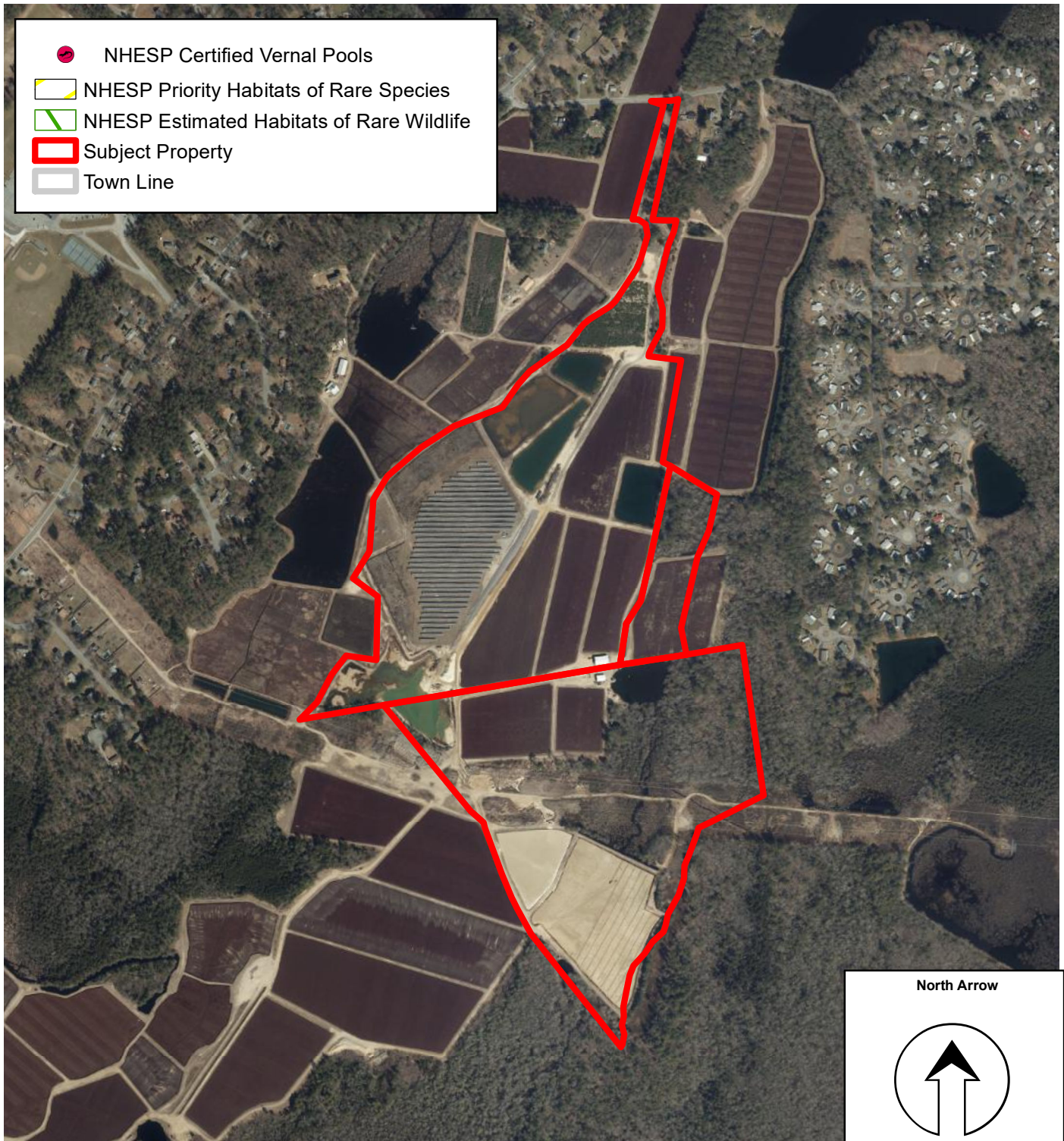
Aerial Map
Figure 2

Scale: 1" = 800'

Date: 04/04/2022

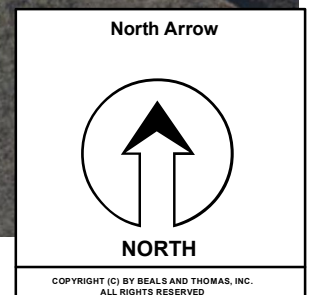
Source File 335200P002A.mxd

B+T Project No. 3352.00



Digital orthophotograph, dated 2021, provided by the Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.

0 400 800 1,600
FEET



PROJECT:

Preliminary Subdivision Plan

Carver, Massachusetts

PREPARED FOR:

Borrego Solar Systems, Inc.

55 Technology Drive
Lowell, MA 01851

NHESP Map

Figure 3

Scale: 1" = 800'

Date: 04/04/2022

Source File 335200P003A.mxd

B+T Project No. 3352.00