

CARVER PLANNING BOARD  
MINUTES OF August 23, 2022

Approved  
9-27-22

Chairman Cornelius Shea, John Gaskey, Richard Dionne, Ellen Sordillo, Donald Williams and Thomas Bott, Town Planner.

Absent: Kevin Robinson

Meeting was called to order at 7:10PM

Pledge of Allegiance is recited.

The proceedings will be videotaped and rebroadcast by Area 58 TV|

**Minor Modification Cont'd:**

1. Jellystone Park Cranberry Acres, 20 Shoestring Road (Assessor's Maps 124 & 125 Lots 13 & 3A) Modification to Phase 2 campsites. Dan Flores with SFC Engineering, the engineer who prepared the plan addresses the board. He indicates they met with the conservation commission to amend the conditions and the commission granted the amendment on August 17, 2022, which has been recorded at the Plymouth Registry of Deeds as Book 57142 Page 216. They have also addressed the comments from Fuss & O'Neill with Plan revision dated August 12, 2022. Fuss & O'Neill responded on August 19, 2022 stating they have satisfactorily addressed all their comments. Mr. Flores then reads aloud the changes made per Fuss & O'Neill recommendations. He indicates the state's permitting is still underway and the wastewater treatment facility as well as septic have been issued a draft permit and these projects are about halfway through the period. Mr. Flores also indicates the wells are being drilled and tested. Chairman Shea asks if the wells will be in the wetlands and the response is yes. He also asks if the wells have been approved by the Board of Appeals and the response is yes. Chairman Shea asks if the ZBA has given them permits of permission and the response according to Mr. Flores that is his understanding.

Chairman Shea will accept a motion to approve the request for minor modification for Jellystone Park Cranberry Acres, 20 Shoestring Road for Phase 2 campsites. Ellen Sordillo makes said motion and it's seconded by Richard Dionne. Mr. Bott indicates he drafted a decision. Mr. Bott reads aloud a letter to the building commission, with copies to appropriate boards and town officials, stating all conditions on the project. Chairman Shea takes a roll call vote to approve said motion and Richard Dionne vote's aye, John Gaskey vote's aye, Cornelius Shea vote's aye, and Ellen Sordillo vote's aye. Approved 4-0-0.

**Public Hearings Cont'd:**

Chairman Shea will accept a motion to take the application of Christopher Mazalewski requesting a special permit out of order. John Gaskey makes said motion and it's

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seconded by Ellen Sordillo.

2. On the application of Christopher Mazalewski requesting a Special Permit pursuant to Sections 5300 and 2230 of the Carver Zoning by Law, located at 17 Wareham Street in Carver, MA (Assessor's Map 126-31-0) in the Residential-Agricultural Zoning District (RA). The project will consist of landscaping with tree services home occupation.

Mr. Mazalewski is not at the meeting. Mr. Bott indicates he prepared a draft decision on this matter which deals with the conditions on the project. Chairman Shea will accept a motion to continue the hearing of Christopher Mazalewski requesting a special permit to the meeting of September 27, 2022 at 7:00PM. Richard Dionne makes said motion and it's seconded by Ellen Sordillo. Chairman Shea takes a roll call vote to approve said motion and Richard Dionne vote's aye, John Gaskey vote's aye, Cornelius Shea vote's aye, and Ellen Sordillo vote's aye. Approved 4-0-0.

On the application of Bridgestone Development, Inc. requesting a Special Permit and Site Plan Review pursuant to Sections 3100, 5300, 2330 and 2230 of the Carver Zoning by Law, located at Lot #3, Ricketts Pond Business Park (Off Spring Street) in Carver, MA (Assessor's Map 32 Lot 1-3) in the Spring Street Innovation Zoning District (SSID). The project will consist of the construction of two commercial buildings located at Lot #3 – Ricketts Pond Business Park located off Spring Street. The lot will be comprised of two commercial buildings with associated driveways, parking areas, closed-drainage system, septic system and utility connections. Storm water from the site development will be directed to infiltration basins designed to accommodate runoff from Ricketts Pond Business Park Definitive Subdivision.

Chairman Shea will accept a motion to continue the hearing of the application of Bridgestone Development, Inc. requesting a special permit and site plan review to the meeting of September 13, 2022 at 7:00PM. Richard Dionne makes said motion and it's seconded by John Gaskey. Chairman Shea takes a roll call vote to approve said motion and Richard Dionne vote's aye, John Gaskey vote's aye, Cornelius Shea vote's aye, and Ellen Sordillo vote's aye. Approved 4-0-0.

**Other Business:**

- A. Planning Board Member Notes-Chairman: Middleboro didn't make it to the World Series but they still did a great job!
- B. Planning Director Notes:

- Mr. Bott indicates he had a brief meeting with Eversource and is having another meeting next week in order to set up meeting for them to appear before the board.

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- The zoning by-law moratorium committee has its first projected meeting for August 30, 2022. He is assembling information packets on this for the committee members.

- It came up at a meeting about scenic roads and it appears there are no scenic roads in Carver.

- C. Discussion: John Gaskey states the Carver Sportsmen's Club Lobster and Chicken bake is Sunday 8.28/22. More information can be found at the site, *carversportsmen.com* for information on tickets. Ellen Sordillo extends best wishes and a quick recovery to Jim Nauen who is home from the hospital.
- D. Minutes of 7/26/2022: Chairman Shea will accept a motion to continue the 7/26/2022 minutes to the meeting of September 13, 2022. Ellen Sordillo makes said motion and it's seconded by Richard Dionne. Chairman Shea takes a roll call vote to approve said motion and Richard Dionne vote's aye, John Gaskey vote's aye, Cornelius Shea vote's aye, and Ellen Sordillo vote's aye. Approved 4-0-0.
- E. Adjournment: Chairman Shea will accept a motion to adjourn the meeting. Ellen Sordillo makes said motion and it's seconded by Richard Dionne. Chairman Shea takes a roll call vote to approve said motion and Richard Dionne vote's aye, John Gaskey vote's aye, Cornelius Shea vote's aye, and Ellen Sordillo vote's aye. Approved 4-0-0.

Documents for 8/23/2022 PB Meeting

8/12/22 Ltr from Daniel Flores response to Fuss & O'Neill's review with revised stamped plans

8/15/22 Ltr from Erik Schoumaker to Planning Board response to Andy Glines review letter dated 8/9/22 with revised plans