

Approved 9/14/2021



CARVER PLANNING BOARD MINUTES OF AUGUST 31, 2021 MEETING

Present: Chairman Bruce Maki, Ellen Sordillo, John Gaskey, Cornelius Shae, Kevin Robinson,
Also Present, Richard Dionne and Jim Walsh.

Mr. Maki opened the meeting with the Pledge of Allegiance.

Presentation Solar Pilot Real Estate Tax

On Vacation this week. Members of the board were given a hand out to review prior to the presentation. Hopefully he will be at the next meeting (9/14).

Mr. Maki discussed the reason we have Solar for the town – he explained that if you look over the summary of the five projects (which will be discussed in more detail) the taxes from the pilot program helps significantly to the town (land owners, cranberry growers, etc.).

Sign Permit for Shane Gives Thanks

Wall Sign for General Business District – Walter Cole

Sign has been donated to draw attention to the food pantry – this will be put on the roof below the window. The 8 square foot sign. Motion to approve the sign by Mr. Robinson, Mr. Gaskey seconded, approved 4-0-1 with Mr. Shae abstaining. Motion to return the fees (if possible) made by Mr. Robinson, Mr. Gaskey seconded, approved 4-0-1 with Mr. Shae abstaining.

CONTINUED HEARINGS

0 MEADOW STREET

Christopher Wagner, Environmental Scientist from VHB and Cameron Knowles from Galehead regarding a special permit for solar project at abandoned bog. After the site walk it appeared there were two houses visible (owner of the property and a relative) so Mr. Maki felt this was a perfect spot for something like this. Presented at a public hearing and it appears it was not clear the public hearing was closed (according to the minutes. Mr. Maki asked if there was anyone present to discuss this project and heard no one.

Motion to close the public hearing for Solar Project at 0 Meadow Street made by Mr. Shae, seconded by Ms. Sordillo, approved 5-0-0.

Mr. Maki asked Jim to read the conditions of the project aloud. Jim confirmed a copy of the conditions was sent to Lucas, who works with Christopher. Mr. Shae asked if signed waivers were received from all abutters. Christopher said they received signed waivers, but was unclear of the wording of the waivers according to the Town Manager Decision. Mr. Shae clarified asking if the project was more than 600 feet away from anyone they may not have received

waivers from and Christopher said yes. Mr. Shae also noted they were looking for interconnection to the telephone poles, he asked if they were planning on putting any equipment, aside from the interconnection, on the poles. Christopher said the interconnection was with Eversource (so it was up to them) but the plan was to not put equipment there, just to run lines. Mr. Gaskey asked about the finding section said the public hearing was closed on August 24, 2021 – Jim acknowledged that was something that needed to be corrected. Mr. Maskey asked for clarification around the project location and Mr. Shae described the property to him. Motion to approve the application for the special permit and site plan made by Mr. Robinson, seconded by Ms. Sordillo, approved unanimously 5-0-0.

223 MEADOW STREET – Ironwood Renewable

Headquartered in Louisiana and was unable to attend due to recent hurricane. There is a letter dated August 30 (newest to the file). Jim read the by-law regarding land clearing. Mr. Maki noted they may have to get Eversource involved at the next meeting.

Motion to continue the public hearing for Ironwood Renewable at 223 Meadow Street until September 14 made by Mr. Robinson, seconded by Mr. Shae, approved unanimously, 5-0-0.

MIRIAM GORI – Hobby/Commercial Kennel

Requested continuance. The last time we heard from her she was working on getting her fence removed – roughly two weeks ago Jim had checked the progress of this. This has been continued until September 28.

Motion to continue the public hearing of Miriam Gori of 149 S. Main Street to September 28 made by Mr. Robinson, seconded by Ms. Sordillo, unanimously approved 5-0-0.

JCM Carver Acquisitions LLC – Special Permit

Fast food/drive in restaurant permit at 287 Tremont Street (Erikson's). They are continuing in order to do more work on this project – the initial plan showed a large storage garage on this property but it wasn't indicated the purpose was for "contractor bays". After the technical review committee, they were informed they would have to apply for a special permit to put two buildings on one parcel. The special permit is being advertised now and will be ready to be heard on the 28th.

Motion to continue JCM Carver Acquisitions LLC, 287 Tremont Street to September 28 made by Ms. Sordillo, seconded by Mr. Robinson. Approved unanimously 5-0-0.

MINOR MODIFICATIONS

96 FOREST STREET – EJCP LLC

Eric Pontiff to combine four bays in five-bay building to lease to tenant of front building. Applicant requested a continuance until September 14. The fire department is concerned that the material within the building may be more toxic or flammable than they originally thought. The department requested a study on the materials of the building (hiring the fire engineer) but the study has not been completed yet. A special permit has been issued for two buildings on one lot (unlike Erikson's). Mr. Shae is concerned that this is not a "minor modification". Mr. Maki said they will have to review what was approved. There was further discussion about how craftsman/tradesman buildings should be used and decided it was best for them to review what they approved for this property. Mr. Shae wanted them to keep in mind that this 700 square foot

bench mark is something that comes up often and how the building is used needs to have a clear definition.

Motion to continue minor modification of 96 Forest Street, Eric Pontiff to September 14 made by Ms. Sordillo, seconded by Mr. Shae. Approved unanimously 5-0-0.

PRELIMINARY SUBDIVISION PLAN

Wareham Street – AD Makepeace Co. Inc

Proposed two (2) lot subdivision located off Wareham Street, Sam Iamele representing project. 468 acres (combined) with a short road and cul-de-sac (which will be moved) and reconfiguring three (3) lots to make two (2) lots. The map shows the existing division and a clear line that divides the new lots. It was asked if a road would be constructed but Sam said he couldn't speak to any road construction. He could speak to drainage concerns – adding catch basins, leeching chambers and draining easement. He also could not speak to proposed development on the lots itself. His client is concerned with refreshing the property lines. The prior subdivision was 2002 and is now expired. The pipeline is an existing gas easement.

Sam said they were also seeking waivers. These would also have to be reviewed by the Technical Review Committee.

Waivers included Section 5.3.2 Item #4 (regarding street layout, # 17 (regarding continuous land for applicant), #20 (regarding boundaries of wetlands/bogs).

Motion to continue the hearing preliminary subdivision located off Wareham Street for AD Makepeace made by Mr. Robinson, seconded by Ms. Sordillo. Approved unanimously 5-0-0.

OTHER BUSINESS

Jack Williams will be coming in to request a lot release for Gilbert Estates. They are working on getting a \$100,000 bond.

Member notes:

Ms. Sordillo spoke about having Covid – after being vaccinated. She said she thought she was being cautious and still got sick. She said it was debilitating (although she has underlying conditions) and spoke about getting vaccinated.

Mr. Shae spoke about Shane Gives Thanks how important they are to the community and reminded people thank they can donate all year long – it is a year-round issue. They are located at Cranberry Crossing and he thanked them for coming in.

Mr. Gaskey spoke about the veterans in the area and reminded people to check in on them, especially with the events that recently happened in Afghanistan.

Jim noted that moving forward plans need to be signed on every page so it is clear which set of plans are the approved plans. (This helps communication between the Planning Board and Building Commissioner).

Meeting Minutes of July 27, 2021:

Mr. Shae made a motion to approve minutes as written, seconded by Mr. Gaskey. Approved 4-0-1 abstained by Mr. Robinson.

Motion to Adjourn made by Mr. Shae, seconded by Ms. Sordillo, approved unanimously 5-0-0.

Minutes submitted by Ashley Swartz.