

CARVER PLANNING BOARD  
MINUTES OF August 9, 2022

Approved  
9.13.22

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

Absent: Ellen Sordillo

Meeting was called to order at 7:00PM

Pledge of Allegiance is recited.

The proceedings will be videotaped and rebroadcast by Area 58 TV

**Minor Modification:**

1. Syncarpha Carver, LLC. – 104 Tremont Street (Map 123, Lot 13 and Map 124 Lots 8-4) Modifying location of access road to the project area from Tremont Street. Andrew Vardakis, a civil engineer and project manager is present on behalf of Syncarpha. They are here regarding the solar project at 104 Tremont Street and they want to modify access to the site entrance at 104 Tremont Street as well as make a new access road with electric utility poles further north so the abutting neighbor won't be affected. There are no wetlands at the proposed site. Mr. Shea inquiries about proposed above-ground utility poles and the response is they are required by Eversource and that according to Eversource this is the standard for the size and scope of the project. Graeme Dinkouskey, a developer on the project addresses the utility pole issue indicating they requested underground utilities but Eversource denied the request. They are going to provide proper screening at the site and will comply with recommendations from the board. Mr. Shea asks if they have been before the conservation commission and the response is they did talk with the commission and were told they didn't need the commission's approval. Mr. Shea would like this is writing. Mr. Shea states the requirements are that the road be a one direction road and meet fire department standards. There will be a new road which will meet fire department requirements and have a turning radius that is appropriate for trucks. Mr. Shea would also like approval of this is writing from the fire department.

Chairman Shea will accept a motion to approve the minor modification with conditions they provide a formal letter from the fire department regarding the road, screening on the roadway reviewed by the town's engineer as well as storm water on the road appropriate, marking the road as one-way, as well as a written letter from Eversource stating they want an above-ground utility connection and not an underground connection. Kevin Robinson makes said motion and it's seconded by John Gaskey. Mr. Gaskey points out and questions what good are the town's by-laws if Eversource can override them. Chairman Shea takes a roll call vote to approve said motion, with conditions, and Richard

CARVER PLANNING BOARD  
MINUTES OF August 9, 2022

Dionne vote's nay, John Gaskey vote's aye, Cornelius Shea vote's aye, and Kevin Robinson vote's aye. Approved 3-2-0.

**Public Hearing Cont'd:**

2. On the application of A.D. Makepeace Company/Beals and Thomas, requesting a Definitive Subdivision approval pursuant to the Carver Subdivision Control by Law, for property located at "off Wareham Street", Harwich Road subdivision (Assessors Map 134 Lots 4-1, 4-2B, and 4-3) in Carver, MA in a Residential Agricultural District. The applicant wishes to construct a 370-linear foot roadway and cul-de-sac to support a two-lot conventional subdivision.

Chairman Shea will accept a motion to continue the public hearing, at the request of the applicant to the meeting of September 13, 2022 at 7:00PM. Kevin Robinson 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.

3. 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 public hearing at the request of the applicant to the meeting of August 23, 2022 at 7:00PM. Kevin Robinson 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 Kevin Robinson vote's aye. Approved 4-0-0.

4. On the application of Priolo Concrete Forms, Inc. requesting a Site Plan Review pursuant to Sections 2230 and 3100 of the Carver Zoning By-Law, for property located at 0 Forest Street, in Carver, MA (Assessors Map 49 Lot 62-7-R) in the General Business Zoning District. Applicant proposes the construction of a single commercial building, associated utilities, storm water control, parking lots and access drives. The building will be used as

CARVER PLANNING BOARD  
MINUTES OF August 9, 2022

a craftsman/tradesman building.

Chairman Shea will accept a motion to continue the public hearing, at the request of the applicant to the meeting of September 13, 2022 at 7:00PM. John Gaskey 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 Kevin Robinson vote's aye. Approved 4-0-0.

**Other Business:**

5. Request for extension for Special Permit and Site Plan Review – Galehead Development, Snipatuit Pond III Solar Project, 0 Meadow Street, (Map 82 Lot 1-A & 1-3). Cameron Knowles with Galehead Development which is the parent company for Snipatuit Pond. Cameron Knowles, with Galehead Development is present to speak about the matter. He indicates they are requesting an extension for the special permit received on August 31, 2021. They are having issues with Eversource regarding the interconnection permit which involves the DUP. They expect this to last another few months. No construction has started at the site and no construction can start until the interconnection permit has been approved.

Chairman Shea will accept a motion regarding Snipatuit Pond III Solar Project to approve a request for a one-year extension to its consolidated conditional special permit and site plan review approval that was received on August 31, 2021. Kevin Robinson 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 nay, Cornelius Shea vote's aye, and Kevin Robinson vote's aye. Approved 3-1-0.

Preliminary Subdivision Plan – A.D. Makepeace Co., Wankinco, 0 & 46 Federal Road, (Assessor's Map 131 Lot 2-4 and 4-3). Chairman Shea states the hearing will be continued, at the applicants request to meeting of September 27, 2022 at 7:00PM.

**Other Business**

A. Planning Board Member Notes-Chairman: Chairman Shea states they have received a couple letters of concern from the conservation commission and the board of health. Mr. Shea reads aloud the letter from the board of health dated July 25, 2022 aloud. Mr. Bott reads aloud the letter from the conservation commission dated August 1, 2022. Chairman Shea chose to respond and ran it though Mr. Bott for confirmation on August 9, 2022. Cornelius Shea reads aloud the responses to both the Carver Board of Health and Carver Conservation Commission.

CARVER PLANNING BOARD  
MINUTES OF August 9, 2022

B. Planning Director Notes – correspondence from Board of Health and Conservation Commission. (See A. above).

C. Discussion: Mr. Dionne asks Mr. Bott if it is possible to have a representative from Nstar meet with the board regarding underground utilities opposed to above ground, especially regarding solar projects to get a definitive answer. Mr. Bott will contact Nstar to see if a representative can speak to the board.

D. Minutes:

6/28/2022: Chairman Shea will accept a motion to approve said minutes. John Gaskey 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 Kevin Robinson vote's aye. Approved 4-0-0.

7/12/2022: Chairman Shea will accept a motion to approve said minutes. 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 Kevin Robinson vote's aye. Approved 4-0-0.

E. Adjournment: Chairman Shea will accept a motion to adjourn the meeting. 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 Kevin Robinson vote's aye. Approved 4-0-0.

Documents for 8/9/2022 PB Meeting

Site plans – Syncarpha Carver, LLC. – 104 Tremont Street

6/30/2022 letter/email from Cameron Knowles requesting an extension for Galehead Development, Snipatuit Pond III Solar Project – 0 Meadow Street

Letters to Planning Board from Con. Com and Board of Health