

CARVER PLANNING BOARD
MINUTES OF December 13, 2022

Approved
1-10-23

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

Meeting was called to order at 7:05PM

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) Minor Modification to Water Park.

Andy Glines of Fuss & O'Neill, civil engineering consultant for the town, addresses the board indicating calculations to the impervious area seem appropriate but he hasn't verified the numbers as of yet. Dan Flores, representing the applicant states the impervious area is now, due to plan changes, under the 10,000 sq. ft. as is required to avoid requesting a special permit. Mr. Gaskey would like to see the matter continued to the meeting of December 20, 2022 to give Andy Glines time to verify the number of impervious square footage. Mr. Bott indicates he spoke with the Building Commissioner and the commissioner stated he had no issues with the placement of the building in regards to dangers from fire or emergency access. Chairman Shea asks Andy Glines about multiple principal structures stating most of the structures were already there. Since they are removing the pool building and constructing a laundry building as well as a mechanical building Mr. Shea asks Andy Glines to confirm his recommendations in regard to the multiple structures and the exterior of the mechanical building. Andy Glines also recommends the language on the minor modification to be the same language that was used in the previous special permit and site plan approval regarding Section 2330 because in the beginning of the project it was unclear where the mechanical building would be located and it needs to meet the building requirements of Section 2330.

Chairman Shea will accept a motion to continue the meeting to December 20, 2022 at 7:00PM to give Fuss & O'Neill time to review the new information received from Jellystone. Said motion is made by John Gaskey and it's seconded by Richard Dionne. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey vote's aye, Kevin Robinson vote's aye, Ellen Sordillo vote's aye and Chairman Shea vote's aye. Unanimously approved 5-0-0.

Public Hearing Cont'd:

2. Priolo Concrete Forms, Inc. requesting a Special Permit pursuant to Sections 5300 and 4341 of the Carver Zoning by Law, 0 Forest Street, in Carver, MA (Assessors Map 49 Lot 62-7-R) for the construction of a 7,400 S.F. building and associated driveway, parking area, and utilities. The proposed use is a Craftsman/Tradesman building. There will be 28,237 S.F. of impervious area in a General Business Zoning District. Chairman

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Shea will accept a motion to continue the public hearing at the request of Priolo Concrete Forms, Inc. to the meeting of December 20, 2022 at 7:00PM. Said motion is made by John Gaskey and seconded by Richard Dionne. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey vote's aye, Kevin Robinson vote's aye, Ellen Sordillo vote's aye and Chairman Shea vote's aye. Unanimously approved 5-0-0.

3. On the application of Weathervane at Patriots Pines requesting a Special Permit and Site Plan Review to Sections 2230, 3100, 3900, 4300, and 5300 of the Carver Zoning by Law, and a Definitive Subdivision Plan pursuant to the Carver Subdivision Control by Law, for property located at 0 South Meadow Road in Carver, MA (Assessor's Map 112 Lots 1-5E, 1-5I, 1-5J, 1-5K, 1-5L, 1-5M, 1-5P, 1-5Q, 1-5R, 3-88A, and Map 107 Lot 1-4A) the applicant seeks to append 9± acres of adjoining land to the property and modify the subdivision boundaries in compliance with MGL Chapter 41 Sections 81W, (ii) increase the unit count from 54 units to 66 units, (iii) alter the building configuration to create zoning compliant triplexes, and (iv) adjust the roadway layout and lot configurations to accommodate alterations to Phases 2 and 3 of the project in the Residential Agricultural Zoning District. Chairman Shea will accept a motion to continue the public hearing at the request of Weathervane at Patriots Pines to the meeting of January 24, 2023 at 7:00PM. Said motion is made by Richard Dionne and seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey vote's aye, Kevin Robinson vote's aye, Ellen Sordillo vote's aye and Chairman Shea vote's aye. Unanimously approved 5-0-0.
4. On the application of Slocum-Gibbs Cranberry Co. requesting a Definitive Subdivision (Gibbs Street Subdivision) approval pursuant to the Carver Subdivision Control By-Law, for property located "off Wareham Street", on (Assessors Map 127 Lot 33, and Map 128 Lots 1, 2, 3, 6-1, and 15) in Carver, MA in a Residential Agricultural District. Proposed work includes construction of a ±400-linear foot roadway and cul-de-sac, stormwater management system, and off-grading to support a three-lot conventional subdivision. Each proposed single-family dwelling lot will have its own private well and septic system. Chairman Shea will accept a motion to continue the public hearing at the request of Slocum-Gibbs Cranberry Co. to the meeting of January 10, 2023 at 7:00PM. Said motion is made by John Gaskey and seconded by Richard Dionne. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey vote's aye, Kevin Robinson vote's aye, and Chairman Shea vote's aye, and Ellen Sordillo abstains. Approved 4-0-1.

Public Hearing:

5. On the application of A.D. Makepeace Company "Wankinco" requesting a Definitive Subdivision approval pursuant to the Carver Subdivision Control by Law, for property located on 0 & 46 Federal Road, on Assessors Map 131 Lots 2-4 and 4-3 in Carver, MA in an Industrial "A" District. Chairman Shea makes a motion to approve the request of A.D. Makepeace to withdraw their application for Wankinco without prejudice. Chairman Shea makes a motion to approve the withdrawal of A.D. Makepeace Company "Wankinco" Definitive Subdivision. Kevin Robinson makes said motion and it's

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seconded by John Gaskey. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey vote's aye, Kevin Robinson vote's aye, Ellen Sordillo vote's aye and Chairman Shea vote's aye. Unanimously approved 5-0-0.

Other Business:

Articles for the April 2023 Town Meeting: Mr. Bott reads aloud a list of Articles he would like to draw attention to, those being, bring affordable housing requirements in line with the by-law which was passed last year and calls for 10 percent as opposed to 20 percent; Amend the by-law Section 3580 regarding large scale ground mounted solar PV installations; Amend Section 2230 use regulation schedules regarding battery storage to identify areas for such use including a new section on energy storage facilities; Amend the zoning map to correct previous zoning changes not reflected in the current 2015 zoning map; Accept the Mullen Rule because the town doesn't have a Mullen Rule that will allow a member to miss a meeting and review the record certified to the town clerk that a member familiar with the record can vote on a project; Adopt "scenic roads" because it was discovered that there are scenic roads in Carver and the town had a by-law for scenic roads that never got voted on; Moratorium on zoning by-law concerning medical marijuana; Amend the lapse of time for site plans and make the time frame the same as for special permits, which is 24 months; Increase stipend for the Planning Board; and, Planning Board should have the ability to interview and make recommendations for future town planners and building inspectors.

Other Business

- A. Planning Board Member Notes-Chairman: None.
- B. Planning Director Notes – Discussion Operating Procedures: Work in progress.
- C. Discussion: Wreaths across America will be held at the Bourne National Cemetery on December, 17, 2022. Wreaths will be placed on each service members' grave in thanks and gratitude for their sacrifices. All are welcome and volunteers are appreciated.
- D. Minutes – 11/1/2022 & 11/22/2022:

Chairman Shea will accept a motion to approve the minutes of 11/01/2022 as amended. Said motion is made by Ellen Sordillo and seconded by Richard Dionne. Ellen Sordillo amends her motion to include edits from John Gaskey and Richard Dionne amends his motion to include edits from John Gaskey. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey vote's aye, Chairman Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Unanimously approved 5-0-0.

Chairman Shea will accept a motion to approve the minutes of 11/22/2022 as amended, including edits by Donald Williams. Said motion is made by John Gaskey and seconded

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by Richard Dionne. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey vote's aye, Chairman Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Unanimously approved 5-0-0.

Chairman Shea enters the board into an Executive Session

Documents for 12/13/2022 PB Meeting

Email from A. Glines re: Mechanical building for Jellystone

Plans dated 9/20/2022 site development plans (mechanical building) for Jellystone

12/7/2022 email from P. Boucher (building commissioner) to T. Bott re: does not need another special permit for Jellystone

10/27/2022 email from A. Glines to T. Bott re: 0 Forest St.

12/8/2022 email from S. Stearns to T. Bott requesting a continuance for Weathervane

12/8/2022 Ltr from R. D'Ambruso requesting a continuance for Gibbs St.

12/6/2022 Ltr from A.D. Makepeace re: withdrawal notice for Wankinco

12/13/2022 Memo from T. Bott to Planning Board re: tractor trailers crossing the centerline

12/13/2022 draft decision for site plan review for 0 Forest Street

Printed email from A. Glines to T. Bott dated 10/27/2022 re: Exhibits from MassDOT, including a Typical Encroachment by Design Vehicle

12/13/2022 Memo from Assistant Deputy Chief J. Boyle to T. Bott re: 0 Forest St – turning movements