

CARVER PLANNING BOARD
MINUTES OF December 19, 2023

Approved
2/20/24

Chairman Cornelius Shea, John Gaskey, Kevin Robinson, Ellen Sordillo, Donald Williams, Bill Cullum, Andy Glines of Fuss & O'Neill, the town's consulting engineer and Thomas Bott, Town Planner.

Meeting was called to order at 7:00PM

Pledge of Allegiance is recited.

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

Public Hearing Cont'd:

1. On the application of Route 44 Development, LLC. requesting a Definitive Subdivision approval entitled "Definitive Subdivision Plan for Route 44 Development, LLC Route 44 Commerce Park" pursuant to the Carver Subdivision Control by Law, for property located at off Green Park Way (formerly known as Montello Street) Assessors Map 20, Lots 2, 2-1 & 14 and Map 22, Lots 3, 3A, 3B, 3C, 3-1, 4, 5A, 10, 10-1 & 11 in Carver, MA showing 4 proposed non-residential lots in the Green Business Park (GBP) District. Filed: 10/18/23 Open Hearing: 11/28/23 Deadline: 1/13/2024

Zach Richards of Bohler Civil Engineering represents the applicant and indicates they received a peer review letter from Fuss & O'Neill and they are working to address those comments. He addresses construction access and work hours and they will present an exhibit at the next meeting outlining proposed access, traffic and staging area. They propose the hours of Monday – Friday from 7:00AM to 5:00PM and Saturday from 8:00AM to 3:00PM and restricting entering via the Plympton line. They also will implement proper control measures on erosion, sediment, dust control, etc. on an as needed basis as well as minimizing noise impacts complying with regulations. Mr. Richards also provides additional detailed information on light fixtures on the site.

Andy Glines indicates there should be two infiltration basins due to the size of the subdivision and Mr. Richards responds they are reviewing this with the environmental team. Chairman Shea asks if monitoring wells were installed regarding the contamination issue that was closed out and Andy Glines indicates not knowing about the previous wells installed the Board may want to make sure the wells are project specific for this definitive plan. Andy Glines also indicates the hours of construction presented tonight are in line with what the town previously approved.

Mr. Glines also indicates Fuss & O'Neill has copies of the State's reports and has read through them and they will be working in coordination with State entities moving forward to be able to provide input and recommendations to the Town Planner and

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Planning Board to make sure that any conditions set forth by the Planning Board in their decision don't conflict with any State requirements. Mr. Bott indicates he's been contact with MEEPA and he forwarded them all the information that has come to the Planning Board and is looking to set up a meeting to keep updating the Planning Board and MEEPA on what is happening. Chairman Shea asks Mr. Bott about septic plans for this project and believes this should be addressed under the state and most likely federal laws. Mr. Bott begs to differ because at this point this is a subdivision indicating where the roadways, access points, and lots are going to be, as well as drainage, utility lines and electrical and there has been no change in the project and on record it is essentially dormant. He continues, until something is proposed, this is simply a subdivision plan before the Planning Board. Mr. Bott reads the description of the project of record. Mr. Shea indicates he is talking about the plan and not the project, and what was presented was conceptual in nature and right now they are not going to build what was presented but rather they are segmenting the project into smaller developmental parcels so the Planning Board does not know the requirements in regards to this project or whether MEEPA feels this is a plan change or not. He continues, at the very least the Board should be obtaining a notification of change of plan from MEEPA. Mr. Bott indicates that at this point they are only setting the infrastructure for future projects and complying with the FEIR. Chairman Shea would like MEEPA to attend a Planning Board meeting regarding this project and Mr. Bott indicates he will request said meeting.

George McLaughlin, one of the owners of the Route 44 Development, LLC addresses the Board indicating his experience over the past several years regarding this project have been very positive, from the residences of Carver to the elected officials. He continues to give an overview of the plan from his perspective.

Chairman Shea asks Andy Glines what defines a major street in regards to minimum widths and curb cuts. Andy Glines responds a major street, in the opinion of the Board, is being or will be used as a true fairway between different portions of the Town of Carver or between towns or which will otherwise carry a heavy volume of traffic generally over 2,000 vehicles per day. He also indicates the amount of traffic cannot be determined until actual projects are proposed. In his opinion, he believes the Board could define these as major streets. He then goes on to describe the detailed differences between minor and major streets. Mr. Bott gives the details of what traffic or peak hour trips entail for the development. Chairman Shea gives details regarding waivers requested and Mr. Glines indicates the applicant should provide information on said waiver requests. Mr. Glines also recommends a condition be that their drainage report is updated as future projects are proposed. Donald Williams asks why proposed signs including pedestrian crossings are being put in now when it is not certain where buildings will be built. Mr. Glines indicates the signage is on the site plan for the currently

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proposed roads, but as future projects are proposed additional signage and crossing locations can be added.

Chairman Shea will accept a motion to continue the Public Hearing for Route 44 Development, LLC., requesting a Definitive Subdivision approval entitled “Definitive Subdivision Plan for Route 44 Development, LLC Route 44 Commerce Park to January 9, 2024 at Carver Town Hall at 7:00PM, Room 1. Said motion is made by Kevin Robinson and it’s seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and John Gaskey vote’s aye, Ellen Sordillo vote’s aye, Kevin Robinson vote’s aye, Donald Williams vote’s aye, and Chairman Shea vote’s aye. Unanimously approved 5-0-0.

Other Business:

2. Request for extension for Site Plan Review and Special Permit – 204 Plymouth Street Solar (Map 48 Lots 2, 6 & 7).

George Sampson with Sullivan & Worcester represents the applicant to request a good cause extension for the solar project proposed. He gives an overview of the past extensions and asks for another two year extension, mainly because of issues with Eversource.

Chairman Shea will accept a motion to approve the extension for Site Plan Review and Special Permit – 204 Plymouth Street Solar to June 23, 2025. Said motion is made by Kevin Robinson and it’s seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and John Gaskey vote’s aye, Ellen Sordillo vote’s aye, Kevin Robinson vote’s aye, Donald Williams vote’s aye, and Chairman Shea vote’s aye. Unanimously approved 5-0-0.

3. Request for extension for Site Plan Review and Special Permit – 40 Fuller Street (Map 50 Lots 8 and 10A).

George Sampson with Sullivan & Worcester represents the applicant to request a good cause extension for the solar project proposed. He gives an overview of the past extensions and asks for another two year extension, mainly because of issues with Eversource.

Chairman Shea will accept a motion to approve the extension for Site Plan Review and Special Permit – 40 Fuller Street to June 23, 2025. Said motion is made by Ellen Sordillo and it’s seconded by John Gaskey. Chairman Shea takes a roll call vote and John Gaskey vote’s aye, Ellen Sordillo vote’s aye, Kevin Robinson recuses himself, Donald Williams vote’s aye, and Chairman Shea vote’s aye. Approved 4-0-0.

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- A. Planning Board Member Notes-Chairman: None.
- B. Town Planner Notes: ATM April 9, 2024 (& 4/11/24 if needed). Deadline for Warrant Articles January 4, 2024.
- C. Discussion – Potential topics for Town Meeting
- D. Minutes – 11/14/2023: The minutes are tabled until the next meeting.
- E. Adjournment: Chairman Shea will accept a motion to adjourn. Said motion is made by Ellen Sordillo and it's seconded by John Gaskey. Chairman Shea takes a roll call vote and John Gaskey vote's aye, Kevin Robinson vote's aye, Ellen Sordillo vote's aye, Donald Williams vote's aye, and Chairman Shea vote's aye. Unanimously approved 5-0-0.

Future Meetings

January 9, 2024

Weathervane at Silva Street, LLC Special Permit and Site Plan Review
Route 44 Development, LLC, Definitive Subdivision
Plymouth Elks Lodge #1476 Site Plan Review
SRPEDD Housing Production Plan Discussion

January 23, 2024

Possible Hearing for Planning Board procedures and Policies

February 13, 2024

February 27, 2024

Documents for 12/19/2023 PB Meeting

12/14/2023 memo from A. Glines to PB re: Definitive Subdivision Route 44

PB2 presentation for Route 44 Commerce Park submitted 12/19/2023

12/1/2023 letter from G. Sampson to PB re: request for extension of site plan review and special permit 204 Plymouth Street

12/1/2023 letter from G. Sampson to PB re: request for extension of site plan review and special permit 40 Fuller Street

Email from Mike Palimeri, Chair of NCWD to C. Shea of PB and J. Leighton, Chair of RDA regarding NCWD switched to Middleboro water this month (12/2023)

11/14/2023 meeting minutes