



Town of Carver
Planning Board

February 23, 2021
7:00 PM
CARVER TOWN HALL

Approved
3/23/2021

The public is invited to attend; social distancing practices are in effect.
The proceedings will be videotaped and rebroadcast by Area 58 TV.

Pledge of Allegiance

Members present: Ellen Sordillo, Bruce Maki, Kevin Robinson, Cornelius Shea, John Gaskey, Richard Dionne

Members Absent: None

Member participating remotely via Zoom: None

Others present: Jim Walsh, Planning Director, Sarah Stearns, Ian Ward
Others present via Zoom: Brett Meredith, K. Galliera, Adam Schumaker

The meeting was called to order at 7:02 pm.

ANR:

105 Rochester Road (Map 96 Lot 10) River's Edge Realty Company: Mr. Walsh introduces the matter, then reads an e-mail from Mike Pimental: "As discussed at site visit on 2/2/21, we would like to withdraw the ANR at this time to allow the modified lot lines to provide direct access to each lot. Would like an easement for a single shared driveway for lots 3 & 4. Would reduce disturbance to the buffer zone. The Chairman summarizes a recent site visit done by Mr. Shea, Ms. Sordillo, and Mr. Dionne. Mr. Shea discusses bylaw 23.44 which covers rear lots- states; "In order to qualify for rear-lot, such properties should be held in common ownership as of May 4, 1998". The Chairman suggests we ask counsel about this plan, with possible conservation commission consult as well. Mr. Shea also recommends curb stops due to the two-way nature of the driveway, as well as safety concerns. Mr. Walsh summarizes primary concerns. The Chairman discusses the other concerns being that several cranberry bogs back there, we are taking a bog and dividing it between two owners- question of whether this bog will then be shut down. Lots 2 & 3 divide bogs both in front and behind the lot. Mr. Walsh will run this by legal counsel. The Chairman recommends that we discuss this at a future meeting.

Sign Permit:

Shaw's Supermarkets, 100 North Main St. Map 26, Lot 1-0-R: This is will be illuminated and in addition to existing signage. Adding a "drive-up and go" sign to the right of the existing sign.



Town of Carver Planning Board

Deborah Deneen contacted the person from the signage company to let them know that they would need to get a special permit. At this point, we are going to pass on it, they will submit an application for a special permit._____

Public Hearings: (con't) to February 23, 2021

7:26pm: On the application of Ironwood Renewable, LLC., requesting a Special Permit and Site Plan Review pursuant to sections 2230, 3100, 3580 and 5300 of the Carver Zoning Bylaw, located at 223 Meadow St. (Assessor's Map 82, Lot 1-1) in Carver, MA to allow the construction of a large-scale ground mounted solar photovoltaic installation, 3.75 MW DC Ground Mounted Solar Project. The level of development is 14.7 acres with 12.7 acres of clearing. Property located in a Residential/Agricultural District.

The Chairman opened the public hearing and read the public hearing notice into record. The Chairman states that the applicant requested continuation to March 23, 2021 meeting, as they need more time to get waivers from neighbors. The neighbor is here tonight, and will return at a future meeting. The Chairman states that on March 23, 2021 will be the next meeting date.

The Chairman motions to continue the hearing on March 23, 2021. Mr. Shea motions, Ms. Sordillo seconds the motion.

The Chairman asks for further questions from the board.

The Chairman asks for a roll call vote. Shea, Gaskey, Maki, Robinson, Sordillo 5-0 yes.

Public Hearing:

7:31pm: On the application of BE RE, LLC requesting a Special Permit and Site Plan Review pursuant to sections 2230, 3100, 3700, 3580 and 5300 of the Carver Zoning Bylaw, located at 370 Tremont St. (Assessor's Map 128-7-0,128-8-0) of approximately 36 acres in Carver, MA and the balance of the project is to be constructed in the Town of Wareham to allow the construction and operations of a dual use, large-scale ground mounted Solar Photovoltaic Installation (LSGMSPI) including Battery Storage and Appurtenances on active Agricultural Land. Property located in a Residential/Agricultural District.

The Chairman opened the public hearing and read the public hearing notice into record.

Presenting is Sarah Stearns from Beals and Thomas, Inc. Also present Iain Ward from NE Consulting. Adam Schumaker BE RE, LLC and Brett Meredith (land owner of Rocky Maple Bogs) are present via zoom. Ms. Stearns presents- The property in its entirety is 110 acres. They are looking at 77 in Wareham, ~33 in Carver. Smaller portion to the North is the Carver portion. The bogs are set back quite a way from the main road, surrounded by wetlands and wooded area.

This is in the RA district in Carver, MA. This is a proposed dual-use project where the panels are proposed on the bogs themselves, 13-foot high, tracking panels follow the sun all day. The assessors map reads 0 Tremont street, going forward we will be using the address of 370



Town of Carver Planning Board

Hemont Street. With dual-use, maintaining the farm is the sole priority to keep the farm in production. Battery storage is proposed, as is the case with most of these projects in the ASTB program. Project will accommodate 200 ft. setback from neighboring properties. They already met with Andy Glines from Fuss and O'Neil as well as Carver Fire. Spoke with Brooke Monroe, conservation agent, and will be filing with Conservation. Ms. Stearns has a preliminary letter from Fire Department- longer term safety applications, training with the battery units, as well as access are conditions that will be met. Will follow-up with Carver Fire to get a second memo. They have a letter from Andy Glines Fuss and O-Neil who commented on storm-water accommodations, they will review these but Ms. Stearns doesn't see any overwhelming issues.

Ms. Sordillo asks about safety fencing around the panels. Ms. Stearns states that because this is dual-use it is not always necessary to have a 6-7 ft fence. The equipment panels will be fenced in. The reason we would not have a fence is because the land still needs to be farmed. The Chairman also notes that we have had other projects that were dual use and we did not require fencing around the bogs because it does limit that ability to farm the area. Mr. Walsh and Mr. Maki looked at the plan earlier on with Ms. Stearns, seems like the perfect project. The Chairman suggests that they will still do a site walk and continue the hearing to another date.

The Chairman asks if the board has questions. There is some brief discussion.

The Chairman asks if there are questions in the audience both in person and via Zoom. No questions. Some discussion with Mr. Shoemaker regarding the battery technology.

Site walk will be done 12:00pm on Tuesday March 2, 2021.

The Chairman entertains a motion to continue the public hearing on March 23, 2021. Mr. Robinson motions to continue the public hearing, Mr. Shea seconds, roll call vote: Shea, Gaskey, Maki, Robinson, Sordillo. 5-0, yes. Unanimous.

Other Business

-
- A. Planning Board Member Notes - Mr. Maki reads a thank you note from Laura and Tim McNamara for addressing concerns related to the marijuana establishment.
 - B. Planning Director Notes- Snappit Road withdrew their application for solar project.
 - C. Discussion- None
 - D. Minutes –February 9, 2021 Mr. Shea motions to approve the minutes as amended by Mr. Walsh, Sordillo seconds, roll call vote: Shea, Maki, Robinson, Sordillo. 4-yes, Gaskey abstains. Unanimous.
 - E. Next meeting date: 3/2 (Zoning Articles Hearing), 3/9 (Zoning Articles Hearing Con't), 3/23, 4/13 (Annual Town Meeting): @ 7pm, Town Hall Meeting Room #1
 - F. Adjournment: 8:22pm. Mr. Robinson motions, Gaskey seconds, roll call vote: Shea, Gaskey, Maki, Robinson, Sordillo. 5-0, yes. Unanimous.



Town of Carver Planning Board