

CARVER PLANNING BOARD  
MINUTES OF February 28, 2023

Approved  
4-25-23

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

Absent: Kevin Robinson

Meeting was called to order at 7:03PM.

Pledge of Allegiance was recited.

**Public Hearing Cont'd:**

1. 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  $\pm$ 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 for Slocum Gibbs Cranberry Company, at the request of the applicant, to March 28, 2023 and 7:00PM. Said motion is made by John Gaskey and it's seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey vote's aye, Ellen Sordillo vote's aye, and Chairman Shea vote's aye. Approved 4-0-0.

2. 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 Lot1-4A) the applicant seeks to append 9 $\pm$  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 for Weathervane at Patriots Pines, at the request of the applicant, to March 28, 2023 and 7:00PM. Said motion is made by Donald Williams and it's seconded by John Gaskey. Chairman Shea

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takes a roll call vote and Richard Dionne vote's aye, John Gaskey vote's aye, Ellen Sordillo vote's aye, Donald Williams vote's aye, and Chairman Shea vote's aye.  
Approved 5-0-0.

**Public Hearing:**

3. On the application of Hailey Sheinis requesting a Special Permit pursuant to Sections 2230 and 5300 of the Carver Zoning by Law, located at 9 Island Farm Road in Carver, MA (Assessor's Map 10 Lot 1-6) to operate a doggie daycare in the lower level of the home in a Residential Agricultural District.

Mr. Mark Carey, of 8 Island Farm Road toured the property and saw what the applicant did to the property regarding the doggie daycare and he was completely impressed. He recommends going forward with the project.

Ms. Sheinis gives the background on her level of involvement with working with dogs. There will be stalls with tethering leashes attached. She would like to care for 6 to 9 dogs at a time. Her mother will help her with the business as well as her friend, Kerri who works at a dog care facility. The business will be mostly day care with an occasional overnight stay. She has two dogs of her own at this time. She will transport the dogs in a small bus. Depending on the weather the dogs will play outside as much as possible. Her yard is fenced in. She has a license from the town to care for dogs. Ms. Sheinis indicates she does not own the house where the doggie daycare will operate and Mr. Shea informs her she must provide authorization in writing from the owner agreeing to allow Ms. Sheinis to operate the doggie daycare from the property. Mr. Shea points out any time the dogs are outside the house they must have collars and tags on them. Ms. Sheinis she will comply with this.

Mark Carey is concerned about the transport of the dogs in the small bus and Mr. Shea responds that is a state and federal issue and it's not handled by the board. Mr. Shea indicates the board received a letter from Diana Shannon of 7 Island Farm Road saying she feels the applicant will operate safely and professionally. The letter will be entered into record. Mr. Gaskey asks the applicant if a state license is required to operate the bus for transporting the dogs and the applicant responds she looked into it and no special license is required.

The board schedules a site walk of the property and the business set-up for March 6, 2023 at 12:00PM. Chairman Shea will accept a motion to continue the public hearing of Hailey Sheinis requesting a special permit to operate a doggie daycare to March 14, 2023 at 7:00PM. Said motion is made by Ellen Sordillo and it's seconded by Richard Dionne.

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Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey vote's aye, Ellen Sordillo vote's aye, and Chairman Shea vote's aye. Approved 4-0-0.

**Other Business:**

1. Request for Extension to Special Permit/Site Plan Review Approval for Rocky Maple Solar 370 Tremont Street (Assessors Map 128 Lot 7 & 8) in Carver, MA.

Sarah Stearns of Beals & Thomas represents the applicant and speaks to the board indicating projects that have been approved in the past few years have been delayed for a number of reasons, one being because Eversource group study has taken many years to be undertaken and the project cannot be completed without it. They are requesting a two-year extension of the special permit and a one-year extension of the site plan. Mr. Shea confirms with Ms. Stearns the interconnection is going through Wareham.

Chairman Shea will accept a motion to extend the site plan review and special permit for Rocky Maple Solar Project to March 23, 2024. Said motion is made by John Gaskey and it's seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey vote's aye, Ellen Sordillo vote's aye, Donald Williams vote's aye, and Chairman Shea vote's aye. Approved 5-0-0.

**Other Business**

- A. Planning Board Member Notes-Chairman: Chairman Shea hopes the scheduling of the Planning Board meetings will be resolved so the board can meet in their regular room at the town hall.
- B. Town Planner Notes – Info on upcoming March 7<sup>th</sup> Zoning Article Hearings: This hearing will be held at the police station on March 7<sup>th</sup> & 8<sup>th</sup>. Mr. Bott gave the board members a draft agenda for the meetings.
- C. Discussion: None.

Minutes – 12/20/2022 and 01/10/2023:

Chairman Shea will accept a motion to approve the minute of 12/20/2023 as edited. 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, and Chairman Shea vote's aye. Ellen Sordillo abstains. Approved 3-0-1.

Chairman Shea will accept a motion to the minutes of 01/10/2023 as edited. Said motion is made by John Gaskey and it's seconded by Richard Dionne. Chairman Shea takes a

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roll call vote and Richard Dionne vote's aye, John Gaskey vote's aye, and Chairman Shea vote's aye. Ellen Sordillo abstains. Approved 3-0-1.

D. Adjournment:

Chairman Shea will accept a motion to adjourn. Said motion is made by Richard Dionne and it's seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey vote's aye, Ellen Sordillo vote's aye, and Chairman Shea vote's aye. Approved 4-0-0.

Documents for 2/28/2023 PB Meeting

Special Permit application from Hailey Sheinis with description/plan of home based doggie daycare with plot plan showing location

2/28/2023 Email from D. Shannon to PB re: H. Sheinis

2/15/2023 ltr from S. Stearns to C. Shea re: request for extension to site plan and special permit for Rocky Maple Solar Project – 370 Tremont Street

2/28/2023 Ltr from Atty. R. D'Ambruoso requesting a continuance for Gibbs Street

2/28/2023 Ltr from Atty. J. Tocchio requesting a continuance for Weathervane