



Town of Carver Planning Board

February 9, 2021
7:00 PM
CARVER TOWN HALL

Removed
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, Richard Dionne is present and will vote in place of missing members.

Members Absent: John Gaskey

Member participating remotely via Zoom: None

Others present: Jim Walsh, Planning Director

Others present via Zoom: Julianne Wuuton, K. Galliera, Ken Conte, Sarah Stearns

The meeting was called to order at 7:00 pm.

ANR:

105 Rochester Road (Map 96 Lot 10) River's Edge Realty Company – Site visit was done. After the site visit, there was an e-mail between Jim Walsh and Mike Pimental on 2/4/2021. The letter read; as discussed during our site meeting we will withdraw the ANR to allow the town to review the alternative plans. The board votes to allow them to withdraw without prejudice. The Chairman entertains a motion to withdraw without prejudice. Mr. Shea motions to withdraw without prejudice, Mr. Robinson seconds the motion. The Chairman asks for a roll call vote- Shea, Maki, Robinson, Sordillo- yes- 4-0. unanimous.

24 Rochester Road (Map 92 Lot 22) Solar Carver 3- Julianne Wuuton, Sarah Stearns, Ken Conte are all present via Zoom. Land owner, Rogers Shores, is also present in person at the meeting. Division shows lot 1, and second lot which is house #24 (parcel being 91-4-1). Try to amalgamate parcel 92-22 with 94-4-1. The Chairman asks if there are 150 ft of frontage for parcel 91-4-1. Existing frontage remains unchanged, yes 150.02 ft of frontage on 91-4-1, which is in front of house #24. There is some discussion regarding the plans. The Chairman asks for Mr. Shores to come up and take him through the plans. Will still be maintained as a one residential parcel per property owner, Mr. Shores. The Chairman motions to endorse 24 Rochester Road. Mr. Robinson motions to endorse, Sordillo seconds the motions. The Chairman asks for a roll call vote: Shea, Maki, Robinson, Sordillo 4-0- yes.

342 Tremont Street (Map 127 Lot 21) Solar Carver 1- Julianne Wuuton, Sarah Stearns, Ken Conte are all present via Zoom. Intent of this plan is to take a portion from 2-1 and deed to 2-2.



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There is discussion via the board as well as parties represented via Zoom. The Chairman asks if there are any further questions. The Chairman entertains a motion to endorse 342 Tremont Street. Robinson motions to endorse 342 Tremont Street, Sordillo seconds the motion. The Chairman asks for a roll call vote: Shea, Maki, Robinson, Sordillo 4-0-yes.

Public Hearings (con't):

On the application of Capeway Cannabis, Inc. c/o Lori Hough requesting a Special Permit and Site Plan Review pursuant to sections 2200, 4950, 5000 and 5000.6 of the Carver Zoning Bylaw, located at 1307-307A Tremont St. (Assessor's Map 95, Lot 3-A-E) in Carver, MA. Applicant is proposing a non-medical retail Marijuana Establishment in the Non-Medical Marijuana Overlay District/Retail.

7:26pm: The Chairman opened the public hearing and read the public hearing notice into record. This is our second meeting in addition to site visit. Mr. Hough is present in person along with Tom Pozerski. Last meeting, we decided to bring to this meeting for vote. The Chairman states that he receive at letter from 246 Tremont Street, Laura & Tim McNamara. With the letter, there were articles enclosed about a cannabis retailer in Fall River, discussing traffic concerns. The Chairman states that because this is in a less busy area, this will likely not be an issue. The shop is surrounded by commercial buildings, away from neighborhoods. Also presented in the letter was a list of accidents caused by the increase in traffic. This was brought to John Woods, DPW director. When the time comes for a traffic assessment, there are modifications such as making a no-passing zone on Rt. 58. Additionally, during the site visit when they had discussed if traffic was an issue, retailer was open to doing sales by appointment only. Mr. Walsh discusses current approvals received through fired department as well as other conditions which will be met. The Chairman asks for further questions both in person or remote. No questions. The Chairman motions to close the public hearing. Robinson motions to close the public hearing, Sordillo seconds the motion. Roll call vote, Shea, Maki, Robinson, Sordillo 4-0-yes.

Mr. Walsh reviews the conditions. Section 5000 in the bylaw. Also reviews that this is a pre-existing structure. Mr. Angely provided a legal letter as well in support of the project.

The Chairman asks for questions from the planning board, no questions.

The Chairman motions to approve the application with the conditions as noted. Mr. Shea motions to approve the applications. Mr. Robinson seconds the motion. Roll call vote, Shea, Maki, Robinson, Sordillo, Dionne 5-0-yes. Richard Dionne votes in place of Mr. Gaskey who is absent tonight.

Other Business

A. Planning Board Member Notes - None



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- B. Planning Director Notes- Reminder Tuesday March 2, 2021 for Zoning Bylaw Amendments at the Carver Town Hall in meeting room #4. Reminder site Walk this Friday 2/12/21. 223 Meadow Street for the Solar Project.
- C. Discussion- None
- D. Minutes –January 26, 2021 Mr. Shea motions to approve, Ms. Sordillo seconds the motion. Shea, Maki, Robinson, Sordillo - yes- 4-0. Unanimous.
- E. Next meeting date: February 23, 2021 @ 7pm, Town Hall Meeting Room #1
- F. Adjournment- Shea motions, Sordillo secondsRoll call: Shea, Maki, Robinson, Sordillo- yes- 4-0. Meeting Adjourned 8:04pm.