

CARVER PLANNING BOARD  
MINUTES OF January 24, 2023

Approved  
3-21-23

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

Absent: Ellen Sordillo, John Gaskey

Meeting was called to order at 7:02PM

Note:

Due to the Select Board meeting running the Planning Board's meeting was moved from Room 1 to Room 4. Unfortunately, Area 58 was not able to tape the meeting due to the late room change.

1. Conceptual Plan Decas Cranberry storage facility on Tremont Street:

Bob Forbes of Zenith Engineering, Joe Santos of Decas Cranberry and Nick Velozo, of Starck Architects are presenting. After introductory comments by Joe Santos, Mr. Velozo, Architect presented an early conceptual plan for a 93,200 square-foot industrial freezer building with an 8,100 square-foot loading area. The loading area includes five docks with the mezzanine area above for mechanical equipment including chillers for the freezer units.

This site has sweet and dry cranberry operations where fruit is cleaned and binned and then sent to off-site freezers. Cranberries return to the site for additional processing on a daily basis amounting to about a 900 trailer trucks over six week harvest period, about 40 to 50 trailers a day during peak. The industrial freezer here will eliminate much truck traffic. The building will be constructed of insulated metal panels which make adding doors in canopies to the industrial building difficult to the front facing wall that will be about 40 feet tall and 160 feet long.

Water use is minimal and the entire site is served by natural gas. They will look to put as much solar as possible on the roof of the new building.

Chairman Shea asks about screening noise from residents especially the chiller noises. Santos said that in addition to insulating the building for noise, the building itself will have to screen some of the truck noise from adjacent residential neighbors.

There are 15 parking spaces shown in front of the building along Tremont Street which the applicant would like to eliminate and use the existing parking on site for the new building. The board discussed the front of the building, including screening the ability to create some sort of façade perhaps through artwork murals.

There were additional discussions about stormwater about public water supplies about protections for private wells offsite.

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Old Forge Parkway and Forge Drive are subdivision roads that provide frontage to other lots on site. There was a discussion about rescinded the subdivision plan in order to eliminate additional setbacks within the Decas cranberry complex. The existing roadways of Old Forge Parkway and Forge Drive would remain and continue to serve as driveways to access existing buildings on site.

They were additional discussions about fire protection including the two ponds out back: one pond is for fire retention and a second for drainage. There were discussions about the potential for putting solar on the roof and would that solar on the roof be counted towards the height of the building.

2. Public Hearing Weathervane at Patriot Pines.

Weathervane has requested a continuance to February 14 as their project is still in review by Fuss and O'Neill. The Board voted to continue the hearing until Valentine's Day. A motion to continue weathervane to February 14, 2023 was made and Kevin Robinson second by Richard Dionne: Vote 3-0-0.

Other Business

The Town Planner introduced Rod Palmer Carver's Interim Building Commissioner.

The Planning Directors' notes included announcement about CPTC annual conference in Worcester on March 19, 2023. The Planner also noted his preference would be to contract with Citizens Planning Training Collaborative to do some local training as well including the Introduction to Subdivision Control and ANRs for the Planning Board as well as Special Permits and Variances for both the Planning Board and the Zoning Board of Appeals.

Minutes:

The minutes of December 20, 2020 to will be reviewed at the February 14, 2023 meeting at 7:00PM.

Adjournment:

Meeting adjourned at 7:49 PM.

Minutes recorded by Thomas Bott, Town Planner.

Documents for Meeting:

Old Forge Parkway Carver-concept\_2\_002.

Decas Cranberry Industrial Freezer Concept Rendering Rev. 1 date.

12/5/2022 memo from A. Glines to Planning Board

1/9/2023 Memo from Assistant Deputy Chief – J. Boyle to T. Bott

1/18/2023 Response to peer review memo to C. Shea/T. Bott with plans