

Town of Carver
Planning Board

Approved
3/23/2021

January 26, 2021
7:00 PM
CARVER TOWN HALL

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

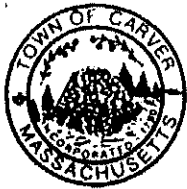
The meeting was called to order at 7:05 pm.

Sign Permit:

Carver Police Department, 3 Center Street (Map 158 103-11-C-E): The Chairman introduced the matter. Bill Harriman represents the Carver, MA police department. He is seeking approval of a sign totaling 15 sq. ft. in the Village District. The Village district allows signs up to 8 sq. feet. The applicant is proposing that 15 sq. ft. is a reasonable request given sign is currently 17 sq. ft.. The applicant feels that it is important to open with the request in that according to section 34 & 35, which addresses material, they would not be compliant unless absolutely necessary. Bylaw requires wood or metal material, however, the applicant is requesting sign be made of PVC in order to cut down on the cost/time required to maintain. The applicant states that according to Section 39 signs are posted for public safety and welfare- they feel strongly that this could be applicable since the sole purpose of the sign is to guide people into the police station. Need to direct people in the correct direction to the public entrance. The sign will sit in front of the building 15-18 ft from the road with uplighting from the bottom. Snow plow should not be an issue.

Chief Duphily- reiterates the importance of the sign, as well as its visibility from the street.

The new facility is scheduled to open the first or second week of March, and would like an expedited response if possible.



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The Chairman asks if there are questions. No questions. The Chairman asks to close the public hearing. Mr. Shea motions to close the public hearing, Mr. Robinson seconds the motion.

The Chairman asked for a roll call vote to close the public hearing: Shea, Maki, Robinson, Sordillo, Dionne- yes. 5-0.

Chairman motions for approval of sign. Mr. Robinson motions to approve the sign as proposed by Mr. Harriman. Mr. Shea seconds the motion.

The chairman asks for a Roll call vote to approve the sign: Shea, Maki, Robinson, Sordillo, Dionne- yes. 5-0, unanimous.

ANR:

105 Rochester Road (Map 96 Lot 10) River's Edge Realty Company: Mike Pimental- JC engineering seeking endorsement of the planning board to subdivide a 30 acre parcel. The parcel has multiple cranberry bogs, manmade pond, as well as a river south side of the property. Proposing lot division into 4 lots. Lot 1 would be rear lot. Mr. Shea asks for a copy of the approval from the Conservation Commission. Mr. Pimental presents a copy of the approval, with a copy of the plans. The Chairman asks about intention with the lots. Mr. Pimental states the owner would be selling lot 1. Lots 2-4 would be buildable lots.

Mr. Walsh asks about the access to the lots. The top most lot is Lot 1, access would be along the 100 ft of frontage. Lots 2-4 will be fronted on Rochester Rd. Lots 3 & 4 have access easement for shared driveway to a certain point, then branching off to each individual. There is some discussion regarding access points. Mr. Shea proposes a site walk. Mr. Dionne agrees.

There is discussion regarding frontage requirements.

Mr. Walsh suggests to hold on vote to endorse tonight, do a site visit, and carry over to Feb 9th meeting. Walk through scheduled for Tuesday February 2, 2021 at 12:00pm.

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.

7:47pm: The Chairman opened the public hearing and read the public hearing notice into record. A site walk was held by the planning board to look at the property. Mr. Maki, Mr. Gaskey, Ms.



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Sordillo were all present for site walk. The Chairman briefly discusses the history of cannabis approval in the town of Carver, MA as well as some state regulations. At the site visit, improvements on the outside of the building were also discussed.

Tom Pozerski- Merrill Engineers presents. The state has 935 CMR, which is the regulation of the facility both during the building process and after the facility is built. Fuss and O'Neil have done 2 reviews on the matter. Mr. Pozerski states that the sign application will fully comply with bylaw, and will be very subtle without display of marijuana. This will be a very secure facility per state mandate. Will agree to hours that are laid out by the Planning Board. They also reconfigured the overflow parking area if needed to be off of the soil absorption system.

Paul Beaulieu from Mainstreet Architect- will make sure Egrees/ADA are met. Storm-front windows with glaze over the windows. Will be taking out vegetation around the facility to comply with regulations.

Kevin Hough- the applicant seeks approval after the site visit.

Mr. Walsh presents memorandum with conditions to be met. Asks if there are any members who would like to add to conditions. No change to conditions. Mr. Hough clarifies hours of operation: 9am-8pm Monday-Saturday, and 12pm-6pm Sunday.

Also present:

Attorney Ed Angley

Security Dan Chauvan from NSG Life Safety

Mr. Walsh recommends continuation of this meeting on February 9, 2021 to review and sign the conditions and close the matter.

The Chairman entertains a motion to continue the meeting to February 9, 2021. Mr. Shea motions to continue the public hearing to Feb 9, 2021. Ms. Sordillo seconds the motion.

The Chairman asks for a roll-call vote, Shea, Maki, Robinson, Sorillo, Dionne - yes- 5-0 unanimous.

Public Hearings:

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.



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8:20pm: The Chairman opened the public hearing and read the public hearing notice into record.

Parties present for the presentation:

Hamilton Carey from Ironwood Renewable

Dan Knapp

Adrian Ortlieb

Present Via Zoom: Kathryn Gallerani

Mr. Carey presents. The applicant is proposing 11.2 acres of clearing with ground-mounted solar panels. Panels will be no higher than 16 ft. Will likely be much lower than this (closer to 9ft). In regards to trees will be willing to contribute to fund to replenish trees. As far as power goes, will have inverters. Access road will be off of meadow street. 16ft proposed driveway with a cul-de-sac. Will work with the fire department to make sure it works with them.

Mr. Robinson asks how much is going to be cut. Clear cut inside 11.2 acre property and at vegetation management area. Will not clear cut within 50ft of vegetation management area, only trimming. Will have 3 poles at the end of the driveway, with a line over the road to the existing distribution. Proposing a 7ft high fence. Will be working with the fire department for approval.

The Chairman asks what surrounds the property in terms of homes. Also proposes a site walk to review the property. Mr. Carey agrees this is a good idea, and would like to do this as soon as possible. He states that he has talked to property abutters and has support letters from several of them. There are 6 abutters. 5 in Carver, most of which present tonight. 6th abutter is in Middleboro, and 200ft buffer is respected by the project to this abutter.

This project has not yet been approved by the Conservation Committee.

The Chairman recommends a site walk, as well as carry-over to future meeting. He asks for questions from the Planning Board. No questions. The Chairman asks if the public has questions.

John Sherloff, 2 Cobblestone Lane presents with questions: Concerned about the Water Well in the back corner near where his well is located. Will be no impact. What is the impact on property value? There is a study showing no impact on property value, will get a copy of this study to the planning board.

John Sherloff, 1 Cobblestone Lane presents with questions: asks if there were abutters that support that project. Asks which abutters.

Frank Gallo- 226 Meadow Street presents with questions: what kind of noise do the panels make? 60Db, no louder than an air conditioner that you put in your window



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Joan Sherloff, 1 Cobblestone Lane presents with questions: confirms height of fence vs. height of the panels. Yes panels will be slightly higher than fence.

The Chairman schedules a site visit for 12pm on Friday February 12th.

The Chairman entertains a motion to continue the meeting to February 23, 2021 @ 7pm
Mr. Robinson motions to continue the meeting to February 23, 2021, Mr. Shea seconds the motion.

The Chairman asks for a Roll call vote- Shea, Maki, Robinson, Sordillo, Dionne - yes- 5-0.
Unanimous.

Other Business

- A.** Planning Board Member Notes - None
- B.** Planning Director Notes-
 - a.** Discussion regarding a pole placement at 196 Tremont Street.
 - b.** Town meeting coming up- articles that we presented last year. Tuesday March 2nd hearing date so Planning Board has a chance to review zoning articles
 - c.** March 5th submit placeholder for town meeting articles
- C.** Discussion- none
- D.** Minutes –December 9, 2020. Mr. Shea motions to approve, Ms. Sordillo seconds the motion. Shea, Maki, Robinson, Sordillo, Dionne - yes- 5-0. Unanimous.
- E.** Next meeting date: February 9, 2021, February 23, 2021- @ Town Hall
- F.** Adjournment Robinson, Shea seconds, Roll call: Shea, Maki, Robinson, Sordillo, Dionne -yes- 5-0. Meeting Adjourned.