



Town of Carver
Planning Board

Approved
7/27/2021

July 13, 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: Bruce Maki, Ellen Sordillo, Cornelius Shea, John Gaskey, Richard Dionne, Kevin Robinson who arrives at 7:07pm.

Members Absent: None

Others present: Jim Walsh, Planning Director

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

Rescinding Old Forge Drive Subdivision:

Rescinding of Subdivision formerly Decas Cranberry Processing Facility now owned by Fruit d'Or Real Estate USA Corp:

Requested to be continued to July 27, 2021.

ANR:

Off Montello Street, Map 20 Lot 14- Route 44 Development, LLC- GAF:

Bob Rogers GAF Engineering represents this project. Mr. Rogers states that this plan does not created any new building lots. Takes an existing piece of land owned by Julie Cue. This plan is using the Town line to create 2 separate parcels. The deed is all one piece. Once we have this plan endorsed by both Carver and Plympton, the Carver piece will be conveyed to Route 44 Development, and the Plympton piece will stay in Plympton. The Chairman asks if there are any questions by the Planning Board Members. Mr. Gaskey motions to endorse the plan, Mr. Shea seconds the motion. Shea, Gaskey, Sordillo, Maki, 4-0 yes. Mr. Robinson arrives shortly after this vote, and does not participate in the vote.

Public Hearings: (con't)

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



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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:

Applicant requested continuance to July 27, 2021. The Chairman entertains a motion to continue to July 27, 2021 meeting. Mr. Shea makes the motion, Mr. Gaskey seconds the motion. No further discussion. Shea, Gaskey, Maki, Robinson, Sordillo 5-0, yes.

On the application of Miriam Gori requesting a Special Permit pursuant to Sections 5300 and 2230 of the Carver Zoning by Law, located at 149 South Main Street in Carver, MA (Assessor's Map 94 Lot 11-0-R) to operate a Hobby/Commercial Kennel in a Residential Agriculture District.:

Applicant requested continuance to July 27, 2021. The Chairman entertains a motion to continue to July 27, 2021 meeting. Mr. Shea makes the motion, Ms. Sordillo seconds the motion. No further discussion. Shea, Gaskey, Maki, Robinson, Sordillo 5-0, yes.

On the application of David Mulcahy, 1929 Development Inc., requesting a Special Permit and Site Plan Review under Sections 2230, 2330, 3100, 4300 and 5300 of the Carver Zoning by Law, located at 157 North Main Street, in Carver, MA (assessors Map 24-Lots A, B, C) for the construction of a 5000 Sq. Ft. craftsmans/tradesman building in order to operate a Deer, Tick and Mosquito Control business in a Highway Commercial District (HC).

This is continued from June 22, 2021 meeting. Scott Fenara, David Mulcahy speak regarding this project. The applicants confirm that they have had a site walk, and welcome any questions. Mr. Walsh notes that there was one issue with the buildings being 24-ft apart as opposed to the 30-ft minimum. Fire department is okay with this, but the condition is that before they come before the building commissioner, they will have a plan to use fire resistant materials on the building itself. Mr. Walsh notes that the fire department is okay with this as well.

The Chairman asks for questions regarding the project from the public. The Chairman entertains a motion to close the public hearing. Mr. Shea makes the motion, Ms. Sordillo seconds the motion. Shea, Gaskey, Maki, Robinson, Sordillo, 5-0, yes.

Mr. Walsh reads the conditions.

The Chairman entertains a motion for site plan and special permit approval with conditions as written. Mr. Shea makes the motion, Mr. Robinson seconds the motion. No further discussion. Shea, Gaskey, Maki, Robinson, Sordillo, 5-0, yes.

ANR:

0 Meadow Street and 1 Cobblestone Lane- Galehead Development- VHB



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Christopher Wagner and Cameron Knowles with Fieldhead Development present. They are proposing to eliminate the lot line as demonstrated.

Mr. Shea asks if Cobblestone Lane is privately owned and part of the property. He questions the frontage along Cobblestone Lane. It is confirmed that there are 157-ft of frontage.

The Chairman asks for further questions. The Chairman entertains a motion to endorse the ANR plan for 0 Meadow Street and 1 Cobblestone Lane. Mr. Gaskey makes the motion, Mr. Shea seconds the motion. Shea, Gaskey, Maki, Robinson, Sordillo, 5-0 yes.

On the application of Galehead Development requesting a Special Permit and Site Plan Review pursuant to sections 2230, 3100, 3700, 3580 and 5300 of the Carver Zoning Bylaw, located at 0 Meadow Street (Assessor's Map 82 Lot 1-A, 1-2 & 1-3) to allow the construction and operations of an approximate 1 megawatt (MW) large-scale ground mounted Solar Photovoltaic Installation (LSGMSPI). Property located in a Residential/Agricultural District:

The Chairman notes that they did go out on a site plan visit. There are two cranberry bogs, one of which will be taken out of production. Bog #3 is the one that will be taken out of production and out of the facility. The entirety of the development would be within the bog.

They have the abutter notifications for the immediate abutters. The immediate abutters we have received the waivers for. This did not include abutters across the town line across the river or to the north several hundred feet away. Mr. Walsh confirms that we received a letter from our legal counsel that stated exactly whom they needed waivers from.

The Chairman asks for questions from the audience. Entertains a motion to close the public hearing tonight. Mr. Robinson motions, Mr. Shea seconds the motion. Shea, Gaskey, Maki, Robinson, Sordillo, 5-0 yes.

The Chairman entertains a motions to continue this public hearing to July 27, 2021. Mr. Shea makes the motion, Mr. Robinson seconds the motion. Shea, Gaskey, Maki, Robinson, Sordillo, 5-0 yes.

On the application of Brewery 44 requesting a Special Permit pursuant to Sections 3500, 5300 and 3570 of the Carver Zoning by Law, located at 2 Montello Street in Carver, MA (Assessor's Map 22 Lot 5-B-R) to exceed the signage dimensional requirements in the Highway Commercial District:

The Chairman states that we talked about this at the last meeting, and requested that the owners of Brewery 44 come to the meeting tonight.

Mr. Johnson, James Enright are present and represent the project. Mr. Johnson states that they put up a sign that replaced the former Tiki Kai sign. This sign is smaller than the sign that was previously installed. They also had equipment to put up the sign and wanted to take advantage of



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that. They were also not aware that they actually had to be at the hearing last week. The Chairman notes that he has been by to look at the sign, and thought it looked good. The Chairman asks for questions from the board. Mr. Shea asks for the dimensions of the sign. Mr. Walsh states that the square footage is 71.6 sq-ft. Mr. Shea questions the appropriateness of the sign being placed vertically. Mr. Robinson states that he agrees that with the sign being placed vertically it does look cluttered. Mr. Shea states that he believes this to be an issue to bring up with the landlord.

There is discussion regarding the options that they have for the sign.

The Chairman entertains a motion to approve the wall sign. Mr. Shea makes the motion to approve the wall sign in the amount of 72 sq-ft. Mr. Gaskey seconds the motion. Shea, Gaskey, Maki, Robinson, Sordillo, 5-0 yes.

The Chairman entertains a motion to allow the applicant to withdraw without prejudice the application for directory sign that is currently mounted. The applicant agrees to withdraw their application for directory sign. Mr. Shea makes the motion to allow the applicant to withdraw the application for directory sign without prejudice. Second by Mr. Gaskey. Shea, Gaskey, Maki, Robinson, Sordillo, 5-0 yes.

Mr. Shea makes the motion to allow the applicant to keep their vertical directory sign in for 90 days until agreement can be reached with the owner of the property. Mr. Gaskey seconds the motion. Shea, Gaskey, Maki, Robinson, Sordillo, 5-0 yes.

On the application of R.W. Bryant Contracting, Inc. requesting a Special Permit pursuant to Sections 3500, 5300 and 3570 of the Carver Zoning by Law, located at 318 Tremont Street in Carver, MA (Assessor's Map 127 Lot 10-1-R) to exceed the signage dimensional requirements in the Industrial "A" District.

Susan Fitzgerald is here to represent the applicant. Mr. Walsh directs the board to their packets for the dimensions of the sign. There are three options presented to the board for review. There is some discussion regarding the appropriateness of approving a larger than allowed sign. The Chairman proposes that we allow the applicant to split the difference between sign options #2 and #3 to be 10-ft. Ms. Fitzgerald states that she would be able to scale the height to the width of 10-ft sign. Mr. Walsh confirms freestanding sign not to exceed 40x96in, and wall sign not to exceed 120x48in.

Mr. Robinson motions to accept the sign at the dimensions as follows; freestanding sign not to exceed 40x96in, and wall sign not to exceed 120x48in. Mr. Gaskey seconds the motion. Shea, Gaskey, Maki, Robinson, Sordillo, 5-0 yes.

Other Business

- A. Planning Board Member Notes: Mr. Walsh proposes moving the August 10th meeting to August 24th. Mr. Shea will be absent that day. Mr. Gaskey has a public service announcement. The DEP is offering up free testing for a compound called PFAST which



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is an emerging contaminant. This is a chemical that does not break down. If your well or water is affected, they will help you figure out how to mitigate the situation. The testing itself is free. Call Angela Gallagher with the Lakeville DEP. They will send you out a free testing kit.

- B. Planning Director Notes: None
- C. Discussion- None
- D. Minutes –6-22-21. Mr. Robinson motions to approve the minutes, Mr. Shea seconds the motion. Shea, Gaskey, Maki, Robinson, Sordillo, 5-0 yes.
- E. Next meeting date- July 27, August 24
- F. Adjournment. 8:54pm. The Chairman entertains a motion to adjourn the meeting. Mr. Shea makes the motion, Ms. Sordillo seconds the motion. Shea, Gaskey, Maki, Robinson, Sordillo, yes. 5-0.



PUBLIC MEETING NOTICE
POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A, SECTION 20B

PLANNING BOARD MEETING AGENDA

July 27, 2021

7:00 PM

MEETING ROOM #1

The proceedings will be videotaped and rebroadcast by Area 58 TV.

ANR Plan

1. 223 Meadow Street-Atwood Solar-Map 82 Lot 1-1-R

Discussion and possible vote.

Public Hearings: (con't)

2. 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. ***Continued from July 13.***
3. On the application of Miriam Gori requesting a Special Permit pursuant to Sections 5300 and 2230 of the Carver Zoning by Law, located at 149 South Main Street in Carver, MA (Assessor's Map 94 Lot 11-0-R) to operate a Hobby/Commercial Kennel in a Residential Agriculture District. ***Continued from July 13.***
4. On the application of Galehead Development requesting a Special Permit and Site Plan Review pursuant to sections 2230, 3100, 3700, 3580 and 5300 of the Carver Zoning Bylaw, located at 0 Meadow Street (Assessor's Map 82 Lot 1-A, 1-2 & 1-3) to allow the construction and operations of an approximate 1 megawatt (MW) large-scale ground mounted Solar Photovoltaic Installation (LSGMSPI). Property located in a Residential/Agricultural District. ***Continued from July 13.***

Topics not reasonably anticipated by the Chairman 48 hours in advance of meeting

Other Business

- A. Planning Board Member Notes-
- B. Planning Director Notes
- C. Discussion-
- D. Minutes -**7/13/21**
- E. Next meeting date- 8/24/2021 (August 10 Meeting Cancelled)
- F. Adjournment

TOWN CLERK, CARVER, MA
2021 JUL 22 AM 9:23