

CARVER PLANNING BOARD
MINUTES OF JULY 26, 2022

Approved
9-13-22

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

Absent: Kevin Robinson

Meeting was called to order at 7:07PM

Pledge of Allegiance is recited.

The proceedings will be videotaped and rebroadcast by Area 58 TV

ANR:

1. The purpose of this plan is to create new parcels "A", "B" and "C" from land shown on plans, Ward Street (Assessor's Maps 115 & 120 Lots 16 & 8). Joe Murray, President of the Board of Directors of South Meadow Village with Matt Rhodes from Edgewood Bogs are present to address the project. Mr. Murray explains that Edgewood Bogs would like to transfer three unbuildable parcels from the Edgewood property to the South Meadow Village property. Chairman Shea will accept a motion to endorse the plan of Edgewood Bogs, LLC Ward Street prepared by Reed Land Surveying dated June 15, 2022 for Lots 15, 16 & 8b. The planning board's endorsement is not a determination of conformation of zoning regulations. John Gaskey makes a motion to approve the creation of parcels a, b & c as non-buildable lots and it's seconded by Richard Dionne. Chairman Shea takes a roll call vote to approve said motion and Richard Dionne vote's aye, John Gaskey vote's aye, Cornelius Shea vote's aye, and Ellen Sordillo vote's aye. Approved 4-0-0.

Lot Release:

2. Linbia's Path Off High Street (Assessor's Map 19 Lot 29-6). Present are Mary Ellen Williams and Karen Cash, the developer and principal of Symbol Construction and owner of the remaining land at Linbia's Path. They are here to request the release of Lot 6 and completion of the subdivision. Ms. Williams says they received a letter from Fuss & O'Neill today but have not had a chance to read it. She understands however, it was suggested they present a couple of small bonds regarding a couple of concerns. Chairman Shea reads aloud the concerns/suggestions of Fuss & O'Neill. Fuss & O'Neill recommend a \$2,000 bond for Lot 6 for maintenance and clean-up of the site, which includes fixing damaged roadways from use by heavy equipment. Ms. Williams indicates they will comply with the Fuss & O'Neill's recommendations. Mr. Shea indicates he has letters from the Fire Department and Board of Health indicating they are satisfied with the project.
3. Chairman Shea will accept a motion to approve the release of Lynbia's Path with the recommendations of Fuss & O'Neill as discussed. Ellen Sordillo makes said motion and it's seconded by Richard Dionne. Chairman Shea takes a roll call vote to approve said motion and Richard Dionne vote's aye, John Gaskey vote's aye, Cornelius Shea vote's

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aye, and Ellen Sordillo vote's aye. Approved 4-0-0.

Minor Modification Cont'd.:

4. Jellystone Park Cranberry Acres, 20 Shoestring Road (Assessor's Maps 124 & 125 Lots 13 & 3A) Modification to Phase 2 campsites. The applicant has requested a continuance until August 23, 2022.

Public Hearing Cont'd.:

5. On the application of A.D. Makepeace Company/Beals and Thomas, requesting a Definitive Subdivision approval pursuant to the Carver Subdivision Control by Law, for property located at "off Wareham Street", Harwich Road subdivision (Assessors Map 134 Lots 4-1, 4-2B, and 4-3) in Carver, MA in a Residential Agricultural District. The applicant wishes to construct a 370-linear foot roadway and cul-de-sac to support a two-lot conventional subdivision. Continuance Requested until 8/9/22.

Chairman Shea will accept a motion to continue the public hearing to the meeting of August 9, 2022 at 7:00PM. John Gaskey makes said motion and it's seconded by Richard Dionne. Chairman Shea takes a roll call vote to approve said motion and Richard Dionne vote's aye, John Gaskey vote's aye, Cornelius Shea vote's aye, and Ellen Sordillo vote's aye. Approved 4-0-0.

6. On the application of Bridgestone Development, Inc. requesting a Special Permit and Site Plan Review pursuant to Sections 3100, 5300, 2330 and 2230 of the Carver Zoning by Law, located at Lot #3, Ricketts Pond Business Park (Off Spring Street) in Carver, MA (Assessor's Map 32 Lot 1-3) in the Spring Street Innovation Zoning District (SSID). The project will consist of the construction of two commercial buildings located at Lot #3 – Ricketts Pond Business Park located off Spring Street. The lot will be comprised of two commercial buildings with associated driveways, parking areas, closed-drainage system, septic system and utility connections. Storm water from the site development will be directed to infiltration basins designed to accommodate runoff from Ricketts Pond Business Park Definitive Subdivision. Continuance Requested until 8/9/22.

Chairman Shea will accept a motion to continue the public hearing to the meeting of August 9, 2022 at 7:00PM. Ellen Sordillo makes said motion and it's seconded by Richard Dionne. Chairman Shea takes a roll call vote to approve said motion and Richard Dionne vote's aye, John Gaskey vote's aye, Cornelius Shea vote's aye, and Ellen Sordillo vote's aye. Approved 4-0-0.

Public Hearing:

On the application of Christopher Mazalewski requesting a Special Permit pursuant to Sections 5300 and 2230 of the Carver Zoning by Law, located at 17 Wareham Street in Carver, MA (Assessor's Map 126-31-0) in the Residential-Agricultural Zoning District

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(RA). The project will consist of landscaping with tree services home occupation. Mr. Mazalewski is present with his girlfriend, Ashley Adams. Ms. Adams addresses the board and indicates they believe they are an essential service because they remove fallen trees from many homes and address trees that are in danger of falling onto homes. They do pruning and landscaping as needed. They are interested in an abandoned upland bog. Mr. Shea asks if the lot has been certified by the conservation commission as abandoned. Ashley states the land just transferred ownership to Mr. Mazalewski. Nothing will be stored on-site except their personal fire wood. Ashley indicates they do not want the land permitted they just want to park their trucks there at the end of the work day. Mr. Shea states the board would require vegetation screening for both noise and light. Mr. Shea would like the dwelling (which is a garage) inspected for safety.

Mr. Bruce Benson, a neighbor, addresses the board and indicates for three years there have been on-site activities at the proposed area. The activities included dumping, stacking, handling and reloading of logs for sale with online advertising and the chipper truck makes loud noises. He states he has been harassed and intimidated and is bothered by the non-shaded lighting on the property which invades his land.

Ms. Luda Adams, a neighbor, says she does not have any complaints of noise from where she lives, and she isn't bothered by the lights. Ashley Adams and Mr. Mazalewski speak to Mr. Benson's complaints and indicate the conservation commission did an investigation and walk through and found many of the complaints false. Mr. Daniel Adams speaks to the board and indicates he doesn't have any problems with the lighting on the site or noise.

Chairman Shea will accept a motion to continue the public hearing to the meeting of August 23, 2022 at 7:00PM. Richard Dionne makes said motion and it's seconded by Ellen Sordillo. Chairman Shea takes a roll call vote to approve said motion and Richard Dionne vote's aye, John Gaskey vote's aye, Cornelius Shea vote's aye, and Ellen Sordillo vote's aye. Approved 4-0-0. The board agrees to do a site walk on August 1, 2022 at 12:00PM.

Other Business:

- A. Planning Board Member Notes-Chairman: None.
- B. Planning Director Notes: Mr. Bott mentions that if Kevin Robinson isn't at the coming meetings, Mr. Williams will be appointed as a member to vote on special permits. Also he, and the board wish Michele a happy birthday! They also emphasize how invaluable Michele to the planning board.
- C. Discussion: None
- D. Minutes – 6/28/2022: These will be continued to the next meeting on August 9, 2022.

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- E. Adjournment: Chairman Shea will accept a motion to adjourn the meeting. Ellen Sordillo makes said motion and it's seconded by Richard Dionne. Chairman Shea takes a roll call vote to approve said motion and Richard Dionne vote's aye, John Gaskey vote's aye, Cornelius Shea vote's aye, and Ellen Sordillo vote's aye. Approved 4-0-0.

Documents for 7/26/2022 PB Meeting

Memo from Thomas Bott to Planning Board regarding ANR Ward St/SMV

7/25/22 Memo from CFD – Jesse Boyle – Linbia's Path

7/25/22 Ltr to Thomas Bott from BOH Kevin Forgue – Linbia's Path

7/26/22 Memo from Andy Glines to Cornelius Shea regarding Linbia's Path

Street acceptance plan for Linbia's Path

As-Built plans for Linbia's Path

Application for Special Permit – Christopher Mazalewski – 17 Wareham Street

Existing Conditions plan for 17 Wareham Street