



Approved 8/31/21

## Town of Carver Planning Board

July 27, 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: Richard Dionne, Ellen Sordillo, Bruce Maki, Cornelius Shea, John Gaskey  
arrives at 7:19pm

Members Absent: Kevin Robinson

Others present: Jim Walsh, Planning Director

The meeting was called to order at 7:01 pm.

### ANR Plan

223 Meadow Street-Atwood Solar-Map 82 Lot 1-1-R: Hamilton Carrier from Ironwood Renewables speaks. They are separating a lot for a solar farm. They have the minimum 150-ft road frontage. He directs the board to the plan for questions. The reason for breaking up the property will be to separate the solar property from a house lot. This project meets the setbacks. The board reviews the plans. The Chairman entertains a motion to endorse the plans. Mr. Shea makes the motion, Ms. Sordillo seconds the motion. Shea, Maki, Sordillo, Dionne, yes. 4-0.

### Public Hearing JCM Acquisitions, 287 Tremont Street, (Erickson's Ice Cream):

The Chairman opened the public hearing on this matter for the purposes of continuing the meeting to August 24, 2021. The public hearing was advertised and public hearing notices were mailed to abutters but the item was left off the agenda. The Chairman entertains a motion to reschedule this hearing to the August 24, 2021 meeting at 7:00 pm. Mr. Shea makes the motion, Sordillo seconds the motions. Shea, Maki, Sordillo, Dionne, yes. 4-0.

### 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 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: Hamilton Carrier from Ironwood Renewables speaks. We went out for



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a site walk in January for this, looking for an update. We walked the site, and have since been working on the set-backs of the project. Northern 50-ft set-back, as is Eastern side. Project itself now is 11-acres. 10.5 acres of clearing. Everything else is pretty much the same. The abutters have signed waivers from the Northern and Eastern abutters at 50-ft. Originally this was 100-ft, but we were able to get the waivers from the North and East and make the project that way. Southern side, they moved everything back on the property to meet the set-back. Met with Fuss & O'Neill in the Spring, and are working with Andy Glines. Mr. Shea asks about the telephone poles on the property, and why this is not underground. Greg Dixon, Civil Engineer on the project speaks regarding the poles and notes that this is per the conversation with Eversource. The entire project itself will be surrounded by a fence. They also state that they have met with the fire department. Mr. Gaskey states his concern with clearing 10-acres of trees. He states his disapproval with the project. There is some discussion regarding these concerns. The Chairman asks for further questions from The Board and the public. States that we have seen the project and have heard pros/cons. The Chairman entertains a motion to continue to the next meeting on 8/24/21 meeting. Mr. Shea makes the motion, Ms. Sordillo seconds the motion. No further discussion. Gaskey, Shea, Maki, Sordillo, Dionne, yes. 5-0.

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: The Chairman begins, and asks for an update on the project. The Chairman states that both he and the Planning Director have both been out to the project to see it again. Miriam Gori speaks and states that the surveyors came out and marked the line that they were most concerned with where the fence goes over the property line. States that she will need to move her fence back several feet. She got an estimate on moving the fence, and will go from there. The Chairman asks about the trimming that was done, which ended up being on Town property. The Chairman asks for further questions, and hopes to finish this up on September 28th meeting.

Laurie Jewett and David Jewett 275 Tremont Street- only other concern is that they would like her to walk the dogs on a leash. The Chairman confirms this will be in the conditions. Mr. & Mrs. Jewett also ask about this being a hobby kennel vs. commercial. The ask about the maximum number of dogs that will be allowed for a doggy daycare. There is discussion amongst The Board members regarding putting a maximum number of dogs on the lot. Mr. Shea asks about the maximum number of overnight dogs. Ms. Gori states that currently her maximum overnight is around four (4).

The Chairman entertains a motion to continue this meeting until 9/28/21 meeting. Mr. Shea makes the motion, Ms. Sordillo seconds the motion. No further discussion. Gaskey, Shea, Maki, Sordillo, Dionne, yes. 5-0.

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 states that it



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has been requested to continue this to 8/24/21 meeting. Mr. Shea makes the motion, Ms. Sordillo seconds the motion. No further discussion. Gaskey, Shea, Maki, Sordillo, Dionne, yes. 5-0.

### **Other Business**

1. Planning Board Member Notes- None
2. Planning Director Notes- Reminder that August 10 meeting is cancelled.
3. Discussion- None
4. Minutes –7/13/21 Mr. Gaskey makes the motion to approve the minutes, Mr. Shea seconds the motion. No further discussion. Gaskey, Shea, Maki, Sordillo, Dionne, yes. 5-0.
5. Next meeting date- 8/24/2021 (August 10 Meeting Cancelled), 9/28/21
6. Adjournment: 8:29pm. Mr. Shea makes the motion, Ms. Sordillo seconds the motion. No further discussion. Gaskey, Shea, Maki, Sordillo, Dionne, yes. 5-0.

