

CARVER PLANNING BOARD
MINUTES OF JUNE 7, 2022

Approved 6/28/22

Chairman Cornelius Shea, John Gaskey (absent for first 3 votes), Kevin Robinson, Ellen Sordillo, Richard Dionne, and Thomas Bott, Town Planner.

Meeting was called to order at 7:05PM.

Pledge of Allegiance is recited.

The proceedings will be videotaped and rebroadcast by Area 58 TV

Public Hearings Cont'd:

1. In the application of DK Properties requesting a Special Permit and Site Plan Review pursuant to Sections 2230, 3100, 3241, 4341, and 5300, of the Carver Zoning by Law, located at 90 Forest Street in Carver, MA (Assessor's Map 49 Lot 61) in the General Business Zoning District the applicant proposes to construct a 6,500 SF craftsman/tradesman building with associated parking and utilities. The applicant is requesting a Special Permit to render more than 10,000 SF of the site impervious. The total proposed impervious area is approximately 18,450 SF.

Chairman Shea will accept a motion to continue the application of DK Properties requesting Special Permit and Site Plan Review located at 90 Forest Street to June 14, 2022 at 7:00PM. Said motion is made by Richard Dionne and seconded by Ellen Sordillo. Chairman Shea takes a roll call and Richard Dionne vote's aye, Cornelius Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Approved 4-0-0.

2. On the application of E & S Holdings, LLC. requesting Special Permit and Site Plan Review pursuant to Sections 3100, 5300, 2330 and 2230 of the Carver Zoning by Law, located at Off Spring Street, Lot #1, Ricketts Pond Business Park (Assessor's Map 32 Lot 1-1 & 1-2) in Carver, MA. The project will consist of the construction of three commercial buildings located at Lot #1 – Ricketts Pond Business Park located off Spring Street. The lot will be comprised of three commercial buildings with associated driveways, parking areas, closed-drainage system, septic system and utility connections.

Chairman Shea will accept a motion to continue the application of E & S Holdings, LLC located at Off Spring Street, Lot #1, Ricketts Pond Business Park requesting Special Permit and Site Plan Review located at to June 14, 2022 at 7:00PM. Said motion is made by Richard Dionne and seconded by Kevin Robinson. Chairman Shea takes a roll call and Richard Dionne vote's aye, Cornelius Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Approved 4-0-0.

3. On the application of Peter Sprague requesting a Special Permit and Site Plan Review pursuant to Sections 3100, 5300, 2330 and 2230 of the Carver Zoning Bylaw, located at Off Spring Street, Lot #2, Ricketts Pond Business Park (Assessor's Map 32, Lot 1-2) in Carver,

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MA. The project will consist of the construction of two commercial buildings located at Lot #2 – 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.

Chairman Shea will accept a motion to continue the application of Peter Sprague requesting Special Permit and Site Plan Review located at Off Spring Street, Lot #2, Ricketts Pond Business Park to June 14, 2022 at 7:00PM. Said motion is made by Richard Dionne and seconded by Ellen Sordillo. Chairman Shea takes a roll call and Richard Dionne vote's aye, John Gaskey vote's aye, Cornelius Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Approved 4-0-0.

Other Business

A. Planning Board Member Notes-Chairman:

Chairman Shea indicates they are still accepting applications for the zoning by-law committee as well as an alternate member to the planning board. The deadline for receiving said applications is June 10, 2022.

Thomas Bott speaks about the zoning by-law committee and he met with Bob Fennessy, currently the interim town administrator. He is trying to set up a committee to make sure we hit all the stops. Mr. Bott indicates he contacted each of the prior participants of the zoning board and asked them if they were interested in participating and all of them said they would, except one. Mr. Bott is hopeful that there will be a quorum and discusses the appropriate number of members that should be on the board.

B. Town Planner Notes:

Mr. Bott indicates he is sorting out various matters and says there are 13 projects and the necessary archaeology is being done. He now has an office (former office of Jim Walsh). Other offices have also been rearranged.

C. Discussion - Potential topics for Joint Meeting with Select Board:

Chairman Shea expects the meeting will look at the alternate for the planning board and appointing an associate member. Mr. Bott states since it is a joint appointment both boards should meet together to discuss the position.

Chairman Shea asks a question regarding telephone poles because it was recently brought up that a new subdivision was requesting an extension for telephone poles off of the main line but he doesn't know if was granted or not. He wants to address the by-laws the planning board operates under that require the wiring to be underground. He also states Gate Street just got new poles and they are all above ground and he doesn't know why but speculates it might be because they were all double poles. He continues that it is one thing to replace poles that were broken or falling over, but if stretches of poles are to be put in, there should be a consensus on which direction we want the town to go. Mr. Bott points out there are some subdivisions built before the regulations were in effect.

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D. Minutes: None.

E. Adjournment: Chairman Shea will accept a motion to adjourn the meeting. Said motion is made by John Gaskey and seconded by Ellen Sordillo. A roll call vote is taken by Chairman Shea and Richard Dionne vote's aye, John Gaskey vote's aye, Cornelius Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Unanimously approved 5-0-0.

No documents submitted for this meeting