



approved  
12/9/2020

## PLANNING BOARD MEETING MINUTES

November 18, 2020

7:00 PM

CARVER MIDDLE/HIGH SCHOOL AUDITORIUM

The public is invited to attend; social distancing practices are in effect.

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

Members present: Bruce Maki, Chairman; Kevin Robinson, Vice Chairman; Ellen Sordillo; Cornelius Shea; Richard Dionne, Associate Member

Member participating remotely via Zoom: John Gaskey

Note: There was a technical difficulty with Zoom, the Zoom connection was restored at \_\_:\_\_ pm.

The meeting was called to order at 7:00 pm. Member Robinson arrived at approximately 7:05 pm.

### Sign Permit

1. Christine Coulstring, (Bright Beginnings Early Learning Center) 5 Green Street (Map 16 Lot 11)

Ms. Coulstring is the owner of the center, which is the former VFW post. She held up her laptop to show the Board the proposed sign design. She said the sign design consists of the business logo and phone number and will use the same sign frame (size and placement) used by the VFW. She said that the property will be used as a childcare center. In a response to a question from Member Sordillo, she said that ages range from 2 months to 8 years old and that she worked in the childcare field for many years and this will be the first one that she has owned and managed. The Chairman asked Mr. Walsh for comment. Mr. Walsh state that the business was located in the Village zoning district has a maximum of 8 square feet for signage and no more than 2 signs. The applicant is proposing only 1 sign of 6 square feet and the proposal met the zoning requirements. Member Shea asked if Ms. Coulstring had the Historic District Commission review the sign. She responded that she had met with the Commission and Mr. Walsh said that the file noted that the Commission had approved the sign. The Chairman asked if there were any more questions and hearing none asked for a motion. Mr. Shea moved to approve the sign application for 5 Green Street, Seconded by Ms. Sordillo. The Chairman asked for a roll call vote: Maki, Robinson, Shea, Sordillo –yes. The motion passes 4-0.

2. Samantha Mohanna (OM NAMAHA CENTER) 66 Main Street Unit 4 (Map 71 Lot 9)

The applicant was represented by Sign-A-Rama of Kingston. The business is in the same plaza as the Mexican restaurant on Main Street. Mr. Walsh said that the business is located in the General Business zoning district and allows up to 16 square feet of signage. The business will have two signs, one a door graphic, for a total of 16 feet which complies with zoning. Mr. Robinson moved to approve the sign application for OM NAMAHA Center, seconded by Mr. Shea. The Chairman asked for a roll call vote and Shea, Robinson, Maki and Sordillo voted yes-unanimous vote 4-0.

**Public Hearings**

3. On the application of Heather Dudko requesting a Special Permit pursuant to Sections 3570 and 5300 of the Carver Zoning by Law, located at 96 North Main Street, Unit 4 in Carver, MA (Assessor's Map 18 Lot 3-B-R) to exceed the signage dimensional requirements and number of signs in the Village Business District.

7:14 pm. The Chairman opened the public hearing and read the public hearing notice into the record. The applicant had come before the Board in October for a sign permit but the amount of signage in both area and number exceeded the allowed amount in the Village zoning district. The applicant is seeking a special permit to allow the signage requested. Heather Dudko is representing the applicant, Allstate Insurance. Mr. Walsh said that the applicant is seeking 19 square feet of signage and three signs in the Village zoning district where a maximum of 8 square feet and two signs are allowed. Mr. Walsh also stated that the freestanding directory sign at the entrance to the property was covered under a special permit obtained by the property owner. Ms. Dudko said the applicant is seeking 19 square feet of signage for a wall sign, a placard sign adjacent to the doorway and a window graphic sign. Mr. Shea asked about the number of signs, only three signs were applied for. Ms. Dudko clarified that 11 square feet were for the wall sign, 3 square feet for the placard and 5 square feet for the window graphics. Mr. Shea said that the window graphics were actually two signs, so that the total number of signs requested were four. Ms. Dudko agreed saying the 5 square feet for the window sign was 2.5 square feet for each window. Mr. Robinson asked if the signs for the freestanding sign would take the place of existing signs or would they have their own slots. Ms. Dudko replied the signs would take existing vacant slots on the freestanding sign. The Chairman asked if there were any other questions from Board members and hearing none asked if anyone member of the public present had questions. No one had questions. The Chairman asked for a motion to close the public hearing. Motion by Shea and seconded by Robinson to close the public hearing. The Chairman asked for a roll call vote: Shea, Robinson, Sordillo, Maki and Dionne voted yes-5-0. The Chairman then asked for a motion to approve the special sign permit for 96 North Main Street, Unit 4. Motion by Robinson, seconded by Shea to approve the special permit for signs at 96 North Main Street, Unit 4 for Allstate. The Chairman asked for a roll call vote: Dionne, Shea, Robinson, Maki, and Sordillo all voted yes. The motion passed 5-0.

4. On the application of Syncarpha Carver LLC., requesting a Special Permit and Site Plan Review pursuant to sections 2230, 3100, 3580 and 5300 of the Carver Zoning Bylaw, located at 104 Tremont St. (Assessor's Map 123, Lot 13) in Carver, MA to allow the construction of a 7.5 MW DC PV system with three array areas to be installed on land adjacent to active cranberry bogs at the Federal Furnace Cranberry Co. property in a Residential/Agricultural District.

7:24 pm. The Chairman opened the public hearing and read the public hearing notice into the record. The applicant was represented by Annie Jung, Syncarpha; Rob Bukowski, Weston & Sampson; Rachel Claire, Syncarpha; and Graham Bukowski(?), Syncarpha. Annie Jung provided an overview of Syncarpha. She said that Syncarpha is a long-term owner and manager of solar projects throughout the US. It has 100 MW of solar project in Massachusetts, about 20 projects equivalent to the project being proposed in Carver. Syncarpha is a long-term owner and operator and has a vested interest in building its projects to code. The company began the process for permitting this project about two years ago working with the utility. In addition to solar panels the project will also have battery storage. Mr. Bukowski is the civil engineer and consultant on the project.

#### **Minor Modification**

5. Clearway Energy (59FE WHAM8 SOLAR, LLC) -59 Federal Road (Map 131-1-1, 1-2, 1-3, 5-0) *Discussion and possible vote.*

#### **Discussion**

6. Linbia's Path-Neighbor Concerns

#### **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- Linbia's Path
- D. Minutes – 10/13/2020
- E. Next meeting date:
- F. Adjournment