

CARVER PLANNING BOARD
MINUTES OF October 10, 2023

Approved
11-14-23

Planning Board: Chairman Cornelius Shea, John Gaskey, Kevin Robinson, Ellen Sordillo, and Donald Williams. Select Board: John Cotter, Dan Ryan, and Sarah Hewins.

Absent: Thomas Bott, Town Planner.

Meeting was called to order at 7:02PM for the Planning Board, and Sarah Hewins calls the meeting to order for the Select Board.

Joint Meeting with Select Board to appoint Associate Planning Board Member

Dan Ryan of the Select Board makes a motion to appoint Sarah Hewins as Chair of tonight's meeting. All members of the Select Board vote aye.

Mr. William Collum is applying to be an Alternate Member of the Planning Board. Chairman Shea reads aloud Mr. Collum's credentials and experience in business and education. Chairman Shea will accept a motion to approve Mr. Collum for the position. John Gaskey vote's aye, Kevin Robinson vote's aye, Ellen Sordillo vote's aye, Donald Williams vote's aye and Chairman Shea vote's aye.

Sarah Hewins will accept a motion for the Select Board to appoint Mr. Collum to said appointment. All members of the Select Board present tonight vote aye.

Sarah Hewins will accept a motion to adjourn the Select Board. All members of the Select Board present tonight vote aye.

Minor Modification:

1. Request by DK Properties, LLC. for a Minor Modification to Site Plan, 90 Forest Street (Map 49 Lot 61-0) in the General Business (GB) Zoning District.
Filed 9/27/2023

Stephanie Hoban with Strong Point Engineering represents the applicant and indicates they added roughly 1000 sq. ft. of pavement, added a few extra parking spaces and made significant changes in planting for more screening. Dan Desri, the owner of 90 Forest Street addresses the board indicating he made changes to the parking lot itself to make turning around easier and as a result there is additional room for two more parking spaces. Kevin Robinson wants a condition that the Deputy Fire Chief's approval is needed for this. Andy Glines with Fuss & O'Neill, the town's engineering consultant agrees. The owner indicates he will comply. Chairman Shea asks about buffers and the response is they are outside the buffers. Chairman Shea also points out the Board did not approve a gravel storage area and

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that it has to be removed, which will be condition for approval. The applicant will have come back before the Board with a Minor Modification Plan for changes on this issue. Chairman Shea asks if the berm is partially installed and the response is when the top coat is added to the parking lot the berm will be completed. Andy Glines points out since the applicant changed the type of planting to be installed he wanted to mention to the board they might be interested in habitat value of the now proposed landscaping. The Board discusses the landscaping in detail with Mr. Desri. Mr. Glines indicates a condition should be placed on the applicant adding top soil and seed to that area and as well as adding a drive-through barrier.

Chairman Shea will accept a motion to approve the Minor Modification to site plan for DK Properties, LLC, with the conditions outlined. Said motion is made by Kevin Robinson and it's seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and John Gaskey vote's aye, Kevin Robinson vote's aye, Ellen Sordillo vote's aye, Donald Williams vote's aye, and Chairman Shea vote's aye. Approved 5-0-0.

2. Request by RPBP, LLC. for a Minor Modification to Site Plan, 46 Spring Street (Map 32 Lot 1-A) in the Spring Street Innovation (SSID) Zoning District.

Filed: 10/1/2023

Eric Schoumaker with McKenzie Engineering is present to represent the applicant. He is joined by Mike Facchini. Mr. Schoumaker gives background on the project indicating last fall there was a lot of rainfall and there was an issue with erosion and sedimentation of the side slope of the abutting 65' buffer to the wetlands and as a result the applicant built a stone retaining wall. Details on the retaining wall are discussed. Another change was made to the parking area to push the storm water to the north of the site. Per Andy Glines with Fuss & O'Neill, consulting engineer to the town, they added square footage to the building and made changes to the elevation of the invert pipe to the infiltration base.

Mr. Glines indicates one of the senior engineers from Fuss & O'Neill did a site inspection and when the report dated September 26, 2023 is available Mr. Glines will review it and determine if the recommendations were completed satisfactorily. Mr. Schoumaker indicates the fire department has signed off on the building and they are awaiting final Conservation Commission approval.

Chairman Shea will accept a motion to approve the Minor Modification for to Site Plan for Ricketts Pond Business Park for 46 Spring Street with the condition that final Conservation Commission approval and there are no conflicting Orders of Conditions. Said motion is made by Kevin Robinson and it's seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and John Gaskey vote's aye, Kevin Robinson vote's aye, Ellen Sordillo vote's aye,

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Donald Williams vote's aye, and Chairman Shea vote's aye. Approved 5-0-0.

Public Hearing Cont'd:

3. On the application of Priolo Concrete Forms, Inc. requesting a Special Permit and Site Plan Review pursuant to Sections 2270, 4341, 5300, 3100 and 3351 of the Carver Zoning by Law, located at 93 North Main Street in Carver, MA (Assessor's Map 18 Lots 22-A-R and 22-C-R) in the Village Business (VB) Zoning District. The project consists of the construction of a mixed-use building, associated utilities, stormwater controls, parking lots and access drives. The building will be used as a craftsman/tradesman building and have (4) 2-bedroom residential units above.
Filed: 8/17/23. Open Hearing: By 10/21/23, Deadline: None to vote Special Permit

Chairman Shea asks Andy Glines if they have issued a formal memo on this project yet, and the response is no, but they conducted their initial review and have drafted a set of comments and they will be finalized soon. Bob Rego, a civil engineer with Riverhawk Environmental represents the applicant, who is joined by Mr. Priolo. Mr. Rego indicates the property is comprised of two lots and one of the lots used to be a gas station. Chairman Shea indicates an ANR is needed to put the two lots together. Chairman Shea asks if the underground storage tanks have been removed from the gas station and the response is yes. He also indicates the town has approved two residential properties be allowed over the commercial properties. Mr. Rego goes over a display of the plans with the board pointing out landscaping, screening area and landscape buffer. Andy Glines expresses his ideas with the board on the landscaping. Chairman Shea asks if the building will have public access and the response is yes and Mr. Shea goes over the requirements for the public entrance. Chairman Shea indicates Deputy Fire Chief will require an automatic sprinkler system in the building and widening of the road on the east side of the building. Chairman Shea indicates there is a blind spot on the corner to the entrance on Plymouth Street and it needs to be addressed for safety concerns for the many residents walking in the area. The applicant asks for more time to look into the issue and Chairman Shea indicates they will also look at the corner on their site walk. Andy Glines indicates a sidewalk would be beneficial on that corner. The Board discusses the issue in depth with the applicant. Andy Glines will draft a memo regarding the issues discussed tonight and the applicant will make a decision whether to move forward or not with this project.

Chairman Shea will accept a motion to continue the public hearing on the application of Priolo Concrete Forms, Inc. requesting a Special Permit and Site Plan Review located at 93 North Main Street to October 24, 2023 at 7:00PM, meeting Room, Carver Town Hall. Said motion is made by John Gaskey and it's seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and John Gaskey vote's aye, Kevin Robinson vote's aye, Ellen Sordillo vote's

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aye, Donald Williams vote's aye, and Chairman Shea vote's aye. Approved 5-0-0.

Other Business:

4. Request for a one-year extension for Subdivision Completion (Assessor's Map 32, Lots 1-1 thru 1-6) for the Ricketts Pond Business Park Subdivision off Spring Street in a Spring Street Innovation District (SSID) District.
Filed: 9/25/2023

Chairman Shea indicates the Board received a letter from Mr. Opachinski requesting a one-year extension to complete construction of Ricketts Pond Drive. Apparently they are having difficulty removing the remaining earth at the project due to the high silt content and they don't want to damage the roadway. Chairman Shea will accept a motion to approve a one year extension on subdivision completion of Assessor's Map 32, Lots 1-1 thru 1-6) for the Ricketts Pond Business Park Subdivision off Spring Street in a Spring Street until October 10, 2024. Said motion is made by John Gaskey and it's seconded by Kevin Robinson. Chairman Shea takes a roll call vote and John Gaskey vote's aye, Kevin Robinson vote's aye, Ellen Sordillo vote's aye, Donald Williams vote's aye, and Chairman Shea vote's aye. Approved 5-0-0.

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- A. Planning Board Member Notes-Chairman: He points out that this is Breast Cancer Awareness Month.
- B. Town Planner Notes:
- a. Agendas and Procedures changes for November Hearing.
- C. Discussion: Ellen Sordillo states her thoughts and prayers are with the people of Israel. John Gaskey gives a shout-out to the youth football group and coaches who are doing a great job.
- D. Minutes: None.
- E. Adjournment: Chairman Shea will accept a motion to adjourn. Said motion is made by Ellen Sordillo and it's seconded by John Gaskey. Chairman Shea takes a roll call vote and John Gaskey vote's aye, Kevin Robinson vote's aye, Ellen Sordillo vote's aye, Donald Williams vote's aye, and Chairman Shea vote's aye. Approved 5-0-0.

Future Meetings

October 24, 2023

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On the application of Nader Mouwad – Litter’s Paw requesting a Special Permit pursuant to Section 5300 of the Carver Zoning by Law, located at 58 North Main Street, in Carver, MA (Assessor’s Map 16-15-1) for a dog daycare, boarding, pet accessories retail store in a General Business (GB) District.

Filed: 9/8/23 Open Hearing: By 11/12/23 Deadline: None to vote Special Permit

November 14, 2023

Possible Hearing for Planning Board procedures and Policies

November 28, 2023

Documents for 10/10/2023 PB Meeting

Bill Cullum’s application for Planning Board Alternate

Minor modification application for DK Properties, 90 Forest St, as-built

Minor modification application for Bridgestone Development, 46 Spring Street, as-built

Pictures submitted from M. Facchini re: erosion, new wall, cape cod berm

9/26/2023 memo from Eric Cordis, Fuss & O’Neill

Copy of the application for special permit/site plan for 93 N. Main Street

Email from Peter Opachinski to T. Bott for request for extension for subdivision off Spring Street