

CARVER PLANNING BOARD
MINUTES OF October 24, 2023

Approved
11-28-2023

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

Absent: Kevin Robinson.

Meeting was called to order at 7:03PM

Pledge of Allegiance is recited.

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

ANR:

1. This plan is a re-division of Lot #2 and Parcel A owned by Paul Foley (Assessor's Map 96-10-1 and 96-10-2) and located at 0 Rochester Road in the Residential Agricultural (RA) Zoning District. Filed: 10/18/2023.

Mark Benson, surveyor with Beals & Thomas represents the applicant indicating there are two lots, and parcel 1A is not buildable. They are creating two new lots, Lots 2 & 3. Chairman Shea points out Lot 3 does not have adequate access to frontage to the buildable portion of the lot. Mr. Benson indicates they are thinking of doing a joint driveway. Mr. Shea indicates proposed easements should have been noted on the plan and wants to know if an ANOI has been done. Mr. Benson states the wetland lines are shown but flag numbers have been turned off because there were so many flags on the plans, but the prior ANR plan delineated the wetlands. Mr. Bott asks if the guard rail stops before the property line and can the property be accessed currently and the response is there is about 11 ½ feet between the guard rail and the lot corner. Chairman Shea indicates the fire department will have to look at this.

Chairman Shea will accept a motion to approve the ANR with the notation that Lot 3 is not a buildable lot currently without further zoning relief. 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, Ellen Sordillo vote's aye, Donald Williams vote's aye, and Chairman Shea vote's aye. Approved 4-0-0.

Public Hearing Cont'd:

2. 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 construction of a mixed-use building, associated utilities, stormwater controls, parking

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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 indicates the Board received an official Withdrawal from the applicant, which Mr. Bott reads aloud. Chairman Shea will accept a motion of the Withdrawal for the application of Priolo Concrete Forms, Inc. 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, Ellen Sordillo vote's aye, Donald Williams vote's aye, and Chairman Shea vote's aye. Approved 4-0-0.

Public Hearing:

3. 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.

Nader Mauwad and Ned Border address the board and Mr. Borden gives a history of the site. Chairman Shea asks if the entirety of the southern driveway is on the lot and the response is yes. Mr. Border indicates there will be no change to the vegetation. Chairman Shea indicates the Board of Health to approve the well on the property. Chairman Shea also asks how many dogs will be in the facility and Mr. Mauwad responds 60 dogs, of which 19 will stay overnight. Mr. Bott indicates he will look up the required amount of staff needed per dog. Mr. Border indicates they will remove a small Cape Cod berm to make a clean driveway available. Mr. Shea indicates the landscaping in front of the building needs to be addressed and the parking areas should be screened from the public, therefore he wants to see a landscaping plan. He also indicates the dumpster should be contained, a vermin control plan must be filed with the Board of Health, and lights should be on one-half hour before business opens and off one-half hour after business closes. Mr. Shea indicates the Board will do a site walk of the property. Mr. Gaskey is concerned about the location of the kennels regarding safety concerns because they will be close to a public area and he is also concerned the locations of kennels will have undue stress on the dogs. This will be looked at during the site walk.

The site walk is scheduled for November 6, 2023 at Noon. Chairman Shea will accept a motion to continue the Public Hearing on the application of Nader Mauwad for Litter's Paw to November 14, 2023 at 7:00PM, Room #1, Carver Town Hall. Said motion is made by Ellen Sordillo and it's seconded by John Gaskey. Chairman Shea takes a roll

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call vote and John Gaskey vote's aye, Ellen Sordillo vote's aye, Donald Williams vote's aye, and Chairman Shea vote's aye. Approved 4-0-0.

Other Business:

4. Informal discussion – Wenham PV I, LLC is seeking to install a 1 MW ac dual-use solar array over the existing cranberry bog located at 0 Rochester Road (Assessor's Map 100 lots 5, 6, and 7-A) in a Residential Agricultural (RA) and Village (V) Zoning District . The proposal is to install 2,380 panels, with a total area of 1.62 acres, above the existing, 7 acre, cranberry bog in a way that will allow for the continued cultivation of the bog. Attorney David Bursen represents the applicant, Kyle Murphy with PV1, LLC, who is also present. Mr. Murphy is one of the prospective purchasers of 27 Wenham Road. They are here tonight to seek guidance from the Board regarding the project. Chairman Shea asks if they meet the requirements for this project such as, frontage, underground electrical connections, set-backs and screening, battery storage, poles to mount solar panels. Chairman Shea also indicates they will have to seek Conservation Commission approval and obtain an ANOI regarding location of wetlands. Chairman Shea indicates the roadway will have to be safe for all vehicles and the fire department will review this. The proposed point of interconnection is discussed.
5. Optional pre Application Meeting - Plymouth Elks Lodge #1476 to construct a new meeting lodge on a leased portion of the Plymouth Airport/South Meadow Road. The area in question straddles the Plymouth/Carver line, with the actual structure and developed portion falling within Carver limits.

Rob Dewar with Bracken Engineering and Paul Ruginski with Plymouth Elks are present. Mr. Dewar gives an overview of the project and presents graphs of the proposed layout of the project. There will be a 2,500 foot building that would be serviced by two parking areas containing 36 parking spaces. Mr. Dewar explains the proposed utilities, sewer, and electric. He also indicates there will be no impact to utilities on the street because they will be coming in from the locust itself or the airport side of Plymouth. He continues to explain stormwater management, screened dumpster area, kitchen facility, and landscaping plans. Chairman Shea asks if there will be a well and the response is there will be no well as the water will be piped in from Plymouth municipal water. Mr. Dewar also indicates the building will have a sprinkler system.

Chairman Shea gives a list of requirements: Typically parking is required behind the main building, but the Board is allowed to give up to eight spaces in front of the building; Screening by the street; Vegetation on every side of each entrance; Vermin Control Plan; Dumpster should be bermed and screened; Plan for delivery area; Fire Department to check on access; Conservation Commission report on wetlands; and the Town's engineer

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will have to check on the two entrances across from each other.

Donald Williams asks about signage and Mr. Dewar indicates the signage will not interfere with signs at the airport and the two properties are delineated by a chain link fence. The parking lot options are discussed in-depth.

A. Planning Board Member Notes-Chairman: None.

B. Town Planner Notes:

- a. Agendas and Procedures changes for November Hearing. Mr. Bott updates the Board on this matter.
- b. SERPED contacted Mr. Bott regarding the Housing Production Plan and they would like to meet with the Board twice in December, tentatively on December 12th and 19th, or perhaps the 5th and 19th. The MBTA By-law is discussed as well as clustered developments.

C. Discussion: John Gaskey is proud to announce the Carver Football Team is destroying all opponents to date. He believes they've had an undefeated season this year. Also, the Carver Cowboys Youth Football Team have already established there place in the playoffs. He believes the Super Bowl will be the second Sunday in November.

D. Minutes – 9/26/2023: Chairman Shea will accept a motion to approve the Minutes of 9/26/2024. 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, Ellen Sordillo vote's aye, Donald Williams vote's aye, and Chairman Shea vote's aye. Approved 4-0-0.

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, Ellen Sordillo vote's aye, Donald Williams vote's aye, and Chairman Shea vote's aye. Approved 4-0-0.

Future Meetings

November 14, 2023

November 28, 2023

Possible Hearing for Planning Board procedures and Policies

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Documents for 10/24/2023 PB Meeting

ANR application and plans for Rochester Road – Foley Farms

10/11/2023 email from G. Priolo re: 93 N. Main Street requesting a withdrawal

10/10/2023 ltr from G. Priolo to T. Bott requesting withdrawal of 93 N. Main Street Special Permit

Special permit application and plans from N. Mouwad re: 58 N. Main Street

10/17/2023 ltr from David Berson, Esq. to Carver Planning Board with plans for informal discussion re:
27 Wenham Road – Wenham PV I, LLC.

10/20/2023 ltr from Robert Dewar to T. Bott with proposed site development plans for informal
discussion re: 169 South Meadow Road – Plymouth Elks Lodge