

VOTED 4-12-16
AJ AMENBERG

**Planning Board Minutes
Tuesday, March 22, 2016**

The Carver Planning Board met on March 22, 2016, at the Carver Town Hall, Meeting Room #1, 108 Main Street, Carver, Massachusetts. This meeting was videotaped for cable cast channel 15.

Mr. Bruce Maki opened the meeting at 7:03 p.m.

PRESENT: Bruce Maki, Chairman; Chad Cavicchi; William Sinclair; James Hoffman
ABSENT: Kevin Robinson (participated remotely for Borrego Discussion/Decision)
ALSO PRESENT: Marlene McCollem, Director of Planning and Community Development;
Christine Champ, Recording Secretary

Discussion/Decision

Borrego Solar Systems, Inc. - Special Permit & Site Plan Review - 16 West Street (Assessor's Map 74-8 & 9) - to allow a ground-mounted solar power generating facility of approximately 1.388 mW in a Residential/Agricultural District. (Zoning Bylaw §§3100, 3580, 5300).

Filed with the Town Clerk: February 2, 2016

Last Meeting: April 26, 2016

Deadline: May 2, 2016

Kevin participating remotely via phone.
Chad not eligible to vote.

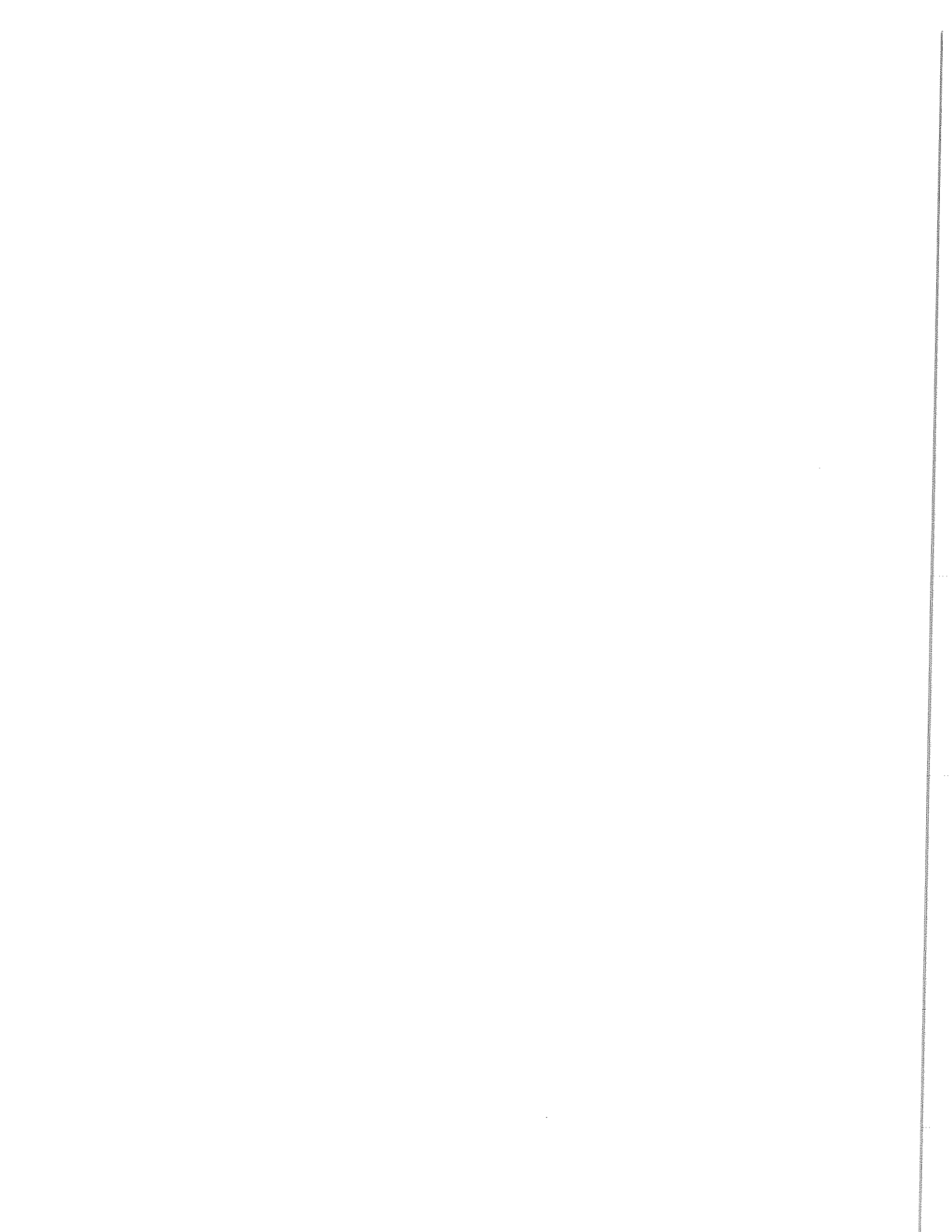
Mr. Sinclair recommended the board activate the remote (via phone to Hawaii) with board member Kevin Robinson. Mr. Hoffman seconded the motion. It was approved unanimously.

Ms. McCollem called and connected with Mr. Robinson. She then put him on speakerphone. *A DUE TO MR. ROBINSON BEING OUT OF STATE FOR A FAMILY EMERGENCY.*
Chairman Maki read the decision into the record. Mr. Robinson confirmed the address of 16 West Street with Ms. McCollem. He was also questioning the bogs being stripped out to which Ms. McCollem informed him that racking would be installed over the bog as is and not loamed. Kevin said he was in favor. Mr. Sinclair made a motion to approve the decision. Mr. Hoffman seconded the motion. It was voted unanimously. Mr. Cavicchi abstained from voting.

Mr. Robinson disconnected at 7:14 p.m.

Continuation of Public Hearing:

Proposed zoning article for April 2016 Town Meeting to re-zone 7-acres +/- from Residential Agricultural to Spring Street innovation Zoning District. For property off of Solar Circle shown on Assessor's Map 32, Parcel 4.



Mr. Stanley Slepoy of the office of the real estate developer was in attendance. Ms. Hildy Feuerbach, Esquire, was also in attendance. Attorney Robert Barrett represented the petitioner, Mrs. McGrath.

Attorney Barrett presented information regarding extending the Spring Street zoning to include Mrs. McGrath's and he wanted the article to support the same. He wanted to amend the zoning map. He said he was there to seek change and answer any questions. Ms. McCollem said the petition was submitted and the next step would be to hold this meeting and present to the town meeting. Mr. Sinclair thanked Mr. Slepoy for his work. He highly encouraged that we support this for town meeting. There were no other comments from the board.

For public comments, Mr. Paul Newcomb, 3 Everett Street, Carver, spoke. He stated that he worked for the town. He wanted to know what is going to go in there and would it affect the pond.

Hildy Feuerbach, Esquire, said, we don't know what will go. But they wanted it to include Spring Street. She said it will be expanding the district, assembling the parcel of land and residential agriculture changes to (tax-wise) new zoning.

Mr. Sinclair stated it was all worked on in the previous few years. He said whatever was put in had been considered and met. This would be to entice proper development in that area.

Mr. Sinclair motioned to close the public hearing. Mr. Cavicchi seconded the motion. It was voted unanimously to close the hearing.

Mr. Sinclair motioned to endorse the proposal for the town meeting for the town board. Chairman Maki seconded the motion. It was voted unanimously.

The four remaining members of the public left the hearing at 7:25 p.m.

Site Plan Review:

Jamie Emerson - Tremont Street (Assessor's Map 95-3-1) - for the construction of a 7,470 s.f. building and associated site work in a General Business District (Zoning Bylaw §3100).

Chairman Maki read the public hearing notice. Mr. Gregory Morse of Morse Engineering addressed the proposed site plan of Tremont Street on the display board. He said it was 40,000 square feet of land, some of it wetlands, and it was vacant land currently. He said portions had been cleared and other portions were woody with brush. He said the proposed commercial building was 124.5 feet by 60 feet deep. He wanted 5 bays. He stated the overhead door was in the back of the building.

Mr. Morse continued to say it was similar to Commerce Way or Brian Kelliher's on North Main. He further described paving, grading and what the members were looking at. He said the

draining flowed down to the wetlands. He stated the drainage was sent to Fuss and O'Neil to review. He said it complies with rates and volumes of run off. He said the septic was approved by the Board of Health.

Mr. Morse then went over the comments and stated he appeared before the Conservation Commission. He stated he would be making revisions to the comments. He noted, how they were treating the back of the building was an issue and they would have revised plans of that. He expected this to continue but he was looking for comments from the board.

Chairman Maki asked the board for any questions.

Mr. Morse was looking for input. He further stated the landscaping buffer across the front was at issue. He was trying to be sensitive to the wetlands. He stated the second problem was Section 32, 51. He was proposing a sidewalk in front. He said he was looking for relief from the two sections.

Mr. Newcomb of 3 Everett Street stated he represented Crossroads Church and was concerned with what was going there. His concern was they would dry up the well. His other concern, he stated, a river once, a river stays a river forever. He said agricultural takes top priority and he was concerned about any leak, et cetera. He suggested, as Conservation Commission, to have the Corp. Of Engineers involved.

Chairman Maki suggested this was for the Conservation Commission, not the Planning Board. Mr. James Nauen, also from the audience, stated it was 200 feet and confirmed this is for the Conservation Commission. Mr. Sinclair asked Mr. Morse if it had been submitted to the Conservation Commission and he replied, yes. Mr. Nauen said the Conservation Commission would be hearing this again.

Mr. James Nauen spoke at the microphone regarding the Conservation Commission findings. He stated they are only good for 3 years. Mr. Nauen said the Conservation Commission approved it and he thinks it was in error. He stated, however, a federal agency can change.

Ms. McCollem spoke to what was in the Planning Board jurisdiction. She said the use of the property by craftsmen is allowed by right. So, this is a site plan review. Ms. McCollem read the language of the corresponding section and stated, the Planning Board was working under a very strict time line. She wanted him to be mindful of the same. The date of receipt was February 24 and the deadline was April 29.

Mr. Sinclair saw the only concerning issue as (10-24) landscape and where the sidewalk was. Mr. Morse nodded that this was correct and also the parking lot spots. The maximum would be 8 spaces under the bylaw and they want 10.

Chairman Maki wanted to know if it was possible to do a 20-foot landscape buffer and a 10-foot

planting. Mr. Morse said it would push the building back on the lot, cutting off the ease of access in the back. Mr. Morse said he was not saying it was impossible, but it was not the applicant's desire.

Chairman Maki asked if a one-way traffic flow would make a difference, suggesting, you may be able to angle spaces in front and make it one way. Mr. Morse said the desire was 90 degree and two ways in front. The angled parking would gain you at least 5 or 6 feet. Adding 10 feet and 10 feet would push back 20 feet to the buffer. Chairman Maki noted, if you angle, it would be 15 feet. He also noted 10 parking spaces versus the bylaw maximum of 8. That would be two extra in front. They could relocate those to the back.

Mr. Morse asked about the sidewalk along the buffer. Chairman Maki asked Ms. McCollem about the sidewalk. She will look into this. Mr. Sinclair asked if Ms. McCollem would be better to work with Mr. Morse to meet the requirements. He stated, according to the bylaws, we don't have the authority to waive landscaping on that end. He suggested, to see how it will work out, look at different alternatives to try to accommodate what is in the bylaw.

Mr. Newcomb stated, if it is a state highway, it must have a sidewalk and that would push the building back.

Mr. James Weston stated he owned the next bog over. He said his bog was within 75 feet of the boundary. His concern is stone water runoff and water quality issues; that it will run into the bog. He stated, the septic on the south side, that corner is spring and that runs 24-7. He thinks if it is in the groundwater, then water quality issue again. He stated, storm runoff in back, leaching pit versus quality of river, a foot. He says it will fill up and run on his property if there is a heavy rain. He stated it was a water quality issue for Ocean Spray. He thinks the lot is too small to start with. That is his concern. He was not issued cards last year for review but was issued the year before so he attended. He was concerned with any runoff from cars, et cetera. Chairman Maki thanked him.

Mr. Weston said they put in bounds today. He stated, way in the corner is also a wetland. Mr. Morse said he would resolve all issues on same.

There was some discussion regarding a site visit. Mr. Morse said they staked out today and that is was very accessible. Chairman Maki asked Mr. James Nauen if the Conservation Commission will locate the bog on the plan. Mr. Nauen said that new plans would be required. Chairman Maki said they will have to work on this and work out other issues with next door, et cetera.

Mr. Sinclair said he would like to see if they can meet the bylaws then they would go and see the site, as they have other issues not in the board's purview. The wetlands and the bog is the Conservation Commission's issue. Mr. Sinclair was concerned about the site being tight and they would have to get the buffer issue. He stated a site visit was warranted but not yet and Chairman Maki agreed.

Ms. McCollem was happy to work with the engineer to address the bylaws and Fuss and O'Neil comments. The next meeting is April 12. She saw no reason we could not have the issues for the Planning Board meeting, suggesting, meet on the 12th and review the plans. She suggested meeting on 4/26 and seeing what is determined as it will be in the 60-day limit.

Mr. Sinclair motioned to continue (April 12, 7:00 p.m., Room 4). Mr. Hoffman seconded the motion. It was voted unanimously.

Mr. Morse and the applicant left at 8:06 pm.

Mr. Hoffman made reminder of the golf tournament on May 21 at Bay Pointe in Onset. He is looking for sponsors and raffle prizes.

Other Business:

- A. Planning Board Member Notes
- B. Minutes - February 9, 2016 (Will not eligible to vote)
March 1, 2016 (Chad not eligible to vote)

Mr. Cavicchi made a motion to approve the Minutes of February 9, 2016. Mr. Hoffman seconded the motion. The Minutes were approved unanimously.

Mr. Sinclair made a motion to approve the Minutes of March 1, 2016, as written. Mr. Hoffman seconded the motion. The Minutes were approved unanimously.

- C. Correspondence (if any)

None.

- D. Next meeting date: April 12, 2016

Mr. Sinclair made a motion for the next meeting date of April 12, 2016. Mr. Hoffman seconded the motion. The date was approved unanimously.

Mr. Sinclair made a motion to adjourn the meeting. Mr. Hoffman seconded the motion. It was voted unanimously to adjourn at 8:08 p.m.



TOWN OF CARVER

Office of Planning & Community Development

PUBLIC MEETING NOTICE

POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A, SECTION 20B

PLANNING BOARD MEETING AGENDA

March 22, 2016

7:00 PM

Carver Town Hall Room #1

Discussion/Decision:

Borrego Solar Systems, Inc.—Special Permit & Site Plan Review—16 West St. (Assessors Map 74-8 & 9)—to allow a ground mounted solar power generating facility of approximately 1.388 mW in a Residential/Agricultural District. (Zoning Bylaw §§3100, 3580, 5300).

Filed with the Town Clerk: February 2, 2016

Last Meeting: April 26, 2016

Deadline: May 2, 2016

Kevin participating remotely via phone

Chad not eligible to vote

Continuation of Public Hearing:

Proposed zoning article for April 2016 Town Meeting to rezone 7-acres +/- from Residential Agricultural to Spring Street Innovation Zoning District. For property off of Solar Circle shown on Assessor's Map 32, Parcel 4.

Site Plan Review:

Jamie Emerson—Tremont St. (Assessors Map 95-3-1)—for the construction of a 7,470 s.f. building and associated site work in a General Business District (Zoning Bylaw §3100).

Other Business

A. Planning Board Member Notes

B. Minutes.—February 9, 2016 (Will not eligible to vote)

 ↳ March 1, 2016 (Chad not eligible to vote)

C. Correspondence (if any)

D. Next meeting date: April 12, 2016

E. Adjournment

RE: Applicant—Borrego Solar Systems, Inc. (#578)
Special Permit & Site Plan Review—approximately 1.39mW solar array
16 West Street (Map 74-8 & 9)
Title Reference: Book 32474 Page 119

MOTION: That the Planning Board vote to approve the Special Permit and Site Plan Review application of Borrego Solar Systems, Inc. for a 1,388.52 kW solar array located to the rear of 16 West Street, as shown on the plans entitled: *"Special Permit and NOI Plan, 16 West Street, Carver, MA 02330; 1,388.520 kW DC STC Rated Solar Electric System,"* prepared by Borrego Solar, Inc., dated January 18, 2016, revised February 26, 2016, scale 1"=60' with the following findings and conditions:

Findings:

The Planning Board held a public hearing for the above referenced plans under Sections 2230 (Use Regulations), 3580 (Large-Scale Ground Mounted Solar Photovoltaic Installations) and 5300 (Special Permits) of the Carver Zoning Bylaw on March 1, 2016. The Board finds that the benefits of the proposed use outweighs any detrimental impacts on the Town and the neighborhood, in view of the particular characteristics of the site, pursuant to Sections 3580 and 5300 and the specific criteria found therein.

The applicant intends to install 4,408 solar panels, 17 inverters and 1 transformer with the associated racking, fencing, and site access driveways. The Board finds the "Annual Site Inspection Protocol" received with the application materials to be adequate, and will require a signed copy as conditioned below. Furthermore, the Board has reviewed the decommissioning estimate provided by the applicant. The estimate shall be increased by 125% in accordance with Sec. 3580.53, per condition #4 below.

The Board finds that a portion of the array is to be installed over an uplands cranberry bog. The applicant shall be required to obtain independent permission from the Carver Conservation Commission with regard to all work undertaken within that body's jurisdiction. Furthermore, given the partial installation over the bog, a uniform 4" of loam is not required. However, the applicant shall loam and seed all disturbed areas, per the Fuss & O'Neill referral dated February 22, 2016.

Access is provided to the site via a 14' wide gravel driveway with a reinforced curb cut, T-turnaround, and 16' wide gates. The applicant shall install a Carver Fire Department padlock, or a supra key safe shall be provided, per the CFD referral dated February 12, 2016, and conditioned below.

The applicant shall provide the Carver Board of Selectmen with an annual report certifying compliance with the Operation and Maintenance Plan, and providing annual generation of the facility in accordance with Sec. 3580.43.

Conditions:

1. Prior to the issuance of a Building Permit, a true copy of the recorded decision, as registered at the Plymouth Co. Registry of Deeds shall be submitted to the Board.
2. The plans must be constructed as approved. Any revisions will require approval from the Board as a Modification of this decision.

3. Prior to the issuance of a Building Permit, the applicant shall provide the Board with a copy of the "Annual Site Inspection Protocol" sheet that has been signed by the Director of Operations and Maintenance.
4. Prior to the issuance of an Electrical Permit, the applicant shall provide the Board with a decommissioning bond in the amount of \$77,155 to run with the life of the project.
5. The applicant is responsible for the proper operation and maintenance of the site. During construction sedimentation and soil erosion controls shall be installed, repaired, and supplemented as needed. Dust control is required during construction. Furthermore, the silt fence proposed along the entrance driveway shall be extended, per the Fuss & O'Neill referral dated February 22, 2016.
6. All work proposed within the jurisdiction of the Conservation Commission shall be separately and appropriately permitted under the Carver Wetlands Regulations.
7. The gates shown on the above referenced plans shall be installed under the direction of the Carver Fire Department and shall be equipped with a CFD lock, or a supra key safe.
8. The applicant shall provide the Board of Selectmen with 6 copies of the annual report required under Sec. 3580.43. Said report shall be delivered within 45-days of the end of the calendar year.
9. A complete sign package for the project shall be delivered to the Building Commissioner prior to the issuance of Building Permits. No additional sign review is required by the Planning Board.
10. Any outstanding balance of the Review and Inspection Deposit Account shall be paid prior to the issuance of a Certificate of Use and Occupancy.

Any appeal of this decision must be filed pursuant to MGL Ch. 40A, Section 17, and shall be filed within 20-days of the filing of this decision with the Town Clerk.

received
2/1/16 (W)

January 24, 2016

P.O. Box 124
Plympton, MA 02367

Board of Selectmen
Town of Carver
Town Hall
108 Main Street
Carver, MA 02330

Re: Proposed Zoning Amendment for April 11th Carver Town Meeting

Dear Members of the Board of Selectmen:

The undersigned is the owner of property on Solar Circle, consisting of approximately 32+/- acres of land and being Carver Assessors Parcel 32-4-0. Approximately 25 +/- acres of said land is subject to a long term lease in connection with a solar farm (the "Solar Lease"). The undersigned would like to have that portion of said Parcel 32-4-0 that is not subject to the Solar Lease, consisting of approximately 7.00+/- acres of land, rezoned from Residential Agriculture to Spring Street Innovation District.

Accordingly, the undersigned respectfully requests that the Town consider a zoning amendment substantially in the form as follows:

"To see if the town will vote to amend the Town of Carver Zoning Map, dated August 2015 to include in the Spring Street Innovation Zoning District, a parcel of land consisting of approximately 7.00 acres +/-, which land is a portion of the Town of Carver's Assessors Parcel 32-4-0, and is substantially shown as "Remaining Land of Carver Assessors Parcel 32-4-0 Not Included in Lease Area" on a plan attached hereto as Exhibit A entitled "Lease Area Plan Solar Circle Carver and Plympton Massachusetts", prepared by Grady Consulting, LLC, dated October 31, 2014 and recorded with Plymouth County Registry of Deeds in Plan Book 59, Page 342, or to take any action relative thereto."

Please note that a metes and bounds plan of the area to be rezoned is currently being prepared. Upon completion of said plan and approval by the Planning Board, the new plan will be

substituted for the plan attached hereto as Exhibit A.

If you have any questions in this regard or require anything further, please do not hesitate to contact my attorney, Robert Barrett at 781.834.6531 or at rjb144@verizon.net. It would be greatly appreciated if this request could be forwarded to the Planning Board as soon as possible so that this proposal can be voted on at Town Meeting on April 11th.

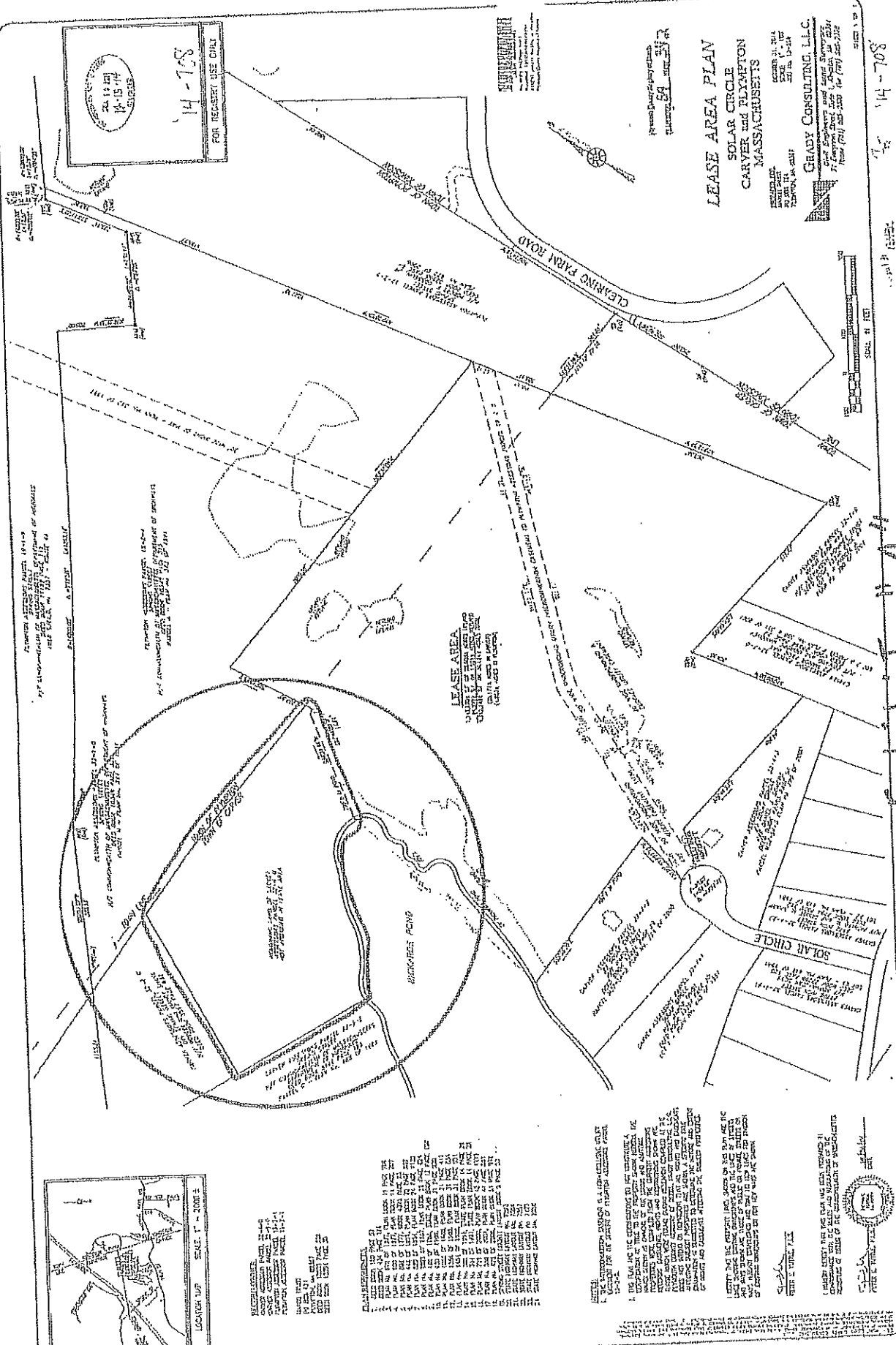
Thank you for your assistance in connection this request.

Sincerely,

Mary C. McGrath

Mary C. McGrath, Trustee of Marob Trust,
u/d/t dated December 1, 1994, recorded with Plymouth
County Registry of Deeds in Book 13294, Page 24

Cc: w/enclosure: Town of Carver Planning Board
Robert Barrett, Esq.



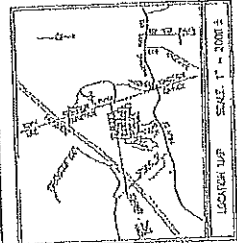
FOR REGENCY USE ONLY
14-708

LEASE AREA PLAN
SOLAR CIRCLE
CARVER AND PLYMPTON
MASSACHUSETTS

GRADY CONSULTING, LLC
Civil Engineers and Surveyors
77 Emerson Street, Suite 200
Boston, MA 02118
(617) 552-2222

14-708

Exhibit A



NOTES:
1. THE PROPERTY IS SHOWN ON THE MAP AS BEING THE
SOLAR CIRCLE AND THE LEASE AREA.
2. THE PROPERTY IS SHOWN ON THE MAP AS BEING THE
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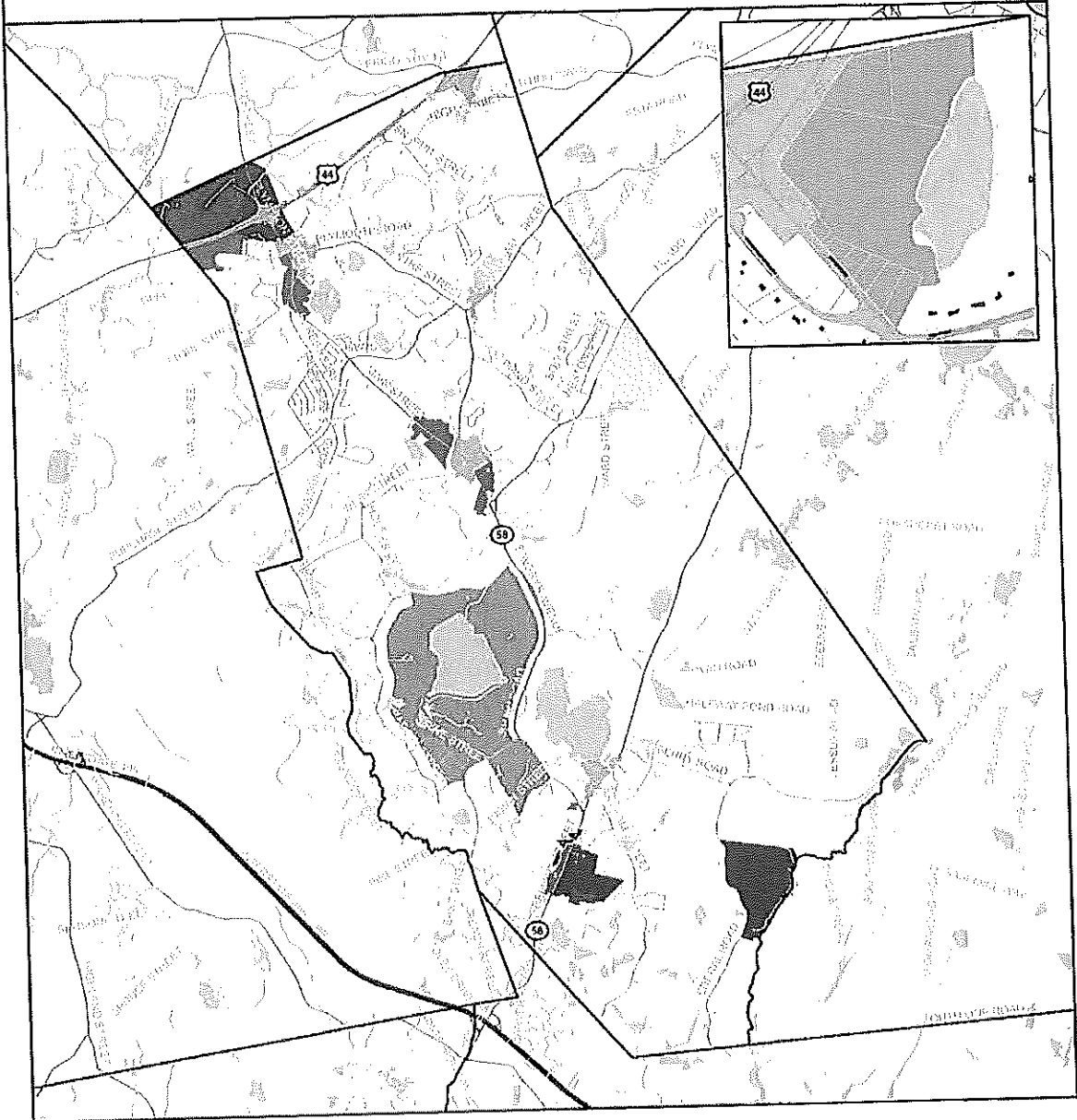
2016

Proposed Carver SSID Zoning District

- | | | |
|--|-----------------------------|-------------------------|
| Spring Street Innovation District (SSID) | Route 44 | Industrial "C" District |
| Residential Agriculture District | General Business District | |
| Tourist Commercial District | Green Business Park | |
| Village Business District | Highway Commercial District | |
| Village District | Industrial "A" District | |
| Airport District | Industrial "B" District | |

This map is for the sole purpose of aiding regional planning decisions and is not warranted for any other use. 11.02.14

1 mile



DATE: 3/01/2016



COMPILED PLAN
ACCOMPANY PETITION
REALTY TRUST TO EX
REET INNOVATION DIS

REFERENCES:
1. STATE HIGHWAY ALTERATIONS; LAYOUT NO. 7350 (CARVER), 7357 (PLYMPTON), 7358 (CARVER), 2. PARCEL "G", DATED 4/24/1988 (CARVER), PARCEL "N", DATED 6/12/1987 (PLYMPTON), 3. PLAN BK 14-735, BY GRADY CONSULTING, L.L.C., DATED 10/31, 2014.



TOWN OF CARVER

Office of Planning & Community Development

108 Main Street
Carver, MA 02330

Phone: (508) 866-3450

Fax: (508) 866-3430

E-mail: marlene.mccollem@carverma.org

E-mail: carver.planning@carverma.org

Public Hearing Notice

In accordance with the provisions of the Town of Carver Zoning by Law, the Carver Planning Board will hold a public hearing on

March 22, 2016 at 7:00 PM

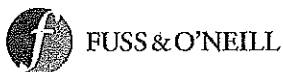
In the Carver Town Hall, Meeting Room #1

On the application of Jamie Emerson requesting a Site Plan Review pursuant to Sections 3100 of the Carver Zoning by Law, located at 0 Tremont Street in Carver, MA (assessors Map 95-Lot 3-1) to allow a construction of a 7,470 s.f. building with parking, utilities and storm water in the General Business District.

Any persons interested and wishing to be heard should appear at the time and place designated. A copy of the plan is on file at the Planning Department and may be reviewed during normal business hours.

Carver Planning Board
Bruce Maki, Chair

Carver Reporter Publish Dates: March 4 and 11, 2016



FUSS & O'NEILL

MEMORANDUM

TO: Carver Planning Board

FROM: Samuel Hemenway, PE
Shawn M. Martin, PE, CNU-A

DATE: March 21, 2016

RE: Site Plans - Office Building
Assessor's Parcel 95-3-1
0 Tremont Street (Route 58), Carver, MA

Fuss & O'Neill has reviewed the site plans entitled "Proposed Site Plan, 0 Tremont Street (Route 58), (Assessor's Parcel 95-3-1), Carver, Massachusetts" and a report entitled "Stormwater Calculations, Town of Carver Zoning Bylaw (Sec. 3100) & Town of Carver Board of Health Regulations for Storm Water and Runoff Management, Proposed Site Plan, 0 Tremont Street (Route 58), (Assessor's Parcel 95-3-1), Carver, Massachusetts", both prepared by Morse Engineering Co., Inc., dated February 16, 2016. In accordance with the direction provided, this review has been limited to a review for conformance with Town Rules and Regulations as they relate to drainage and grading issues.

Site Plans

1. Sheet 4: Clarify intent/requirements for "Rip Rap Spillway" at outlet manifold header outfall.
2. Sheet 4: Clarify grades at the entrance to ensure runoff from the street does not enter the property (and impact the drainage system function) when the road berms are removed.
3. Sheet 4: The soil test hole logs appear to support establishing the ESHGW slightly higher than the 69.0 elevation indicated on the plans; however, the bottom of systems for each drainage component provides adequate clearance to the maximum ESHGW elevation observed during the field investigations.
4. Sheet 6: Consider adjusting the grading or drywell locations to provide additional cover over the drywell structures to insure loading requirements are met.
5. Sheet 8: Add requirements for silt sacks to be installed on Tremont Street inlet(s) as described in stormwater narrative.
6. Sheet 8: Consider adding direction/sequencing to ensure protection of infiltration areas from receiving sediment laden runoff until up-gradient areas are stabilized.



FUSS & O'NEILL

MEMO – Carver Planning Board

March 21, 2016

Page 2 of 2

Stormwater Management

1. Appendix A: BMP Maintenance and inspection Schedule: Recommend clarifying conditions for inspection which require action for chamber and drywell inspections (i.e. when standing water noted in the structures 72-hours after rainfall event).
2. Appendix C: A TSS removal rate of 50% was established for the Stormceptor based upon previous NJDEP certification; however, the project will achieve the 80% standard based on the proposed strategy of subsurface structures (chambers) with proprietary structure pre-treatment meeting the standards (44%).

If you have any questions regarding this review, please call me at (800) 286-2469 ext. 4597.




TOWN OF CARVER

Office of Planning & Community Development

108 Main Street
Carver, MA 02330

Phone: (508) 866-3450
Fax: (508) 866-3430
E-mail: marlene.mccollem@carverma.org

MEMORANDUM

TO: PLANNING BOARD
FROM: MARLENE MCCOLLEM, PLANNING DIRECTOR 
SUBJECT: CRAFTSMAN/TRADESMAN BUILDING PROPOSED FOR TREMONT ST
DATE: 3/16/2016

The proposal is for a 7,470 s.f. contractor's building in a General Business District. The use is allowed as of right. The application is for Site Plan Review only.

Landscaping:

- Sec. 3231 requires 20' deep landscaped buffer.
- Sec. 3251 requires 10' deep planting adjacent to building elevation with a public entrance.
- The bylaw does not provide flexibility to the Board to reduce these minimum requirements.
- Landscaping details, including requirements for shade trees, should be provided for the Board's review.

Parking Lot Design:

- Sec. 3341.a gives the Board flexibility to allow up to 8 parking spaces in front of the building in a General Business District.
- Sec. 3347 requires lighting details to be submitted to the Board for review.

A sign package should be submitted to the Planning Board and Building Commissioner prior to installation.

Note placed on the plan: "portion of guardrail to be removed." After the grading and site work is complete, will the entire guardrail be removed from the frontage?

CARVER BOARD OF HEALTH

108 Main St., Town Hall, Carver, Massachusetts 02330
Tel 508-866-3420 Fax 508-866-3483

March 10, 2016

Carver Planning Board
Town Hall
108 Main Street
Carver, MA 02330

RE: Site Plan Review
Proposed Warehouse/Dry Storage Building
309 Tremont Street
Carver, MA 02330

Dear Members of the Board,

The Carver Board of Health has reviewed the Site Plan Review for the proposed Warehouse/Dry Storage Building to be located at 309 Tremont Street in Carver, MA submitted by Morse Engineering Co. Inc., on behalf of Jamie and Lisa Emerson, and offers the following comments on the proposed project:

1. The Board of Health has done a satisfactory percolation test on site for the proposed onsite septic system.
2. The Board of Health has approved the septic system design for the site with the understanding that the 4" pipe exiting the building and entering the Septic Tank change from the proposed PVC to the required cast iron. This includes the 4" PVC pipe to the gas trap.
***From the Carver Plumbing Inspector, all pipes from the building to the gas trap and septic tank must be cast iron per the Massachusetts State Plumbing Code. They are shown as Schedule 40 PVC. ***

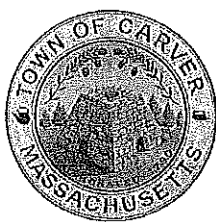
3. The builder/developer needs to fully understand the limits of his septic and well capacity in the rental of the individual units. He/she should be aware of what is allowed and not allowed in the specific units due to the above mentioned septic and well capacities.
4. The Carver Board of Health would ask the Town Engineer to review all drainage to make sure that it is in line with Carver Board of Health drainage regulations.
5. The location of the Dumpsters and appropriate fencing seem adequate.

Should there be any further questions regarding this correspondence, please feel free to contact us in our office. Thank you

Very truly yours,

Robert C. Tinkham Jr.

Robert C. Tinkham Jr.
Health Agent



Craig F. Weston
Chief

TOWN OF CARVER FIRE DEPARTMENT

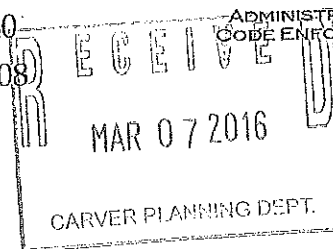
112A Main Street

Carver, Massachusetts 02330 - 0040
(508) 866 - 3440 • Fax (508) 866 - 4408

www.carverfire.org

Eric P. Germaine
Deputy Chief

ADMINISTRATION &
CODE ENFORCEMENT



To: Marlene McCollem, Director of Planning and Community Development
From: Deputy Chief Eric Germaine
Date: March 7, 2016
Subject: Site Plan Review - "O" Tremont Street

Marlene, the Carver Fire Department has reviewed the site plan submitted by Jamie and Lisa Emerson, dated 2/16/2016. After reviewing the site plan, we wish to convey the following concerns / recommendations to the Planning Board and Developer:

1. The overall sit layout including roadway width is adequate for Emergency Vehicle access and travel as drawn.
2. The building size is under the 7,500 sq. foot sprinkler threshold in the Massachusetts Fire Prevention regulations, and therefore is not required in our code. We will defer to the Carver Building Commissioner as to sprinkler requirements that may be required in the International Building Code based on the occupancy classification.
3. Fire detection / notification systems shall be installed as required by the Massachusetts Fire Prevention Regulations 527 CMR 1 and the IBC, including manual pull stations, horn/strobe warning devices, smoke and heat detectors, etc.
4. A "SUPRA" rapid access key safe is recommended for commercial structures to allow emergency access after business hours. Applications can be obtained at CFD Headquarters Fire Station or online at:

http://dms.hvacpartners.com/docs/2001/Public/05/Rapid_Entry_System_Order_Form.pdf

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5. The actual physical address of the building should be coordinated by the Carver Building Commissioner and Public Safety Departments prior to the start of construction to alleviate any confusion should there be a need for an emergency response during construction.

As always, we are open to discuss the above comments in greater detail with the Planning Board, if necessary.

Thank you,

Eric Germaine