



approved 11.14.17

## Town of Carver, Office of Planning and Community Development

Planning Board Meeting Minutes, October 10, 2017, Carver Town Hall, Meeting Room #1. This meeting was videotaped for cable cast area 58, channel 15.

Attendees: Bruce Maki, Chairman; William Sinclair; Kevin Robinson

Also Present: Jack Hunter, Interim Planning Director

Absent: Chad Cavicchi; James Hoffman

Bruce Maki, Chairman, opened the meeting at 7:05 PM, followed by the pledge of allegiance.

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### Discussion:

#### **Sign Permit – 66 Main Street, Fiesta Charra**

Mr. Hunter – This is the former location for brothers two. Theresa, spokesperson for Fiesta Charra and Raphael, Manager and Bartender. We have been in this business for 15 years. We have two other locations; Marblehead and Lynn and are looking to expand. The Board of Selectmen has approved and we are now seeking a sign permit. Mr. Maki – This is within the bylaws? Mr. Hunter – Yes. Mr. Sinclair – Will the sign be illuminated? Theresa – Yes, something like a gooseneck lamp. Mr. Sinclair – Can you give us and the audience some information on your business? Theresa – We are waiting for the liquor license and are hoping to open in a month. Our hours will be Sunday – Thursday 11 AM to 10 PM and Friday – Saturday 11 AM to 12 Midnight. We will be doing take out as well. We will have about 50 seats, including the bar which has 10 seats. Mr. Robinson – Where is 66 Main St? Theresa – It is in the same building as Carver Dance and next door to Ground Effects. We will be unit # 2.

*Motion to approve sign permit for 66 Main Street, Fiesta Charra, with conditions as follows - Electrical Permit,  
Building Permit and gooseneck lighting for sign: Mr. Sinclair  
Second: Mr. Robinson  
Approved: Unanimous (3-0)*

Theresa – Can we have another sign in front? Mr. Hunter - Yes, the directory was preapproved years ago; you should be all set. Rods (the sign maker) will need to obtain the permit in the building department.

**Receipt of Plans – Lisa Crowley, 160 North Main Street, Commercial Kennel**

Mr. Hunter – This will be going in at the old Shaws location and will need a public hearing. I recommend November 14 at 7:10 PM

*Motion to move ahead with public hearing on 11/14 at 7:10 PM: Mr. Sinclair*

*Second: Mr. Robinson*

*Approved: Unanimous (3-0)*

**Appointment:**

**McCarthy's Towing – 80 North Main Street**

Mr. Hunter - There was a complaint about the use. We met to see how he can fit into the business general zone. At first we thought it was a contractor's yard; which is not allowed. Then it was determined to be repair shop. He was prepared to pursue that. I did review location and recommended that we hold off and have him come in for discussion. In your packet I made copies of the use chart and the definition of Contractor's Yard, Motor Vehicle Service and Landscaping.

Tom Lapham – I have been plowing for 5 years. I have two dump trucks and dump trailer on the property. I basically just park them there. I work for companies. The complaint was zoning. I told Mr. Hunter that I would put up privacy on two sides. I have been there over a year now. The complaint came from a non abutter.

Mr. Sinclair – I live close to this. I noticed work being done close to wetlands; storing of materials. I am aware of the person who filed the complaint. To the best of my knowledge there is no permit for this location. Mr. Lapham – That's correct. Mr. Sinclair – My suggestion would be to figure out what you want to do as a business and then reconvene with this board so we can proceed accurately. Mr. Maki – I have also driven by. Over the past few years, there were some cars but now it is really busy. It's a small lot. Mr. Lapham – distributed a picture of the layout on the property. I work for a landscape company. Mr. Hunter – From what you are telling us, it sounds like a Contractor's Yard and they are not allowed. Landscaping business are allowed by special permit. Mr. Sinclair – You were saying you want to do vehicle maintenance? Mr. Lapham – Yes but just one of my vehicles that may have broken down during our use on a work day. Mr. Maki – Other companies have come before us as landscaping companies and also had people working for them and provided services to the community. Mr. Lapham – Yes, I don't store material there but do deliver to houses. Mr. Sinclair – When you present your application, you would need to be very clear what you are doing in that area so we can provide the proper

guidance. Signage? Mr. Lapham – none at this time. Mr. Sinclair – That would be something to think about. Jack does he need to go to Conservation Commission? Mr. Hunter – Probably. It is wet behind there. If you file, I would have to notify the Conservation Commission anyway so you might as well do that. Mr. Sinclair – The town has restrictions of 100' from wetlands but may make adjustment down to 65'. Mr. Sinclair – If you fall under the category of landscaping, you will need a special permit; if it is something different, be sure you meet whatever regulations are allowed in that area. Mr. Robinson – Conservation Commission will probably look at vehicles for leaks, etc. They may reorganize your lot. You need to come to us with something concrete. There may possibly have some parking concerns. Mr. Maki – You need to make sure you meet the definition of landscaping business. Mr. Hunter – I will contact Conservation Commission Agent tomorrow. You should get a better map. The Conservation Commission may ask for a lot more than we are asking for. Mr. Hunter – I will get back to you about what Conservation Commission says.

**Other Business:**

A. Planning Board Member Notes:

Mr. Maki – We have been advertising for a new Planning Director. Last week we conducted an interview with the Town Administrator and the Assistant Town Administrator. The applicant and interview was promising. I will keep you updated with any additional information as I receive it.

B. Planning Director Notes:

We should be getting the definitive for the South Meadow sub division for the next meeting. Right now the next meeting would be for Oct. 24 but I can't be here, neither can Will. This would push us to 11/14

*Motion to cancel the next meeting on Oct 24: Mr. Sinclair*

*Second: Mr. Robinson*

*Approved: Unanimous (3-0)*

Mr. Hunter – Just a reminder, you have an outstanding set of Executive Session minutes that, as of today, are still outstanding.

C. Minutes – September 26, 2017

*Motion to approve the minutes of September 26, 2017, as submitted: Mr. Sinclair*

*Second: Mr. Robinson*

*Approved: Unanimous (3-0)*

D. Correspondence: None

E. Next Meeting date: The next meeting has been scheduled for Tuesday, November 14, 2017, at 7:00 PM.

F. Adjournment:

*Motion made to adjourn at 7:36: Mr. Sinclair*

*Second: Mr. Robinson*

*Approved: Unanimous (3-0)*



**PUBLIC MEETING NOTICE**

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

**PLANNING BOARD MEETING AGENDA**

**September 26, 2017**

**7:00 PM**

**Carver Town Hall Room #1**

**Public Hearings**

Continued from September 12, 2017

1. Clean Energy Collective, off Fuller Street, (Assessors Map 50-1&10B). Request for a Special Permit and Site Plan Review to allow a ground mounted solar power generating facility of approximately 2 mW in a Residential/Agricultural District per the Carver Zoning Bylaw Sections 3100, 3580, and 5300.

**Discussion:**

2. Minor Modification - Crossroads Church, 307 Tremont Street – Placement of mobile office trailer
3. Preliminary Subdivision  
DHP Realty Trust – 0 South Meadow Road – Discussion and possible vote

**Approval Not Required Plan:**

4. Borrego Solar System- 19C Ward Street (Assessors Map 120-6-0-R) – Discussion and possible endorsement

**Other Business**

- A. Planning Board Member Notes
- B. Planning Director Notes
- C. Minutes – September 12, 2017
- D. Next meeting date:
- E. Adjournment

## OPERATION AND MAINTENANCE PLAN

42 Fuller Street Solar Project, Carver, MA

September 20, 2017

Property Location: 42 Fuller Street, Carver, MA  
Property Owner: Carver-Middleboro Cranberry Co., Inc.  
Project Developer: Clean Energy Collective  
146 West Boylston Dr.  
Worcester, MA 01606  
Project Contact: Clean Energy Collective, LLC  
361 Centennial Parkway, 3<sup>rd</sup> Floor  
Louisville, CO 80027  
Phone Number: (800) 646-0323

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### **DURING CONSTRUCTION**

- Contractor shall provide Building Inspector, Police Department and Fire Department with emergency contact information, including supervisor's names, addresses and telephone numbers.
- Contractor shall comply with all requirements of the Police and Fire Departments regarding emergency access to the job site.
- Contractor shall be required to post and maintain required signage at the job site.
- Contractor shall keep copies of any Town of State permits and approvals on site.
- Contractor shall secure the site on a daily basis by closing and locking any gates.
- Contractor shall keep construction vehicles, including workers automobiles, from parking on Fuller Street or obstructing access along Fuller Street.
- Contractor shall minimize disturbance to the residential neighbors located on Fuller Street, including providing dust control measures when necessary.
- Equipment fueling and maintenance of vehicles shall be performed off-site.
- All gated access points will either be provided with a Carver Fire Department supplied padlock or a "Supra" key safe must be installed.
- Contractor shall be responsible for repairing any damage it causes to Fuller Street.

## **POST CONSTRUCTION**

- Operation and maintenance of the facility will be done remotely. Any problem detected at the site will be addressed by the Owner.
- Maintenance of the grounds, including mowing, trimming, pruning, etc. will be done on an as needed basis. Manicuring of ground fuels (all combustible materials below the surface litter, including duff, tree or shrub roots, punky wood, peat, sawdust, and other materials that can support a glowing combustion without flame) shall occur a minimum of twice a year, during the growing season.
- Emergency access to the site will be maintained year round.
  - Access road to the facility will be plowed any time there is snow accumulation greater than 6" and there is someone present on-site.
- The security fence and all gates will be inspected annually and repaired as needed.
- The gravel access ramps to the bog surface and the culverts underneath will be inspected annually and repaired as needed.
- Cleaning and maintenance of the solar panels and equipment will be done as needed.
- The facility shall be maintained in good condition, including signage, access gates, and locks.
- Any and all materials used for maintenance of the solar facility and associated structures shall be properly disposed of and no harmful chemicals shall be used.
- An Annual Report shall be prepared which demonstrates and certifies compliance with this Operation and Maintenance Plan in accordance with Section 3580.43 of the Town of Carver Zoning Bylaw. Six copies of this Annual Report shall be submitted to the Board of Selectmen no later than 45 days after the end of the calendar year.
- Stormwater systems shall be operated, inspected and maintained in accordance with the Construction Period Stormwater Operation and Maintenance notes on the site plans as well as the Long Term Stormwater Operation and Maintenance Plan in the Stormwater Report.



**TOWN OF CARVER**  
**PLANNING BOARD**  
TOWN HALL  
CARVER, MASSACHUSETTS 02330

PERMITTING DEPT

AUG 30 AM 8:49  
AUG 30 AM 9:00  
CARVER, MA

**APPLICATION FOR MINOR MODIFICATION TO SITE PLAN**

FILE # 95-3-AE

Please supply the following information (print legibly or type)

Date: 08.30.17

Applicant: Name REV BARRY HANSON (CROSSROADS CHURCH)  
Address (mailing) 307 TREMONT ST  
CARVER, MA 02330

Phone 781.964.0434

Project: Name COMMUNITY CLOTHES CLOSET  
Street Address SAME  
Assessors Sheet \_\_\_\_\_ Lot(s) # \_\_\_\_\_

The title to said land is derived from \_\_\_\_\_  
By deed dated \_\_\_\_\_ and recorded in the Plymouth District  
Registry of Deeds Book \_\_\_\_\_, Page \_\_\_\_\_, registered in the Plymouth  
Registry District of the Land Court, Certificate of Title No. \_\_\_\_\_

Date of Original Approval: \_\_\_\_\_

Briefly describe proposed modifications: PLACEMENT OF MOBILE OFFICE TRAILER

To assist the Planning Board in their review, please check all items which you are proposing modification to:

- ☒ A. the location and boundaries of the lot, adjacent streets or ways;
- ☒ B. existing and proposed structures, including dimensions and elevations;
- ☒ C. the location of parking and loading areas, driveways, walkways, access and egress points;
- ☐ D. the location and description of proposed exterior lighting;
- ☐ E. the location and description of all proposed septic systems, water supply, storm drainage systems, utilities, refuse and other waste disposal methods, and snow disposal methods;
- ☒ F. proposed landscape features including the location of screening, fencing, and planting;



- ☒ G. the location, dimensions, height, and characteristics of proposed signs;
- ☒ H. the location and a description of proposed open space or recreation areas;
- ☐ I. the soil erosion and sedimentation control measures that will be utilized within the site.

The reviewing board may waive any information requirements it judges to be unnecessary to the review of a particular plan. If you are requesting any waivers, list them here, along with a brief statement of why the requirements are unnecessary:

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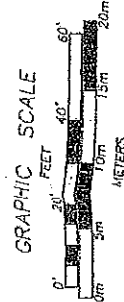
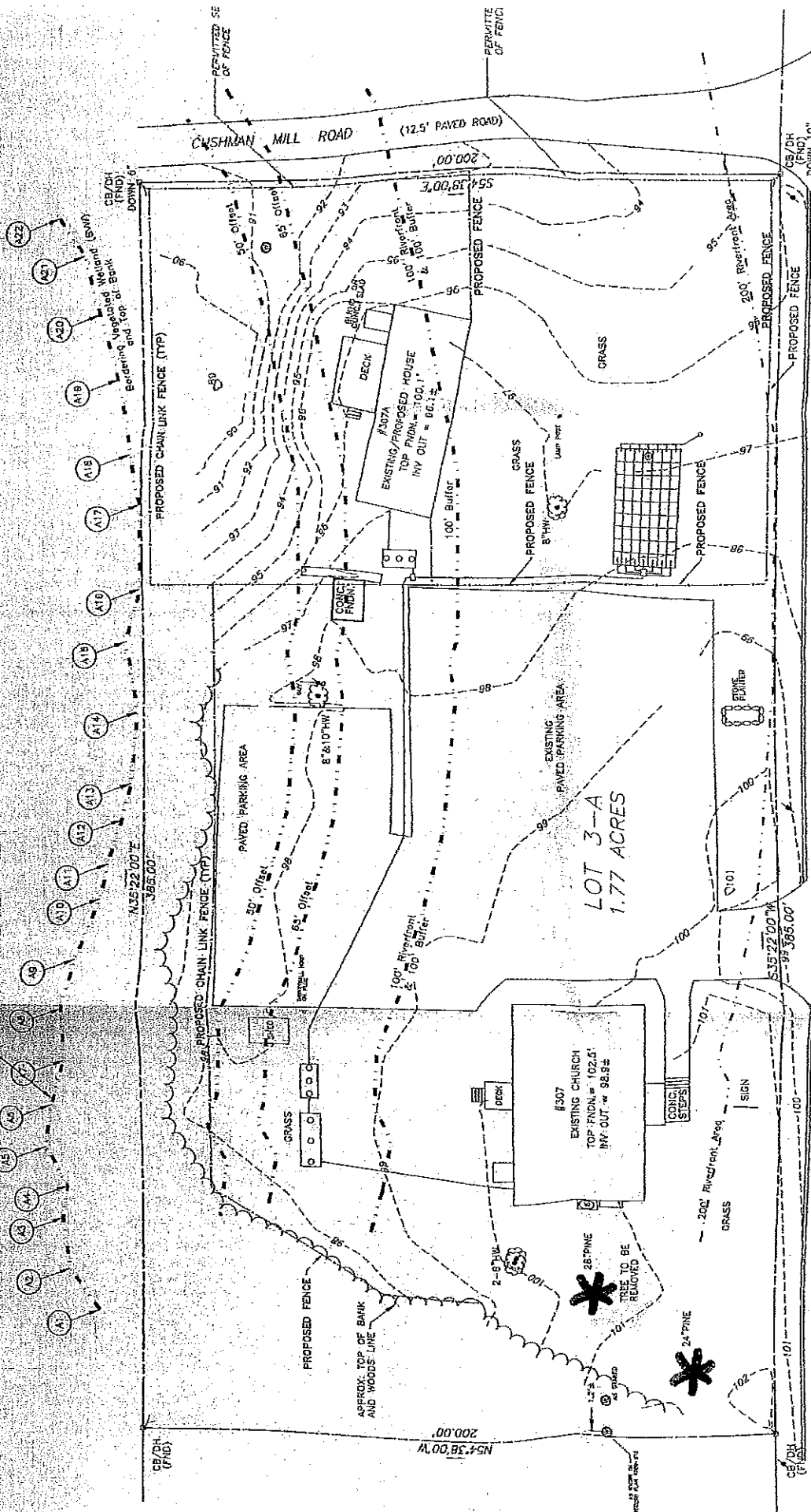
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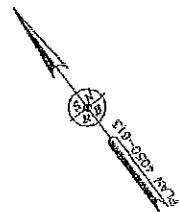
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All site plans shall be prepared by a professional land surveyor, professional engineer, registered architect, or landscape architect as appropriate, unless this requirement is waived by the reviewing board because of unusually simple circumstances. All site plans shall be on standard 18" x 24" x 36" sheets and shall be prepared at a sufficient scale (1" = 40' preferred).

Wetland Registered on  
November 5, 2014 by  
Wetland Strategies, Inc.  
of Pompano Beach, FL



TREMONT STREET  
(PUBLIC - 50' WIDE)  
(1903 COUNTY LAYOUT)







# Crossroads Carver

Carver Building Department  
108 Main St.  
Carver, MA 02330

08.23.2017

Richard Morgan

We are submitting our written proposal to locate a mobile office trailer on the backside of our parking lot at 307 Tremont St.

Crossroads has begun a service to our community entitled "Carver Clothes Closet" where we give away clothing to anyone in need.

The trailer is 12'x65' and will fit comfortably within our current lot (see attachment). This trailer will be used exclusively for the clothes closet and administrative responsibilities. We will be looking to connect electric and propane hook-ups for lighting and heating.

We have contracted a licensed and insured mover Jim Loring for this project of S&J Mobile Home Transport who has already obtained the permits from the town of Plymouth to relocate this trailer.

We look forward to many years of serving our beloved town.

Sincerely

Pastors Barry R. Hanson II  
Lead Pastor

Crossroads Carver Church  
307 Tremont St.  
Carver, MA 02330



**TOWN OF CARVER  
PLANNING BOARD**  
108 Main Street  
CARVER, MASSACHUSETTS 02330  
508-866-3450 Jack.Hunter@carverma.org

TOWN CLERK  
2017 SEP 14 AM 11 32  
CARVER MA

## FORM B

### APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

APPLICANT NAME: DHP Realty Trust FILE # \_\_\_\_\_  
EMAIL: don.pierce57@yahoo.com DATE: September 6, 2017

To The Planning Board of the Town of Carver:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled: South Meadow Road Preliminary Subdivision Plan

By Beals and Thomas, Inc. dated September 7, 2017  
And described as follows:  
Located at 0 South Meadow Road, Carver, MA, number of lots proposed  
19 total acreage of tract approximately 30, said applicant hereby submits said plan as  
Preliminary subdivision plan in accordance with the Rules and Regulations of the Carver  
Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from See Attachment

By deed dated \_\_\_\_\_ and recorded in the Plymouth District Registry of Deeds  
Book \_\_\_\_\_, Page \_\_\_\_\_, registered in the Plymouth Registry District of the Land  
Court, Certificate of Title No. \_\_\_\_\_

Received by Town Clerk: \_\_\_\_\_ Applicant's Signature [Signature]  
Date \_\_\_\_\_ Applicant's Address 44 Union Street, Plymouth, MA 02360  
Time \_\_\_\_\_ Applicant's Phone # (727) 657-5465  
Signature \_\_\_\_\_ (Owner's Signature, Address and Phone #  
If not the Applicant) AD Makopace, 158 Tihonet Road Wareham, MA 02571  
(508) 295-1000

Received by Board of Health:

Date \_\_\_\_\_  
Time \_\_\_\_\_ Fee \$ 500 + \$1,900: \$2,400 Review and Inspection \$ \$3,800  
Signature \_\_\_\_\_



# TOWN OF CARVER

## Permitting Departments

108 Main Street, Carver, MA 02330  
508-866-3450

Preliminary Subdivision- South Meadow Road Beals and Thomas, Inc.

Reminders- Carver Board of Health Had supplemental Regulations related to stormwater treatment and control.

- \* Regulations for Storm Water and Runoff Management

- \* Storm Water Guidance Attachment

The Board of Health requires that at least one deep hole/percolation test be done for every three lots of the proposed subdivision.



Craig F. Weston  
Chief

# TOWN OF CARVER FIRE DEPARTMENT

99 Main Street

Carver, Massachusetts 02330 - 0040  
(508) 866 - 3440 • Fax (508) 866 - 4408  
[www.carverfire.org](http://www.carverfire.org)

Eric P. Germaine  
Deputy Chief  
OPERATIONS,  
TRAINING  
& COMMUNICATIONS

Jesse D. Boyle  
Assistant Deputy Chief  
ADMINISTRATION,  
CODE ENFORCEMENT  
& FIRE PREVENTION

To: Jack Hunter, Director of Planning and Community Development  
From: Assistant Deputy Chief Jesse Boyle  
Date: September 19, 2017  
Subject: Site Plan Review - 0 South Meadow Road

Jack, the Carver Fire Department has reviewed the site plan titled - Preliminary Subdivision, 0 South Meadow Road, dated September 11, 2017. After reviewing the site plans, we wish to convey the following concerns / recommendations to the Planning Board and Developer:

1. The proposed Subdivision will require a Fire Protection Distribution system that shall be installed in accordance with the specifications adopted by the Town of Carver on April 29, 2003.
2. The roadway width of the cul-de-sac shall be 24 feet as per town bylaw.
3. All private driveways that are greater than 75 feet in length, measured from the street edge to the residence, shall be an all weather surface at least 12 feet in width and cleared of obstructions to a distance of 2 feet on each side.
4. All private driveways servicing more than (1) residential home, condominium, town house, etc. shall have a paved surface, with a minimum width of 24 feet.
5. The emergency access road as depicted on the revised plans dated September 11, 2017 appears to meet the intent of the emergency access by-law. The radius of the "bend" in the roadway should meet the turning radius requirements of our fire apparatus.

*On Call Professionals Serving Carver with Pride*



*Cranberry Land USA*

## **Carver Conservation Commission**

Town Hall, 108 Main Street  
Carver, MA 02330

Telephone: 508-866-3482  
Fax: 508-866-3430

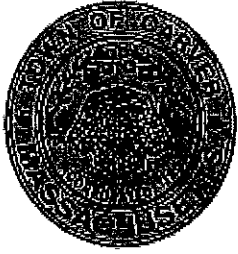
### **MEMORANDUM**

TO: Jack Hunter, Director of Planning  
FROM: Brooke Monroe, Conservation Agent  
RE: Preliminary Subdivision Plan, South Meadow Road  
DATE: September 20, 2017

The following are my comments on the proposed 19-lot subdivision located off South Meadow Road. The Applicant has submitted a Preliminary Subdivision Plan to the Planning Board for the construction of 19 residential homes, with a roadway, emergency roadway, septic systems and utilities. The Plans; dated September 11, 2017; have been prepared and submitted by Beals + Thomas, Inc.

A review of the Plans show three isolated wetlands off the site and a cranberry bog off the southerly side of the site, in the vicinity of Bow Street. The Plans depict the houses and septic systems outside the 100 and 65-foot buffers from the isolated wetlands; however, the proposed emergency access road (EAD), stormwater basin and the septic system on Lot 4 fall within the 100-foot and/or 65-foot buffer to the cranberry bog located in the vicinity of Wade Street. Specifically, a portion of the septic field on Lot 4 is within 100 feet of the bog; the stormwater outfall is within the 100-foot buffer; and the EAD is within the 65 and 100-foot buffer to the bog. It is not clear if the boundary of the wetland resource areas have been delineated in the field or whether they boundaries have been taken from aerials; however, a delineation should be conducted prior to the submittal of the final Plans so





# TOWN OF CARVER

## Office of Planning & Community Development

108 Main Street  
Carver, MA 02330

Phone: (508) 866-3450  
Fax: (508) 866-3430  
E-mail: [jack.hunter@carverma.org](mailto:jack.hunter@carverma.org)

To: Planning Board

From: Planning Staff

RE: 0 South Meadow Preliminary Subdivision

Date: September 20, 2017

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Staff offers the following comments:

1. Phasing as outlined in Zoning Bylaw has been determined to be illegal by the Attorney General and therefore not necessary to comply with.
2. The Inclusionary zoning requirement will need to be met in the definitive phase
3. Staff encourages the use of LID in the final design of the definitive subdivision
4. Proposed contours seem limited?



## MEMORANDUM

**TO:** Carver Planning Board

**FROM:** Samuel Hemenway, P.E.

**DATE:** September 22, 2017

**RE:** South Meadow Road Preliminary Subdivision Plan  
South Meadow Road, Carver, Massachusetts

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Fuss & O'Neill has reviewed the following documents prepared by Beals & Thomas, Inc. for the above referenced project:

- Report Titled "Preliminary Subdivision Plan, South Meadow Road", dated September 11, 2017.
- Site Plans, titles "Preliminary Residential Subdivision in Carver, Massachusetts", dated September 11, 2017.

Based on our review of the above-referenced materials we offer the following comments:

### General Comments

1. Clarify subdivision name and provide proposed street name (Ref.5.3.2).
2. Town (Fire Department) acceptance of the emergency access alignment and section is required for conformance with the 600-foot maximum dead end (Ref 7.3.6). Emergency access easement with needs to be identified.
3. "Drainage Parcels" configurations do not comply with dimensional requirements of zone and the lots/parcels need to be identified as non-buildable lots.
4. Based on the preliminary information provided, the roadway and lot configuration appears to comply to the regulations. Subsequent submissions should confirm all sight distance, alignment, dimensional, and traffic safety standards are met by the application.
5. The drainage concept appears to adequately address runoff impacts from the project area at this stage. Subsequent submissions should provide documentation of compliance to the Subdivision Regulations, BOH Regulations for Storm Water and Runoff Management and MA Stormwater Standards. The following general drainage considerations are offered:
  - a. Provide test holes at drainage facilities to verify separation to groundwater.
  - b. Consider non-proprietary pre-treatment to reduce long term maintenance liabilities for Town.
  - c. Consider surface infiltration rather than infiltration structures at the project entrance to reduce long-term maintenance liabilities for Town.
  - d. Clarify if individual lot impervious areas will be provided BMPs.



MEMO – Carver Planning Board  
February 20, 2007  
Page 2 of 2

6. Individual lots reflect unrestricted area within wetland buffer zones and may require (future) submission to the Conservation Commission.

Please call me at (401) 861-3070 if you have any questions.