



Town of Carver, Office of Planning and Community Development

12/5/17

Planning Board Meeting Minutes, November 28, 2017, Carver Town Hall, Meeting Room #4. This meeting was videotaped for cable cast area 58, channel 15.

Attendees: Bruce Maki, Chairman; William Sinclair; Kevin Robinson; James Hoffman (Remote participation for Public Hearing only)

Also Present: Sean Martin, Engineer; Stephen Cole, Planning Director (7:10)

Absent: Chad Cavicchi

Bruce Maki, Chairman, opened the meeting at 7:01 PM, followed by the pledge of allegiance.

Motion to enact Remote Participation for James Hoffman – He is at a conference: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous

Mr. Maki – He is physically unable to be here which necessitates the remote access. Our other Board Member is in direct conflict to the Subdivision Public Hearing.

This meeting will be taken out of order from agenda due to availability of Mr. Hoffman on Remote Participation.

Approval Not Required Plan: Out of order (1st)

- Jamie Emerson, 57 Wenham Road – Discussion and possible vote

Jamie Bissonnette, representing Jamie Emerson – We are looking to separate a lot out of 2 parcels. We are looking to create a lot 4 (a). We are adhering to setbacks. Mr. Maki – You are just swapping one piece for another and adding to lot 3 and 4? Mr. Bissonnette – Yes. Mr. Maki – Any other questions? Board Members reviewed the Plans that were presented.

Motion to endorse Form A for 57 Wenham Road: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous (3-0)

Mylar's were passed and signed by Board Members.

Minor Modification:

- LMC Realty Trust (SLT Construction) – 3 Marion Drive – Discussion and possible vote.

Peter Opachinski, representing LMC Realty Trust – This is our main office facility. We have the need for extra storage space. This would be a dry storage for construction. It would be a Morton building and would match existing building. Mr. Maki – What is the size? Mr. Opachinski – It is a 30' X 45' building; no bathroom; concrete floor. Mr. Maki – What types of items would be in there? Mr. Opachinski – Pumps, generators, wood materials/construction. Mr. Sinclair – What is there now? Mr. Opachinski – It is currently a parking lot. Mr. Maki – setbacks? Mr. Opachinski – Yes we meet all setbacks; closest is 51' (side lot). Mr. Maki – This will have to go to the building inspector anyway. We are just determining if this is a minor modification. Mr. Sinclair – This is not a big change; he is utilizing existing unused space. Mr. Maki – No grading? Mr. Opachinski – No. We will put solar panels on the roof; just like existing building.

Motion to accept as minor modification for LMC Realty Trust at 3 Marion Drive: Mr. Robinson

Second: Mr. Sinclair

Approved: Unanimous (3-0)

Appointment:

- Christy Gibbs Kendrick – Possible re-zone Tremont Street:

Planning Board Director, Mr. Cole – Existing map traces back to 1992, does not show the zoning. It is my recommendation that we do a placeholder for upcoming town meeting to help ascertain when the zoning change occurred. Mr. Sinclair – Directed to Mr. Kendrick, were you able to reach out to your abutters? Mr. Kendrick – My wife's family has been there forever. We approached Ms. McCollem about 18 months ago and brought all the evidence zoning it Commercial. As far as I know it has always been Commercial. I am assuming, as it is not your practice to change the zoning without owner knowledge; that this was a data entry problem. We also feel that waiting 18 months is a long time for a zoning determination. We implore you to come to some determination so we can move forward. Mr. Sinclair – Did you speak with Mr. Garrison and the Berry Guys? Mr. Kendrick – We tried. Berry guys is very busy. No one has been notified of a zoning change. We did speak with Mr. Garrison and he never received anything. Mr. Sinclair – I don't have any issue putting in a placeholder for the spring warrant. This will give us time to talk with other property owners, etc. Mr. Sinclair – Mr. Kendrick, you are at the right place. As this property is listed as Residential/Agricultural, the only

way to change it is to move forward to the town meeting. The ultimate say will be at town meeting. I would like to make sure that the 3 owners involved are all in agreement. Mr. Maki – I think that is the quickest route. Can we send the other owners a letter to let them know what we are doing? Mr. Sinclair – Yes I think that is a good idea. They need to know what the current zoning is and what the proposed zoning is. The placeholder is key; we can always withdraw if this does not go anywhere. Mr. Cole – Yes the deadline for placeholder is December 5; we just don't have a lot of time.

Motion to place a placeholder for the town meeting for the possible rezone on Tremont Street: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous (3-0)

Public Hearing:

7:33 PM – Mr. Hoffman added to remote access –

Mr. Hoffman - Hello everyone!

- On the application of DPH Realty Trust, requesting Definitive Subdivision approval pursuant to the Carver Subdivision Control by law, for the property located on "South Meadow Road, on Assessors Map 112, Parcel 5 in Carver, MA, with an emergency access road traversing land on Assessors Map 112, Block 3, Parcel 88A.

The applicant wishes to construct a roadway consisting of 19 lots on approximately 30 acres.

Mr. Sinclair – To the audience – There is a sign in sheet going around, please be sure to sign in.

Mr. Angley, Attorney, introduced Sarah Stearns to provide project information to the Board and the audience.

Sarah Stearns, Beals and Thomas –

Project scope – The project is submitted in accordance of zoning bylaws and subdivision rules and regulations. The road way will be known as Fairway Lane. We have also included utilities; septic and private well for each lot. This project is subject to inclusionary zoning – 3 homes will be reserved for that. Beals and Thomas has communicated with Fuss & O'Neil and based on recommendations, we have made minor modifications. On November 15th, we had the TRC meeting with the Health Agent, Town Planner, fire department, etc. Everyone was all together which helped. We also had a hearing with the Conservation Commission, which went well. The site is a 30 - acre vacant, forested parcel on the Plymouth / Carver town line but is entirely in the town of Carver. This property is currently owned by AD Makepeace. Due to the length of the roadway, we have been asked by the Fire Department to construct emergency access on Wade Street. As it is in an existing neighborhood, we want to be sensitive to any roadwork happening. It has been agreed that there is very little

needing to be done on the first part of the road. This is in the Residential/Agricultural district. We are requesting no waivers. Each lot is 60,000 sq. ft. The plan was presented, as well as plans/maps made available to board members for review. This is fairly straight forward for a subdivision. Mr. Maki – Drainage area is the area in blue? Ms. Stearns – Yes. We wanted to highlight that for you. Mr. Maki – Does the access road go through any existing houses? Ms. Stearns – No, it does not. There will be a couple of lots that will be abutting the emergency access road. The road access will be locked and accessible for emergency situations only. Mr. Sinclair – Could we have comments from the Engineer? Sean Martin – I have reviewed the project. At this point in time, the applicant has met all requirements. What is the rationale for crushed stone 100' by 90' area right up against the roadway in emergency access? This is something that we have not done before and would like to suggest a review for alternative. Ms. Stearns – When we worked with the Fire Department, they wanted to make sure they can go either way. Sean Martin – I would encourage you to rethink the stone use. Ms. Stearns – So this is more of an aesthetics thing? Sean Martin - Yes. I would be happy to work with the Fire Department on this. Mr. Cole – I do have some letters – The Health agent has no issues, Conservation Agent – identified 3 wetland areas and all set backs are met. Site visit done and approved. Fire Department - Radius of the turning. Planning staff – draft easements needed; placement and type of lighting; plans for affordable housing (last for construction?). Mr. Angley - Could I get a meeting with Mr. Cole to discuss everything? Mr. Cole – Yes, we can meet to discuss. Mr. Sinclair – There are some concerns from residents re: drainage. Grading – Ken Compton – Wade street properties should have little change in drainage. From the property line down toward our site is actually going to drain toward our site and has been designed to handle the run off. What about the affects of the wells on Wade street properties? Mr. Compton – Not sure on this. I will follow up. Mr. Sinclair – The bog road and traffic issues – Ms. Stearns – It will be used as it is today and there will be a gate. Mr. Robinson – Only the Fire Department will use this? Bog owners will not use? Ms. Stearns – That is correct. If all goes to plan the bog owner will no longer own the property. Mr. Sinclair – We had talked about the 3 affordable houses; they will be built last? Mr. Angley – The bylaws do not allow that. Ms. Stearns – That was not our intent. Mr. Sinclair – The Street lighting – AD Makepeace has used pole lights in the past. Are you proposing anything? Ms. Stearns – Right now we are not proposing any lighting. Mr. Robinson – 100-year storm; the drainage is sufficient to protect Wade Street housing? Sean Martin – Yes. The basin on Parcel A is 7' above the ground water table; there is a lot of filtering capacity here. Grading is away from houses. Mr. Robinson – These are each going to have a well? Ms. Stearns – Yes, the only possibility of public water was through Plymouth who did not want this. Mr. Robinson – Hydrants? Ms. Stearns – Yes we have them in the plan. Mr. Hoffman has no questions at this time. Mr. Maki – I will open this up to the public ---

Brian Abatiello, 15 Wade Street

My concern is the type of well they will be using. Artesian? May lower our pressure? Sean Martin – Not on these types of soils. With one well per 60,000 sq. ft. and low volume and with the recharge, you will not see drawdown on wells. Mr. Abatiello – When we purchased the property 10 years ago, there was a make shift trap that was built with hay and plastic catches to direct the water. If that ditch were to fill, would my basement fill? Sean Martin – Could you show the board on the map, where you are located? Mr. Abatiello directed everyone as to where he was referring. Sean Martin – If I had to guess I would say that this was silt fabric never removed when your development was built. Removing it was a good thing. The basin is able to handle even a 100 - year event; you should not be affected by this. Mr. Abatiello – Do you have any type of buffer zone between properties? I would like to see some of the aesthetics to remain. Mr. Maki – They are big lots; I don't think they are going to clear from property line to property line. We will look at this. Sean Martin – It appears that they are planning on clearing to the property line where the basin is located. Mr. Maki – We will look at buffering on this. Mr. Abatiello – Do you know which houses will be "inclusionary"? Ms. Stearns – Not yet. They will not look any different than the others. The developer will take the loss on them. Mr. Maki – The outside is the same but insides finishing will typically be a lesser cost material. Mr. Abatiello – I just want to make sure that the inclusionary houses wont stick out.

Jessica Machado, 3 Wade Street –

I was wondering about time frame. Start/Finish? Mr. Anglely – It's in the interest of the developer to move as quickly as possible; but a 19 lot subdivision will take some time. Maybe 10 houses per year; depending on the economy. Sean Martin – Road construction should be about 6 months and then housing construction would begin. Mr. Anglely is in agreement.

Brian Abatiello, 15 Wade Street

Price point on the houses? Mr. Anglely – Not yet. It will not be low end.

Mr. Sinclair – Road way construction, Fire Department - fire hydrants/ dry hydrant locations? Ms. Stearns – I believe there are multiple hydrants. After referring to the maps, it was determined there are a total of 5 hydrants; one every 500'. Mr. Maki – How does a dry hydrant work? Ms. Stearns – They hook up a line and they waterwheel the water from one hydrant to the next. The idea is that if we ever have a municipal water supply, it will be in place. Mr. Sinclair – Carver is very unique. Our response time is amazing, but with a lot of equipment. This system alleviates a lot of the traffic.

Kathleen Jensen, 156 S. Meadow Road –

Where is the road coming in to there? We are currently by ourselves and I am concerned over the noise level. Ms. Stearns reviewed the map to show Ms. Jensen the position of the proposed roadway.

No further questions heard.

Mr. Maki – We need to schedule a site visit – there is a special meeting for this project on 12/5 so we need to do it before then.

Mr. Sinclair – 12/4 at 3:00; Sunday also works.

Mr. Hoffman – Will not be available that week; can be available on Sunday

Mr. Robinson – Sunday, 12/3 – I need to find out what hours I am needed for a special project.

Mr. Maki – Sunday would be good for me

Mr. Cole – I have to check back with you. Maybe I could do a separate visit? Ms. Stearns is agreeable.

12:00 on Sunday December 3; park along Bow/Wade Street Cranberry bogs.

Motion to schedule a site walk on December 3, 2017 at 12:00: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous (4-0)

Motion to continue public hearing to 12/5 at 7:00: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (4-0)

Ms. Stearns - Roadway is staked and perimeter of the basin is staked. It will be fairly easy to walk.

This site walk is open to board members only.

Other Business:

A. Planning Board Member Notes:

Mr. Sinclair – Welcome Stephen! We are all here to help. Mr. Maki – This is his first official meeting. We are happy to have you with us.

B. Planning Director Notes:

- a. Solar By-Law – Mr. Cole – I have not had an opportunity to speak with the Town Administrator and would like to push this to the next meeting.

C. Minutes – November 14, 2017

Notes from Sarah Stearns are "Informal notes" (page 4)

Motion to approve the minutes of November 14, 2017, as amended: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous (3-0)

D. Next Meeting date: The next meeting has been scheduled for December 12, 2017, at 7:00 PM.

Special meeting on December 5, 2017

E. Adjournment:

Motion made to adjourn at 8:29: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous (3-0)