



approved 11/13/18

Town of Carver, Office of Planning and Community Development

Planning Board Meeting Minutes, October 23, 2018, Carver Town Hall, Meeting Room #4. This meeting was videotaped for cable cast area 58, channel 15.

Attendees: Bruce Maki, Chairman; James Hoffman, Member; Jen Bogart, Member; Cara Dahill, Alternate Member

Also Present: Stephen Cole, Planning Director

Absent: William Sinclair, Member; Kevin Robinson, Member

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

Sign Permit:

Drop Zone – Route 58 and South Meadow Road –

Mr. Cole – It appears this is not compliant and I would recommend continuing to the next meeting to give them an opportunity to make changes.

Motion to move the sign permit for Drop Zone to the November 13, 2018 Meeting: Mr. Hoffman

Second: Ms. Bogart

Approved: Unanimous (4-0)

Public Hearing:

- On the application of Priolo Plymouth Street Realty Trust, requesting a Special Permit and Site Plan Review pursuant to Sections 2230, 3900 and 5300 of the Carver Zoning by-Laws, located at 0 Plymouth Street, Carver, MA (Assessors Map 18, Lot 8) to allow a 32-unit townhouse development in a Residential Agricultural Area.

Mr. Cole - The applicant was asked to revise storm water calculations. They have asked for continuance to next meeting.

Motion to continue the Public Hearing for 0 Plymouth Street to November 13, 2018 at 7:00 PM: Mr. Hoffman

Second: Ms. Bogart

Approved: Unanimous (4-0)

- On the application of David Mulcahy, 1929 Development, LLC of Kingston, requesting a Site Plan Review pursuant to Sections 2230 and 3100 of the Carver Zoning by Law, for property located at 157 North Main Street, on Assessors Map 24, Lot 4A, Carver, MA.

The applicant requests approval to construct an addition of a Craftsman/Tradesman building to an existing single family dwelling in the High Commercial Zone.

Mr. Cole – The Revised Storm Water was received; Fuss and O'Neil has not had an opportunity to review. It is my recommendation to continue this until the next meeting.

Motion to continue the Public Hearing for 157 North Main Street to November 13, 2018 at 7:00 PM: Mr. Hoffman

Second: Ms. Bogart

Approved: Unanimous (4-0)

- On the application of Renewable Energy Development Partner, LLC requesting a Special Permit and Site Plan Review pursuant to Sections 31--, 2580 and 5300 of the Carver Zoning by law, located at 13-A Gate Street and 0 Godfrey Circle, Carver, MA (assessors map 1-L-R and 1-0-R) to allow a large scale ground mounted "dual use" solar power generating project in a Residential/Agricultural District.

Representing Renewable Energy – Mr. Tom Melahan and Mr. Hank Ouimet

Mr. Cole – Staff and the Planning Board convened on site on October 16th. Mr. Maki – Last meeting we were talking about the 125% decommissioning. Mr. Cole – We did receive the reviews with no issues needing further response. Mr. Maki – Has the fire department approved? Mr. Cole – Yes, my recollection is that they were compliant with the fire departments wishes. Mr. Maki – I believe there was a berm on the plan; I didn't make the site visit but other members were there. How do the other members feel about the berm? Ms. Bogart, Mr. Hoffman and Ms. Dahill all feel that based on by laws and the site visit, it is not necessary. Mr. Maki – Do we have the decommissioning paperwork? Renewable Energy Development is amenable to the 125%. Mr. Melahan – We received a response from your engineer that our responses were approved. Your engineer wants to see test pits, which we amenable to; this will be a condition of approval. Mr. Maki – Any questions or comments? Ms. Bogart – There was some concern over fencing on the site. Mr. Melahan – We have not proposed a fence; it is not a bylaw requirement. With respect to other concerns, the issue that usually drives a need for fencing would be wiring accessibility, it can not be readily

accessible. If it is, there must be a deterrent installed. Our project is elevated (8-15 feet); this does not meet the need of readily accessible. Our engineer has advised us that it will not be required by the electrical code. We will be happy to discuss with the building official. We would prefer not to have it as it would hinder our access. Mr. Maki – Some members of this Board felt that we should fence around the field to protect the panels. The only reason I would want a fence is to protect the public; if there is no need, I would not want one. It is also not currently in our bylaws, which may need to be revisited. Ms. Bogart – When we were there, people were out walking the property, which raised some concern. Mr. Hoffman – I think that Mr. Sinclair wanted to make sure that anyone walking there would be safe and that no destruction of the panels would happen. Ms. Dahill – He was also worried about the transmission box but you indicated it would be high up. Mr. Melahan – Yes and anything that is accessible on the ground would be in a locked cabinet. Ms. Bogart – You indicated that if you needed earth moved you will not need a permit as it is from the same site? Mr. Melahan – That is correct, all material is coming from the same property.

Motion to close the Public Hearing for 13-A Gate Street and 0 Godfrey Circle: Ms. Bogart

Second: Ms. Dahill

Approved: Unanimous (4-0)

Mr. Hoffman – Is the decommissioning report the up to date one? Mr. Melahan – This is the 100% one.

Mr. Maki – In regards to the list of conditions, our last Planner, would compile our list of conditions and then read them at the next meeting. This would ensure that everything was right; we could then sign off at our next meeting. Is this something you could do, Stephen? Mr. Cole – I could certainly do that for the Board.

As we have closed the Public Hearing, there will be no further comments on the project. We would attach the conditions to the approval. Ms. Bogart – Have you (Mr. Melahan) heard from the State yet? Mr. Melahan – Not yet.

After discussion, it was agreed to vote on special Permit this evening and to include the two conditions in the vote.

Motion to approve the Special Permit for 13-A Gate Street and 0 Godfrey Circle, with the following conditions: (1)

Completed Test Pits and (2) Updated Decommissioning Bond: Mr. Hoffman

Second: Ms. Bogart

Approved: Unanimous (4-0)

- On the application of Borrego Solar Systems, Inc. requesting a Special Permit and Site Plan Review pursuant to Sections 3100, 3580 and 5300 of the Carver Zoning bylaw, located at 72 Center Street, Carver, MA (assessors map 70-1-5) to allow a ground mounted solar power generating facility of approximately 499 kW in a Residential/Agricultural District.

Representing Borrego Solar Systems – Josh Fargus and Brandon Smith

Mr. Fargus - This project is located on an upland bog; it has been in development for about 3 years. Five of the remaining bogs will be continuing with agricultural use. This bog will only be solar. On the utility side we are ready to connect. We have conducted some site visits with Mr. Cole. We have been working through the technical review and with Fuss and O'Neil. We have addressed all issues. The updated plan should satisfy all requests. Mr. Smith – Distributed updated responses. Mr. Fargus – This is a 600 kW – DC and 499 kW AC project. The construction time line is quick, about 2-4 months – dependent on weather. Once installed it will be in use for 20 years. We have an appointment with a couple of the abutting residents to discuss screening, etc. We want to go above and beyond to adequately screen. I also understand that this Board would like to do a site visit. Mr. Cole – We did conduct a technical review. Fuss and O'Neil did mention some small things that have already been handled. Storm water management would need to be addressed. Mr. Smith – Yes, we did hand out our plan that has addressed that. This is a managed water system so we feel that it is not in need of anything additional. Mr. Cole – Could you send me a digital copy for review with Fuss and O'Neil? Mr. Maki – How close are the residents? Mr. Fargus - The closest resident is 418 feet from project. They are also quite elevated. Mr. Cole – I have spoken with 3 of those abutters and we do have some time scheduled to meet with them. Ms. Bogart – What are the tax implications? Mr. Fargus – This portion will be taken out of 61A. This will come after the project is squared away. Ms. Dahill – What is the distance of working bogs to the solar bog? Mr. Fargus – The distance of the road, about 12'. Ms. Dahill – Have the bog owners taken that into consideration for bog maintenance, aerial sprays, etc.? Mr. Fargus – Yes, we will coordinate our panel cleaning with sprays, etc. Mr. Hoffman – Has the fire department looked at this? Mr. Cole – They did participate in the review. I will provide a copy to the Board.

No questions from the audience heard.

Motion to schedule a site visit on November 1, 2018 at 4:30 PM: Ms. Bogart

Second: Mr. Hoffman

Approved: Unanimous (4-0)

Mr. Cole – I will send out directions to the site visit to the Board members.

Mr. Maki – Can you mark out the bog in question? Mr. Fargus – Yes, I will do that.

Motion to continue Public Hearing on the application of Borrego Solar to the next meeting on November 13, 2018 at

7:00: Mr. Hoffman

Second: Ms. Bogart

Approved: Unanimous (4-0)

- On the application of DPH Realty Trust, requesting a Special Permit and Site Plan Review pursuant to sections 2230 and 3900 of the Carver Zoning by-Law for property located on 0 South Meadow Road, on Assessors Map 112, parcel 1-5 in Carver, MA to construct at 54-unit "pocket neighborhood style" Townhouse Development.

Mr. Cole - We can not open this hearing as it was not stated correctly on the agenda. We will plan to put on our agenda for the next meeting. The advertisement did not include the subdivision.

Other Business:

Planning Board Member Notes:

- Mr. Hoffman –
- Mr. Maki –
- Ms. Bogart –
- Mr. Robinson –

Planning Director Notes:

Mr. Cole – We have two meetings typically each month. Looking ahead to November, our 2nd meeting would be on the 27th. December would be 12/11 and 12/25. I would like the Board to determine whether there is only one meeting in December, with a possible special meeting if needed. Mr. Maki – We may have to reschedule the 25th but we will know better by the 12/11/18 meeting.

Minutes –

Tabled until next meeting

Next Meeting date:

The next meeting has been scheduled for November 13, 2018 at 7:00 PM.

Adjournment:

Motion made to adjourn at 7:59 PM: Mr. Hoffman

Second: Ms. Bogart

Approved: Unanimous (4-0)