



Town of Carver, Office of Planning and Community Development

app. passed
10/9/18

Planning Board Meeting Minutes, September 25, 2018, Carver Town Hall, Meeting Room #41. This meeting was videotaped for cable cast area 58, channel 15.

Attendees: Bruce Maki, Chairman; William Sinclair, Member; James Hoffman; James Hoffman, Member; Jen Bogart, Member; Kevin Robinson (7:03), Member; Cara Dahill, Alternate Member Kevin Robinson

Also Present: Stephen Cole, Planning Director; Andy Glimes, Fuss and O'Neil

Absent:

Bruce Maki, Chairman, opened the meeting at 7:00 7:00 PM, followed by the pledge of allegiance.

Mr. Maki – We will take our meeting a little out of order and begin with the Public Hearing for Edaville Landholdings.

Public Hearing:

- On the application of Edaville Land Holdings requesting Special Permit approval pursuant to Sections 2230 & 5300 of the Carver Zoning Bylaw, located at Pine Street in Carver Ma.

Plans prepared by Arthur F. Borden and Associates, Inc., dated November 2, 2017, showing the paving and associated drainage on an existing parking lot on two sheets for said development.

Motion to continue the public hearing to October 9, 2018, for Edaville Land Holdings: Mr. Sinclair

Second: Ms. Bogart

Approved: Unanimous (4-0 - Mr. Robinson was not in attendance at time of vote)

- 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. Sinclair – At this time I will excuse myself as I am a direct abutter to this project (7:05 PM).

Mr. Cole – Thank you to Kara for being our alternate this evening. We have the involvement of the Fire Department, Conservation Commission, Planning Department, Building Department, DPW and Board of Health, Kevin Forgee. A memo, with issues, is in your packet.

Mr. Rego, River Hawk Environmental, on behalf of Priolo - The project is located on the southerly side of Plymouth Street. The site, as it exists, is an irregular shaped, 17.35 acre wooded parcel. We are permitting under the townhouse development regulations. The net usable land area is at about 16.4 acres. This is an age restriction project which allows us to have 2 units per acres (32 units). There are two small areas of wetlands and we will be going before the Conservation Commission next week. Each unit will be 2 bedrooms. One concern during the initial permitting is with access for the fire department and a second means of egress. We have had numerous meetings with the Fire Department and the Town Planner. We have addressed that issue. The drainage will be collected in catch basins and directed to one of two drainage sites. In addition, we are putting in infiltration units at each tri/duplex. We are proposing two areas for septic one on the far western area and one on the far eastern area of site. These have not yet been submitted to the Board of Health. The roads will be designed and built to town standards and subdivision bylaws. The roadway should match the natural terrain; with less than 6% grade. Schematic photos of units were presented to the Board.

Mr. Maki – The fire department comments have been addressed? Mr. Cole – Bullet 9 in the fire department memo re: road length exceeding 600' requiring 2nd egress. Attachment A – details the engineering to address this. This does satisfy the requirement. Mr. Maki – The Board of Health has not looked at this yet? Mr. Rego – Not yet. A perc test was done on 7/19/18. Mr. Maki – Are fields gravity fed? Mr. Rego – Each building will have own septic tank and pump tank. Mr. Cole – Conservation Commission reviewed – they are recommending a Request for Determination of Applicability to be filed; which had been done and will be reviewed at the meeting next week. Mr. Cole – Sam Hemenway/Andy Blines from Fuss & O'Neil will be here on October 9. No comments have been received from Fuss & O'Neil at this time. Mr. Maki – Affordable units? Mr. Rego – We will meet the inclusionary bylaw. Mr. Maki – It would be good to know the number of units and their locations. Mr. Rego – I believe 10% which would be 3 units. They will be marketed by a lottery agent who will work with Stephen. Mr. Maki – Any other questions from the Board? Ms. Bogart – Why have you chosen to have a reduction in setback from 60' to 40'? Mr. Rego – It was at the Board's discretion. We are maintaining a wooded vegetation. Given the very unique shape of the lot, 60' would be difficult to maintain. Mr. Rego showed the Board where the reduction is. Mr. Maki – If it were a regular development it would be 60'. Where it is an age restrictive project, it can be 40'. Mr. Cole – Under our bylaw, 39.61 allows that reduction. Mr. Cole read the entire bylaw for clarification. This also allows for the Planning Board to require extra vegetation, berms, etc. Mr. Hoffman – Going down to 40 feet, will you be using natural vegetation? Mr. Rego – Yes, it will be natural vegetation and fairly dense. Mr. Maki – With an age restrictive project the state figures sewerage at a lower level, could you clarify that? Mr. Rego – 150 gals per day for the entire 2-bedroom, age restrictive dwelling. A regular 2-bedroom home would be 220 gals per day. They performed studies to determine usage for different age ranges. A regular, non age restrictive home would equal 55 gals per day, per person (2 people per bedroom). Age restrictive units are much less. Mr. Maki – This is just the initial meeting; there will be 1 or 2 more meetings plus a site walk. I will open this up to the public but there will be other opportunities to be heard.

Bob Gonsalves, 39 Leonard Street – A proposal was made last year; this is different? Mr. Maki – Yes. Mr. Gonsalves – There is concern over wells and the aquifer and additional septic flow. I encourage the Board to look at that. On the 40' vs 60' restriction – even with 60', some of the existing houses would see the condos. Please review that, as well.

Bob Costello, 40 Leonard Street – I have the same concerns. My well is very close to this project. I am also concerned about drainage issues.

Eric Weston, 189 Main Street – Abutter, agricultural property. I need to understand the septic system. There will be 16 units per system. The concentrated long term nitrogen effects cause heavy weed issues. I would ask the Board to understand that. I would also like to know how density is determined. We can have open space as acreage or there are "buildable" lots. This seems to be a highly dense project for the area. We are unique with the lack of town water and town sewerage. Mr. Maki – There must be a formula. Mr. Cole # of dwelling units shall be calculated by subtracting all water bodies and land within 65' of wetland areas. This is the NULA. The total number shall not exceed 2 units per NULA acres. Mr. Maki – Once the wetlands are determined, we can see the exact amount of land available.

Mr. Gonsalves- This project will be on town water? Yes.

Mr. Rego – The 150 gals per day – Even though there are 32 units, there will be a lot less usage. The same flow as 15, 3-bedroom, single family dwellings. When you apply that flow, there is very low loading. When you have a nitrogen sensitive area, we are less than ½ the allowable. Mr. Gonsalves – Is there a setback for septic? Mr. Rego - Yes, 150 feet. A lot of nitrogen load comes from fertilizer; what we are doing will be controlled with big buffer zones. We will likely use irrigation. In terms of density, we use the bylaw in town to calculate the number of units.

The calculation is:

Total land area
Minus wetland areas
Minus 65 feet from wetlands

This gives us our net usable area; giving us the 32 units. Mr. Weston – If this was a Form A, it would be different? Mr. Rego - Yes, in Carver, a regular lot would need to be 60,000 sq. ft.

Mr. Gonsalves – Are these plans available? Mr. Cole – These plans are available at the Planning Board.

Dagmar Ryan, 14 Lillian Way – I am worried about water flow. Ms. Ryan requested to see a topographical map which was reviewed with Mr. Rego. Mr. Rego – Each unit will have a dry well for roof run off; road runoff will be flowed to catch basins. There will be no drainage issues. Ms. Ryan – Is this a new type of septic? Mr. Rego – No, this is tried and true; it's been around for 20 years and does a good job.

Mr. McCalister, 15 Lillian Way – The areas for the septic systems are small. All of the sewerage will leach to one spot for 16 houses. How will this affect the aquifer? Mr. Rego – The overall loading is the equivalent of multiple separate units.

No other questions heard.

Mr. Maki - Let's schedule a site visit. Mr. Cole – October 8 is Columbus Day. Mr. Maki – We need to have the road staked out. Priolo – We can give you the area and septic but the road would be difficult. Mr. Maki – Not the whole road, just a few flags along the center and a few marking for the cul-de-sac. If it's possible, we need to see the house closest to the property line (40'.9); units 15-17 should be marked out, with property line – 4 corners of building. I would also like the 4 corners of the septic fields. Units 30-32 and 27-29 property line should be marked out. Mr. Cole will provide a list to Priolo.

Bob Costello - Can abutters be present for walk through? Mr. Maki – No, these site visits are typically just for the Board. You could ask the owner to visit the property at another time. Also – This property is not as dense as you are indicating, many houses will be able to see these units. Priolo – We will work with individuals if there is further need for vegetation, etc.

Mr. Maki – The drainage area should also be marked. Mr. Rego – Where would you like it marked? Center? Mr. Maki – It seems to be about 120' wide. Yes, put one in the center.

Ms. Bogart – Any building that goes from 60 to 40'.

Motion to schedule site visit for 0 Plymouth Street on October 4, 2018 at 5:00: Mr. Hoffman

Second: Mr. Robinson

Approved: 5-0-1 (Mr. Sinclair)

Motion to continue the Public Hearing to October 9, 2018 at 7:00 PM, for 0 Plymouth Street: Mr. Hoffman

Second: Ms. Bogart

Approved: 5-0-1 (Mr. Sinclair)

Other Business:

Planning Board Member Notes:

- Mr. Hoffman – September is Cancer Awareness month. Go Gold in Schools on Friday and Saturday is Light up Carver. On Saturday, there will be a Go Go lemonade stand at 10 Weston Street. Anyone who needs information can contact me.
- Mr. Maki – Nothing additional
- Ms. Bogart – I had a resident raise a concern over Edaville Sign. Mr. Maki – We will address this under the Planning Directors Notes.
- Mr. Robinson – The sign at the medical building at the end of Lillian way, anything new? Mr. Cole – The sign needs to be moved back a little; it is obstructing the view. This was also done without a Building Permit. The Building Commissioner is working with the owner of the property who was not aware that a Building Permit was not obtained. Ms. Bogart – Can we explore updating the bylaws to remove non compliant signs? Mr. Cole - I will work on that.

Planning Director Notes:

- Edaville Sign – There is inconsistency in the sign from what was approved. My expectation is that we will hear from Edaville soon.
- Drop Zone - The sign enforcement office is the Building Commissioner. He has reached out to the Drop Zone. They have been asked to remove it until the special permit is processed. Ms. Bogart – How do we address these more quickly? Mr. Cole – We can send a letter. We have some recourse but no jurisdiction. Ms. Bogart – The Decas sign on Route 58, where the wildflowers are, looks really nice.

- Ricketts Pond Business Park – we have not receive a formal request for a waiver yet.

Minutes –

Ms. Bogart – Town house – South Meadow - Note – 10 lots vs. 19 – Add - ***Single family homes***

Motion to approve September 11, 2018 Meeting Minutes, as amended: Mr. Hoffman

Second: Ms. Bogart

Approved: (5-0) December 12, 2017 Motion to table these minutes until the next meeting as I am just now seeing them. They contain several Public Hearings and I don't want to miss anything.: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous (4-0)

Next Meeting date:

The next meeting has been scheduled for October 9February 13, 2018, at 7:00 PM

Adjournment:

Motion made to adjourn at 8:25 8:01 PM: Mr. RobinsonSinclair

Second: Mr. Hoffman

Approved: Unanimous 5-0)