



approved
1/14/2020

Town of Carver, Office of Planning and Community Development

Planning Board Meeting Minutes, November 26, 2019, Carver Town Hall, Meeting Room #1. This meeting was videotaped by cable cast area 58, channel 15.

Attendees: Bruce Maki, Chairman; William Sinclair, Member; Kevin Robinson, Member; Jen Bogart, Member; James Hoffman, Member; Kelly DiCarli, Alternate Member

Also Present: Jim Walsh, Planning Director

Absent:

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

ANR:

- Federal Road (Map 131, Lots 1-2A, 1-2B and 1-2C) AD Makepeace – Discussion and possible vote

Mr. Walsh – I have met with the applicant and Bob Francis, the Building Commissioner; it meets the requirements of the ANR plan.

Bill Madden, GAF – This is two narrow lots with frontage on Federal Road. This is to establish a permanent buffer zone of neighboring properties. It would be used for excavation on future projects.

Mr. Sinclair – The two areas in green (1-2A and 1-2B); why are they different lots? Mr. Madden – To create two separate lots. If a cranberry use was proposed for 1-2C it would be used for excavation. Sloping and removal of sand for maintenance purposes on the bog. Mr. Sinclair – So those plus 1-2C make three lots? Mr. Madden – That's correct. Ms. Bogart – Is this land all wooded? Mr. Madden – There is some earth removal on one lot but the rest is wooded and wetlands. Mr. Maki – This meets all the zoning requirements? Mr. Walsh – Yes, Bob Francis reviewed it as well and is satisfied as long as there is no house on it.

Liz Taylor, 31 Russell Trufant – If you are creating a buffer zone does that take the rights of screening for abutters for a solar project? Mr. Walsh – We are not entertaining a project on this site; but it would be reviewed if it came up. Mr. Maki – These are Form A plans and it meets all requirements.

Motion to endorse the Form A Plan for AD Makepeace as submitted: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (5-0)

- 191 Meadow Street (Map 81, Lot 5) JLK Realty Trust – Discussion and possible vote

David Maddigan – We have an existing lot that we are dividing into two lots with interior lot lines. There is currently a home on one lot. It meets the frontage requirements in the RA zone, front yard setbacks and has vital access to the lot. Mr. Maki – Everything okay Jim? Mr. Walsh – I met with the Building Commissioner and everything okay.

Ms. Bogart – House on the other lot? Mr. Maddigan – Yes

Mr. Sinclair – Can you explain the little divot? Mr. Maddigan – The reason we did that was to fit the wells in. It's a tight lot. The engineer designed it that way. Mr. Sinclair – How will it be defined after the properties have been built? Mr. Maddigan – There will be two wells right next to each other with a property line dividing the two. It's designed this way to keep the well away from the cranberry bogs. Mr. Sinclair – The proposed well on lot 2 is located where? Mr. Maddigan showed the Board where it would be. Mr. Maki – Even though this part bothers me, the Form A meets the requirements.

Motion to endorse the Form A Plan for 191 Meadow Street, JLK Realty Trust, as presented: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (5-0)

- 366 Tremont Street (Map 126, Lot 6-0) Christy Kendrick – Discussion and possible vote

Mr. Walsh – This applicant was not able to meet the deadline. They will appear at the next meeting on December 10, 2019.

Site Plan Approval Extension – Request:

- 276 Federal Road, 196 Tremont Street and 0 Hammond Street, Zach Farkes, Borrego Solar

Mr. Farkes – I sent Mr. Walsh some information a couple of weeks ago; I hope you all received those. In section 3170 of the bylaws – site plan approval is good for one year; we neglected to ask, at the time of approval, to make it two years. Everything is going well with the projects. Tax obligations have been set up with the town for the next 20 years. There is also about \$30,000 funded for additional plantings, that has been set up with the Town. Mr. Walsh – You attached appendix A – system operator study still the rationale for request? Mr. Farkes – Somewhat, we are in the middle of finishing up a study as well. Even though the weather has been nice for November, it is generally not a good time to begin a construction project. Mr. Maki – How many projects have you brought before the Board now? Mr. Farkes – Close to double digits now. Mr. Maki – How many complete? Mr. Farkes – Six. Ms. Bogart – The duration of the study was unprecedented; can you explain? Mr. Farkes – Generally all of the studies happen at the state level. My personal opinion was that solar has had a big influx and the ISO is now looking at everything to check the work of the utilities. There is nothing specific to this project; just a massive study. They are doing a smaller version in Southeastern Mass right now. Ms. Bogart – Appendix A is for all three? Mr. Farkes – Yes,

Motion to approve the Site Plan Approval Extension Request for 276 Federal Road, 196 Tremont and 0 Hammond Street one additional year: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (5-0)

Public Hearings (continued):

- 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 by-Law, located at 19C Ward Street (Assessors Map 120, Lot 6 and 6-1) in Carver, MA, to allow the construction of a 2.5 MW(DC) ground mounted solar and energy storage facility in accordance with the by-law in a Residential/Agricultural District.

Dean Smith and Zach Farkes, Borrego

We walked the site on Monday morning with several Board members to review the property. We have an application with the Conservation Commission. The area was excavated at one time to create a new bog but was never done. There are now areas of flooding that is being reviewed. Mr. Maki asked Mr. Walsh to circulate a sign in sheet? Mr. Maki - We did go for a site walk. This project is next to an existing project and is pretty isolated. Are there any abutters here tonight? None in attendance tonight. Mr. Sinclair - I was not able to go on the walk; I was on vacation. I would like to know about site views; neighbor impact; screening. My biggest concern is site view. Mr. Maki - Are you using the new setbacks? Mr. Smith - The original bylaw required 200', the new bylaw allows for reduced setbacks. The other system is in operation, so this one requires a separate one with its own interconnection. Mr. Sinclair - Any site line issues for any abutters? Ms. Bogart - I expected 5 Ward Street to be the only consideration but there is another house. Mr. Smith - Yes, the Lawson house. We did discuss the visibility from 5 Ward Street, with some long-distance issue. We addressed Fuss & O'Neil comments. We are happy to discuss anything else that may be needed. It is a very long distance (500' to closest). Ms. Bogart - You can see houses in the Canterbury neighborhood as well. I drove it after and you can see right through. Mr. Hoffman - There is a Canterbury Path and a Canterbury Lane. The one right off of South Meadow, there were two houses that were a wide-open shot. There will be some screening needed on them. Mr. Farkes - Planting is challenging out there but we can add a fence (larger than normal on the west side). Mr. Maki - This is not a dual use and so the panels will be low to the bog. Mr. Farkes - This is an extension from the existing project which is fenced. Mr. Maki - If it's fenced, it should satisfy everyone. Ms. Bogart - I think that the neighborhood is protected but I am still concerned about the Lawson home as they are in the wide open. If a fence works for the neighborhood, that is reassuring. Mr. Smith - If we go with an 8' fence it should screen them as well. Mr. Maki - Any other development of these plans? Mr. Smith - We just sent the latest plans last week. I would want to hear back from Andy Glines. There still is some discussion on the set back. Our property owner is in discussion with the adjacent property owner. The property lines don't make a lot of sense on the ground. There is some discussion on lot line changes. Mr. Maki - This will have to go to the next meeting. Mr. Sinclair - I would like to suggest you reach out to the two areas of concern for screening as well as the Lawson house. If you could come to an agreement and get that back to us prior to our next meeting. Mr. Maki - The Lawson's are much closer with a much more open view. The site lines for the other homes should be satisfied with an 8' fence. At our next meeting you can let us know what you think will work.

No comments from the public.

Motion to continue the Public Hearing for Borrego Solar for 19C Ward Street to December 10, 2019 at 7:00 Pm: Mr.

Sinclair

Second: Mr. Hoffman

Approved: Unanimous (5-0)

- On the application of Clean Energy Co., Joe Shanahan, requesting a Special Permit and Site Plan Review pursuant to Sections 2230, 3100, 3580 and 5300 of the Carver Zoning by-Law, located at 0 Snapit Road (Assessors Map 34, Lot 2 and 5 and Map 33, Lot 9-C) in Carver, MA to allow the construction of a 2.0 MW dual use, large-scale ground mounted solar photovoltaic project proposed to be constructed and operated on and in conjunction with the existing active cranberry bogs in a Residential/Agricultural District.

Mr. Shanahan, Clean Energy

We walked the site with Board Members and Mr. Walsh. We appreciate your time. I think the Board has a better understanding of the project. A letter has been issued from the Fire Department; nothing surprising. We will need to address the access roads. Numerous roads do not meet the standards. We will need to do a Fire Department plan for ingress and egress. We are addressing the latest Fuss & O'Neil letter. We should have them back to you and Fuss & O'Neil before your next meeting. Mr. Maki – We did go out for a site walk. The biggest concern to me was the Perry Property. They were kind enough to let us come up on their deck. Mr. Maki described what he saw. A lot of the trees are maple and oak; with the leaves falling, you can see the bogs. I would say the bottom of the foundation is about 20' to the bog road. The hill goes down about 15-20' and then it's wide open to the left-hand side of the proposed project. We received a copy of the plan from Mr. Shanahan and then discussed the tree size with the Perry's. The bylaw says 100% coverage of solar field. If we could see an elevation plan with line of site – I want to make sure that they are not going to see that solar field from the rear deck. Mr. Shanahan – There are actually two properties that have visibility to the site. Kelly McDonough is the second owner. I have attempted to establish a dialogue with the Perry's; they have not yet had a conversation with me. I would like to ask, through the chair, to have them reach out to me. The 15' hill belongs to our owner; the Perry Property ends at the lawn area. We are committed to provide screening per your bylaws. Mr. Maki – I think the Perry's want us to work with you. We could maybe berm on the left-hand side to raise the tree height; this is just a suggestion. I would like to see some sort of rendering with elevation and line of site. Mr. Walsh – I think the Perry's want to meet to discuss regulations; once that is done, we can reach out to Mr. Shanahan to meet. Ms. Bogart – When we were looking around, I brought up the most recent bylaw; Mr. Shanahan rebuked that that by law was unenforceable and that if the project was taken down, you could take it to the state. Mr. Shanahan – I never mentioned the state. Ms. Bogart – Yes you did. It came across as threatening in nature and disrespectful to the jurisdiction of this Board and the will of Town Meeting passing that by-Law. Mr. Shanahan – I never suggested I would take it anywhere else. It might have inferred; I may have implied but I never said that. What I did say was that your bylaw requires 100% screening; which is contra to the state Dover Amendment. What does 100% screening mean? Ms. Bogart – It's objective; It means that it's not visible. Your comment was very disrespectful. Mr. Shanahan – My apologies; it was intended to be informative. Mr. Robinson – I was unable to attend the site walk and would like an opportunity to visit, this is very important to me. Mr. Perry – I would like to see everyone. I think I have some valid points that will help you plan. Mr. Sinclair noted that we are not open to public comment yet. Mr. Perry – Everyone is welcome as long as we know you are coming. My phone contact info is on the sign in sheet. Mr. Maki offered to accompany anyone who wishes to go. Mr. Walsh – I am also available.

Mr. Maki – Any abutters that wish to speak?

Robert Perry, Jr. – 5 Snapit Road

Regarding the unwillingness to meet. Mr. Shanahan gave me his business card. I told him that I needed to get educated on this process. I then received a letter stating that I am unwilling to meet. I sent an email to him that this is not the

case; once we have the rules of engagement it will be very easy to have a conversation. I am not avoiding it. There was also a comment that I chose to not go on the site walk. I was giving you your time. I invited the board, Mr. Shanahan and the conservation Commission to walk the property. I don't have the guidelines. Mr. Maki – I understand; we are here to help. We came up with a plan. Mr. Perry – I need to know the bylaws; you all didn't even know the bylaws when we walked. Do I want the project going in my backyard? No. Do I want my rights enforced? Yes. This is a financial thing for me, too; it will affect my property value. After I purchased the property, I built a separate in-law. I am going to be damaged no matter what it's just a matter of how much and how quickly I can be screened. The bylaws say 100% screening. Anyone that is an abutter needs to be screened if you can see. What's adequate screening? I have 10-15' on a hill with natural trees that I can see through 5-6 months a year. When all the pines grow, I will lose screening; there is no foliage on the bottom of a pine. There is a gap on one side; the left side is wide open. I am not sure a berm and 20' trees will help. I have rights and recourse too. You need to figure out what the height is. Is this the first dual use residential plan? Mr. Maki – We have another project but it doesn't have residential involvement. Yours is also more difficult as it is elevated. Mr. Perry – You need to protect me the best you can; including financially. If this was at your house, you wouldn't want it. I don't understand why they have to drop this project right behind 4-5 houses; there is plenty of property in Carver for this. Let's find a reasonable solution to this. What about putting it on the back side. They may lose a few cranberries. There needs to be some relief with my financial burden. If they do this, I lose money. This isn't just about me; I will fight for everyone else. He's proposed one set of trees. I was a little stunned that the other properties are not listed. It's supposed to be screened 100%. I believe the bylaw states screening from the 2nd floor. This all could have been avoided if they presented to us way before they begun the process. The first time I heard anything on this was at a Conservation Meeting.

Mr. Sinclair – I want to reassure you, Mr. Perry. You are a resident in this community; you participate in this town. We (this Board) work for you. If you have a question, you come to us at any time. We can help guide you. I can only suggest to you that if I don't give you all the proper information then I don't belong on this Board. This is new to you; The dual use is new to us. We ask the applicant to provide us with as much information as possible. Please allow us to guide you. This application has just begun and it is not approved right now. Our bog owners are trying to do what they can to survive but it has to fit the by law created in this town. There will be bylaw changes coming up. This Board and this Town Hall works for you. If we don't know, we have SRRPED to go to. Mr. Maki – We are just at the beginning on this; there is a procedure. Thank you for bringing up all of your concerns. Mr. Perry – We just weren't aware of what the rules were. Mr. Sinclair – We will help you understand the process. It is overwhelming when something gets dumped on your lap. Mr. Perry – If I need to meet with you, my hours are flexible; I can step out for an hour. Mr. Maki – I did speak with the Town Clerk. She informed me that the new by laws are all updated on the website. Mr. Walsh – Our Tremont Street project had issues. I think we spent 4 months on that until there was a resolution on it. Mr. Perry – There is a lot of stress with this. I thank you for everything.

Mr. Maki – I look forward to receiving the information needed to move forward. It may be a good time to look to see if it is possible to move the solar panels around. Mr. Shanahan – We are totally flexible with this. The planting plan was just submitted as it was because I knew you would want something. I am used to things taking time to get where they need to go. Mr. Maki – This is a difficult one; we need to make this one right. A couple of things to look at.

- o Can we change location?
- o If not, look at the screening plan to block the solar field.

Ms. Bogart – Kelly Ryan came up during the walk. Our focus was really the Perry House and the neighbor's house. Mrs. Perry – There are 5 houses abutting. A few abutters were not able to be here tonight. The Ragazzinis own two houses. Mr. Shanahan – There was legal notice provided to all abutters. Mr. Maki – You should reach out and ask them. Ms. Bogart – I have said in prior meeting; I don't feel that any abutter needs to appear to defend their property. It's our responsibility to look out for everyone. Just because someone gets a certified letter and doesn't respond, doesn't mean we disregard them. Mr. Maki – I will speak to Jim about that; there are only a few abutters. Mr. Hoffman – Some of the ideas Mr. Maki has mentioned are excellent; relocating on the property is a good idea. We have to look out for everyone, the applicant and the abutters. There is a bylaw to follow. We can explain it to the Perry's and other abutters. We are here to enforce it. Mr. Maki – I understand Jen's concern. Sometimes I think that if people don't come to the meeting that they don't care; that is not always the case.

Motion to continue the Public Hearing for Clean Energy Co, to December 10, 2019 at 7:00 PM: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (5-0)

Public Hearings:

- On the application of Renewable Energy Development Partners, LLC requesting a Special Permit and Site Plan Review pursuant to Sections 2230, 3100, 3580 and 5300 of the Carver Zoning by-Law, (Assessors Map 107, lots 1-4) to allow the construction of a Large Scale, ground mounted solar photovoltaic installation (LSGMPI), located at 0 Pond Street, Carver, MA. The project consists of a solar energy facility that includes two components both located on a portion of the +/- 560 acres Swan Holt Bog complex owned and operated by AD Makepeace Company. The two projects components include a +/- 3.0 MW agricultural canal solar canopy and +/- 1.4 MW dual use ground mounted array in a Residential / Agricultural.

Sarah Stearns, Beals and Thomas, Tom Melehan and Hank Ouimet from Renewable Energy Development Partners -

Ms. Stearns - This is a new project that we haven't spoken of before. I provided the plan set to Jill. Mr. Ouimet distributed smaller set copies to the Board members. The owner of this very large lot is AD Makepeace. It is located north of Pond Street, between South Meadow and Wenham Road. These are active cranberry bogs. The 200' setback is indicated with a red dotted line on the plan set. This is a dual use project; we are not looking for reduction on setbacks. There are a large number of abutters due to the size of the site. The plan was included with the abutter notification. Some who were notified are actually miles away. We have been to the Conservation Commission, Public Hearing and site visit. We just received a review letter from Fuss & O'Neil with minor comments. There was a recommendation to provide site lines from a few abutters. I have not received anything written from Carver Fire Department yet. I did speak with Jesse Boyle and there does not seem to be access issues. Any new roads would comply. He did indicate that he would be sending comments. This proposal includes two components.

- There will be dual use ground mounted arrays, but they will not be on a cranberry bog. This area (in green) was earmarked for sand and gravel. It made sense to direct the project there. The crops beneath will not be cranberries. Mr. Ouimet – Our proposed use is similar to the Gate Street project. We are going to turn it into

- productive farming land. Ms. Stearns – It is about 8 acres with the project itself at about 6 acres. That part would require a new road that Jesse can review. It is proposed off of the existing bog road.
2. This is the new component (Yellow on the plan) – This is dual use with solar canopy over either side of the canal. We worked closely with the landowner to make sure it meets criteria to continue operating their agricultural business. This is about 5,500 linear feet and above the irrigation canal. We view it as a complimentary use of what is already out there. The design allows for no impact on the canal. Ms. Stearns presented an image of what it would look like. Mr. Ouimet – The design of this is a shed roof design. In order to assure access to canal; we had to do at least 10' above grade, up to a max of about 14' above grade. Ms. Stearns – This particular component allows the continued use of agricultural use with significant renewable energy.

Mr. Ouimet – These projects will interconnect with the utility grid. They are separate under the program and will be metered separately. Access to the site is from Pond Street and Wenham Road. We will be using the Wenham Road access for construction. Staging area will be central on the site. Most of the electrical gear will be near the interconnection point. There have been estimates of more pads throughout. Electrical is only overhead at the interconnection. Ms. Stearns – With the ground mounted dual use, there is no tree clearing proposed. There are other areas down by the canopy project with selective tree clearing.

Mr. Maki – It is so much easier when we go out in the field so we can see the topography, etc. Mr. Hoffman – Have you done other canopy projects? Mr. Ouimet – Not like this. It's relatively simple and straightforward. The construction is straightforward as well. We do have several other similar projects like this. Ms. Stearns – the plan set pages are color coded. That is due to the fact that nothing is uniform. Mr. Ouimet – We did a custom design for this. We picked 4 separate size tables (width). We have 4 standard width tables. Mr. Robinson – The canopy will be about 1 mile in length? Ms. Stearns – Yes, but not necessarily contiguous. Mr. Robinson – Land clearing? Ms. Stearns – No, just a little bit for shade clearing (refer to 108) and fall hazard. Mr. Ouimet – Selective clearing would include the white pines. Once removed, the ground area will fill in. Mr. Robinson – Will that open up site line issues? Mr. Ouimet – We should talk about it more when we go out there but I don't think so. Mr. Maki – Where are the battery storage areas? Mr. Ouimet – No battery storage for this project. Mr. Maki – Will the panels be facing away from the Bow Street area? Mr. Ouimet – We can address that with cross sections/table direction; it's a really low pitch. Bow Street should only see the top of it. Mr. Robinson – This is close to the new subdivision Patriot Pines. Mr. Ouimet – About 200'. Mr. Robinson – It will be similar to what we see on Route 44? Ms. Stearns – Yes, but just a single row. Mr. Hoffman – As far as Bow Street, what is the setback? Ms. Stearns – 200' at the minimum; in some cases, it is 1,000'. Mr. Ouimet – In some cases there are 100s of feet of wooded vegetation. Mr. Robinson – It would be important to add the setback on the plan so that the property owners can see that. Ms. Stearns presented images topography for each home to the Board. Mr. Sinclair – There is a parcel of property owned by the RDA to which I am the Chairman, at 0 Wade Street; I will reach out to make sure there is no conflict. I love the concept of the array going over the canals. What about fencing? Mr. Ouimet – Similar to gate street; the electrical equipment is out of reach from ground level; therefore, we are not proposing one on either project. Mr. Sinclair – 2020 electrical code has not been adopted by Massachusetts yet (will be around 1/5/20). I would suggest that you review that, National Electrical Code 2020 is out nationwide. Massachusetts will adopt in January. Mr. Ouimet – I will check on it. Ms. Bogart – Why no battery storage? Mr. Ouimet – We have been working on this project since before batteries were cool. We might at some point incorporate which would require that we come before you again.

Mr. Maki – Any questions from the audience?

Phil Shannon – In the past, I have opposed some projects. I think this is a good project; it avoids some problems that other projects have. Where I live, there is a lot of woods; site shouldn't be an issue. I like the new technology that you are using.

Marty Colligan, 13 Pond View Way – I am concerned about environment impact. 3 MW power station – Will there be substations or transformers. Hopefully the engineer can design something to contain the oil. I am also concerned that kids can get access. Mr. Ouimet – We won't be building a substation. We will have 1 or 2 transformers on the Canopy project and one for the farming side. It will be mounted up high on the canopy or it will be buried in the bog roads. It will come up at the interconnection. I believe we use mineral oil-based transformers. Mr. Colligan – What about noise; transformers make noise? Mr. Ouimet – The transformer locations should not impact you. It's a low hum, similar to window AC unit. It will not run at night.

Site visit is scheduled on December 4, 2019 at 11:00. Those that can't attend can schedule a second visit. We can meet at 33 Wenham Road. Ms. Stearns will confirm the address. Mr. Hoffman will meet with Mr. Ouimet on December 9, 2019.

Liz Taylor – I am trying to help people understand the scope of projects going on. Borrego has 10 projects; Clean Energy has 2 going. How many projects do you currently have in town? Mr. Ouimet – Just two. Ms. Taylor – How many are pending in town right now? Mr. Maki – We can get that information for you. Ms. Taylor – If we are covering the water table on the bog, what does that do? Mr. Maki – All water drains to the ground. Our engineers look at drainage, if required.

*Motion to continue the Public Hearing for Renewable Energy Development Partners, LLC, 0 Pond Street, Carver to December 10, 2019 at 7:00 PM: Mr. Sinclair
Second: Mr. Hoffman
Approved: Unanimous (5-0)*

Other Business

Planning Board Member Notes:

- Ms. Bogart –
- Mr. Robinson – I will be on vacation from 12/6 – 12/14/19
- Mr. Maki –
- Mr. Hoffman –
- Mr. Sinclair – Have a safe and Happy Thanksgiving

Planning Director Notes:

Mr. Walsh –

Discussion, Complete Streets – The Select Board approved the complete streets policy with an amendment to add to residents. Jen sent an email that she is interested in being appointed. Ms. Bogart – My main concern was that in the master plan, it mentions complete streets and specifically states that the PB should be on that. It should fall under our jurisdiction. It also piggy backs

what I have done. Mr. Walsh – Typically the committee represents various members. The Select Board wanted two citizens/residents. I don't think this eliminates the Planning Board control. In addition, there is a formal staff committee, there could be a subcommittee that could work on implementation and working with the Complete Streets Committee to make recommendations. Ms. Bogart – I think having residents involved is fantastic. I think we should be the appointing body, according to the Master Plan. Mr. Walsh – The Complete Street policy states that the Select Board has to adopt. Ms. Bogart – I feel very strongly that we are supposed to lead this. The Planning Board and the DPW are the lead parties. The Select Board is to adopt the policy. If we don't assume control, I want surety that I will be on the committee. Mr. Sinclair – In the policy that the Select Board did, it states that the Complete Street includes multiple departments, including Planning and Community Development which is us.

Motion to appoint Jen Bogart as our representative of the Complete Street committee: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous (5-0)

Upcoming meeting dates:

12/10/19

12/24/19 Town hall is closed, no meeting

1/14/20

1/28/20

Placeholders for Annual Town Meeting:

- From Bob Francis – duplex and 2 family dwellings – He needs clarification
- Accessory apartments – The current restricts – age / handicapped – If they leave the house you can no longer use as an assessor apartment. If you take away the age/handicapped restriction, that could be a way of affordable housing with little impact.
 - Accessory Apartment section 2244 – combine?
- Commercial development – We have a developer with interest in commercial redevelopment. Right now, we can only do with transfer of rights. We would look to make it more flexible with additional options
- Non-medical marijuana overlay district – For the church in South Carver, the buffer zone South Carver – They can't do the retail as there are no acceptable properties. The buffer zone used in the bylaw is from older legislation. The most recent legislation only uses schools. We also have people wanting to do a multi-use facility. Ms. Bogart – Can we review other portions of this bylaw? Mr. Walsh – We can add additional examples. Ms. Bogart – If we are going to look at it, we should look at it all. Brookline is bringing traffic concerns to their town meeting. We may want to reach out to Wareham to see if there is any impact.
- Review the solar bylaw with any recent concerns to make appropriate adjustments. Mr. Sinclair – The new solar incentives have given us a lot of activity in town. It needs to be better defined. Mr. Maki – I have been thinking about the dual use as well, specifically the Perry property. We need to review the elevation concern. Mr. Hoffman – There are a lot of people with concern over their view changing with potential solar arrays; they purchased their house for the view.

Minutes of October 22, 2019 and November 5, 2019

Planning Board Meeting, November 26, 2019

Discussion – October 22, 2019

Motion to approve the minutes of October 22, 2019, as written: Mr. Sinclair

Second: Ms. Bogart

Approved: Unanimous (4-0-1, Mr. Hoffman)

Discussion – November 5, 2019

Motion to approve the minutes of November 5, 2019, as written: Mr. Sinclair

Second: Ms. Bogart

Approved: Unanimous (5-0)

Next Meeting date:

Our next meeting will be on December 10, 2019 at 7:00 PM

Adjournment:

Motion made to adjourn at 10:08 PM: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (5-0)