



approved 1/14/2020

Town of Carver, Office of Planning and Community Development

Planning Board Meeting Minutes, December 10, 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; Jen Bogart, Member; James Hoffman, Member; Kelly DiCarli, Alternate Member

Also Present: Jim Walsh, Planning Director

Absent: Kevin Robinson, Member

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

ANR:

- Walker Road (Map 14, Lot 17) Fernandes Brothers – Discussion and possible vote:

Mr. Maki – Everyone has a copy of the ANR in their packet, each one will need to be signed by everyone.

Steve Kotowski – The owner wants to subdivide. Two parcels will be conveyed. Mr. Walsh – I met with Bob Francis and Kevin Forgue. They noted that it's not building lots and they are okay with Form A lots. Mr. Walsh showed the Board his assessors map which is a clearer picture. Mr. Maki – Any questions from any members of the Board? None heard.

Motion to endorse the Form A Plan for Walker Road, Fernandes Brothers, as submitted: Mr. Sinclair

Second: Ms. Bogart

Approved: Unanimous (4-0)

Discussion (Possible Minor Modification):

- 157 North Main Street (Map 24, Lot 4A), West Light Development:

Mr. Artiano – 130' X 50' original building; it was attached to the house, up front. The discussion was regarding 7,500 sq. ft. rule requirement for sprinklers. We sent in revised plans which you all have. We essentially cut off the nub and shortened and is now 50' by 100'. There was some confusion on the plan. When pulling the building permit, the decision recorded by the clerk states 130' x 50' for dimensions. The decision did not match the plan. We are asking for a minor modification; all else stayed the same. Mr. Walsh – I wasn't part of the previous discussions. I have no objections to the revised plan. I don't think that we need to recalculate any drainage. Did you present to the fire department? Mr. Artiano – We reviewed this with Jesse and he is okay with it. Mr. Maki – Would you recommend that we do this tonight or wait until January? Mr. Walsh – It's just the one dimension. Mr. Maki – Any questions? Mr. Sinclair – He reduced the size of the building, giving more access around the building. There is no one living in the existing building? Mr. Artiano – No one is living there. Mr. Sinclair – I don't have any problems with it. Ms. Bogart – Should Fuss & O'Neil look at this? Mr. Walsh – There really isn't anything for them to look at. The new dimensions allow for better fire access as well. Mr.

Maki – If that becomes paved, we may have to have the engineers look at it but it's gravel and impervious so I don't think there is a need to have them look at it again.

Motion to endorse the plans as a minor modification for 157 N. Main Street as submitted: Mr. Sinclair

Second: Mr. Hoffman

Approved: 3-1 (Ms. Bogart)

- 67 Main Street (Map 61, Lot 1-0-R) – MG Lotus:

Nathan Borgess – I spoke with our neighbors; we had a fence separation on the plan. We made some minor changes and the abutters are here now and okay with the new plan. Mr. Maki – You had a fence going to the rear and then one in front of the buildings. Mr. Borgess – This is for the one in the back that we are amending with vinyl from back of their driveway to the shed. Ms. Parent, 65 Main Street – Originally, it was 246' fencing. I feel that the back of our garage to past the last building would be sufficient and I prefer a white vinyl fence. It will give us privacy. Mr. Maki – I believe that the Planning Board thought the original decision was done for you; if you are satisfied with that, it is fine. Ms. Parent – We want it to go past the last building (Building 6). Mr. Borgess – That would be about 40' – 60' less than the original. Mr. Sinclair – 6' in height? Mr. Borgess – Yes. Mr. Sinclair – I would like you to submit that with pictures of the fencing that you are going to use. Mr. Hoffman – Will a 6' fence cover the decks? Mr. Borgess – Yes, it should be more than enough. Ms. Parent clarified with Mr. Borgess, that the fence would be installed a foot from the property line. Ms. Bogart – What if additional vegetation is added where the fence is being eliminated? Mr. Borgess – We could use arborvitaes evergreens. Ms. Parent – The original plan was to not start the fence too far down as it would obstruct traffic view. We have the garage too. Ms. Bogart – I just wanted to know if you wanted year round coverage. Ms. Parent – That might be good. Mr. Borgess – We could add the 6 evergreens. Mr. Maki – We will add that to the minor modification.

Motion to approve the minor modification for 67 main street with 200' of white vinyl fence, 6' high, starting from the back of the garage continuing to the end of building 6; also with 6 arborvitaes planted per instruction from Ms. Parent:

Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (4-0)

Public Hearings (continued):

- On the application of Rebekah Flaherty requesting a Special Permit pursuant to Sections 2230 of the Carver Zoning by-Law, located at 66 Holmes Street in Carver, MA (Assessor's Map 75, Lot 31-A-R) to operate a Hobby Kennel in a Residential Agricultural District.

Mr. Walsh – We have not heard from Ms. Flaherty. She is not here tonight. Mr. Maki – Should we continue to the next meeting? Mr. Sinclair – I suggest a certified letter to Ms. Flaherty to determine if she wishes to continue or withdraw.

Motion to send Rebekah Flaherty a certified letter stating that by 1/14/20, she makes a resolution to continue or withdraw: Mr. Sinclair

Second: Ms. Bogart

Approved: Unanimous (4-0)

Motion to continue the public hearing for Rebekah Flaherty to January 14 at 7:00: Mr. Sinclair

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 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.

Mr. Walsh – Borrego has mistaken the changes to the by-Law regarding reduction of setbacks. Through the peer review process, they determined they were not eligible. They worked on new plans; Fuss & O'Neil wanted 12 ½' setbacks on either side. They are still working on revising the plans.

Motion to continue the Public Hearing for Borrego Solar for 19C Ward Street to January 14, 2020 at 7:00 Pm: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (4-0)

- 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. Walsh – They have been working with the Perry's for access to the property for site line review. The survey crew was there today and didn't have anything for us today. They requested a continuance.

Motion to continue the Public Hearing for Clean Energy Co, to January 14, 2020 at 7:00 PM: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (4-0)

Mr. Walsh noted that the Dover amendment is typically for religious facilities. It can also apply to solar but only in those Towns that don't have solar by-Laws. Also noted – The applicant is requesting full waivers of all screening requirements. They are also on the Makepeace property; they received the approval for 25' setback. After review, they need to get approval from all abutters. I have provided this information to counsel for review.

- 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 District.

Mr. Walsh – They have requested a continuance. When we were out in the field, there were questions about some property owners and if they have talked with them. Screening in the winter months would be lacking. There is a waterway area that is of concern, as well. The Chairman asked them to meet with those property owners. In addition, the neighbor on Bunny's road came in with some concerns. I put him in touch with Sarah Stearns who put him in touch with Mr. Melehan and Mr. Ouimet.

*Motion to continue the Public Hearing for Renewable Energy Development Partners, LLC, 0 Pond Street, Carver to January 14, 2020 at 7:00 PM: Mr. Sinclair
Second: Ms. Bogart
Approved: Unanimous (4-0)*

Public Hearings:

- On the application of M.T. McMahon requesting a Special Permit pursuant to Sections 2230 and 5300 of the Carver Zoning by-Law, located at 2 Fuller Street, Carver, MA (Assessor's Map 50, Lot 5-1R) to operate an online auto sales business in the General Business District.

Mr. McMahon 10 Gate Street Carver, with Kayla McFarrel – Office Manager

I have an auction license issued by the Town of Plymouth. We've had it for 3 years and would like to transfer the license. I have 25 employees who need cars. I buy at auctions and improve the vehicle. Mr. Maki – Are you going to do work on the site you have now? Mr. McMahon – I have a fleet mechanic who would do the work for me. Mr. Maki – Will you be doing work on your property? Mr. McMahon – Yes, I do it now. I have a fleet of 9 trucks already. Mr. Maki – Would you be storing vehicles? Mr. McMahon – I would like to do 2 cars. Mr. Walsh had nothing to add. Mr. Sinclair – I noticed that you have done quite a bit of clearing on this site. You came before this Board a few years ago with a site plan. The clearing that you did with a raised area and the dry storage you have now; I don't believe was according to the site plan. I want to be able to review the site plan. I don't know if working on automobiles for sale was part of that decision. I know there was routine maintenance on your vehicles but this is different. Those are my concerns as of right now. Mr. Maki – Any other questions? Ms. Bogart – Would I be able to see this site? Mr. Maki – I don't know if Jim and his department has had time to look at the original site plan but we need to look at those. If we could continue to 1/14/20, by that time we will have looked at the plans. Kayla – Our license expires on 1/1/20. Mr. Sinclair – The Board of Selectmen issues the licensing of the business. I would check with them and your attorney for clarification. Mr. Maki – That would give Jen time to go look at the site; maybe get some old site plan drawings. Ms. Bogart will work with the applicant for a site visit.

Any comments from the audience? None heard. Mr. Maki – Do have another business there? Mr. McMahon – My wife has a kitchen design business.

Motion to continue the public hearing for M.T. McMahon, 2 Fuller Street, to January 14, 2020 at 7:00 PM: Mr. Sinclair

Other Business

Planning Board Member Notes:

- Ms. Bogart – The solar project on Federal Road; there is a huge puddle that forms just south of Federal Road that appears to be runoff from that project. Mr. Walsh –John Woods has been alerted to the problem. I contacted Zach Farkes; he is working with John and Makepeace to resolve that issue.
- Mr. Maki – I wanted to express my appreciation to Will for all his hard work on several Boards, with multiple meetings a week, over many years. You have done a lot for this Town. Have a good Christmas Holiday.
- Mr. Hoffman –
- Mr. Sinclair – Last Thursday, in this room, I was able to accept on behalf of the RDA, a very large grant from the state Mass Works for the Route 44 project. I wanted to say that this community worked very hard; thank you for your many hours of dedication to this community. The Governor was here to present this. He commented that this is a VERY large grant.

Planning Director Notes:

- I have provided a consolidated list of place holders for the Town Meeting warrant.
- It was suggested that I draft up some by-Laws to further conversation.
- Jen made a suggestion, a copy is attached.
- Code enforcement on properties – If we designate certain properties as strictly residential that would hold a different set of regulations.
- I was contacted by the State about changes to flood plains which will be added to the Town Meeting warrant
- Mr. Hoffman sent an email, which is included in your packet.
- I also checked the smart energy website re: dual use panels and have provided a copy to you.
- I have some plans that need to be endorsed before you leave tonight. Jill will make arrangements for Kevin to come in to sign them.

Upcoming meeting dates:

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

1/14/20

1/28/20

Minutes of November 26, 2019

Discussion – November 26, 2019

Minutes were tabled to the next meeting of January 14, 2020 as Ms. Bogart has not had time to review.

Next Meeting date:

Our next meeting will be on January 14, 2020 at 7:00 PM

Adjournment:

Motion made to adjourn at 8:07 PM: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (4-0)