



approved 10/10/17

Town of Carver, Office of Planning and Community Development

Planning Board Meeting Minutes, September 26, 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

Also Present: Jack Hunter, Interim Planning Director

Absent: Chad Cavicchi; James Hoffman

Bruce Maki, Chairman, opened the meeting at 7:02 PM, followed by the pledge of allegiance.

Public Hearings:

Continued from September 12, 2017 -

Clean Energy Collective, off Fuller Street (Assessors Map 50-1 & 10B). Request for a Special Permit and Site Plan Review to allow a ground mounted solar power generating facility of approximately 2 mW in Residential/Agriculture District per the Carver Zoning Bylaw, Sections 3100, 3580 and 5300.

Mr. Hunter – Mr. Hoffman was called out of town and we need four members to do this. Mr. Hoffman is also unable to make the Oct 10 meeting. I did talk to the applicant and Jim about having a special meeting. Mr. Hoffman suggested October 2 or October 3. The board agreed to October 3rd at 7:00

Motion to continue hearing for Fuller Street to Monday October 3 at 7:00: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous (3-0)

Discussion:

Minor Modification – Crossroads Church, 307 Tremont Street – Placement of mobile office trailer

There is a diagram in your packet. Pastor Barry Hanson is here. Pastor Hanson – Last winter we participated with nights of hospitality in Wareham. We have a sister church in Onset. During those two weeks we housed and fed the homeless. Some folks in the church have a need to serve the community and we have run out of space in our own church. Someone donated an office trailer. We want to facilitate a clothes closet for the community. The generosity of our town fills the Salvation Army bins, consistently. We would use the trailer in place of the bins. I would not charge for these items. Mr. Sinclair – My only concern is someone living in the trailer. Mr. Hanson – No there will be no one living there. There will be an office/processing area and an area for the donations. There will be no laundry facility. We will clean the clothes in the parsonage. There are a couple of women in the congregation that have really taken this on. We will get a licensed electrician for electrical work. Mr. Sinclair – Any plans for a sign to help direct people? Mr. Hanson – Not yet. Word of mouth will be our main avenue. Mrs. McColgan from *Shane Gives Thanks*, came and dropped off some items when we shipped down supplies for hurricane victims in need. We discussed a partnership; if she receives clothes she would bring them to us and if we received food we will bring it to her. Mr. Maki asked Mr. Hunter if it will be necessary to have Mr. Hanson return for a sign permit? Mr. Hunter – Yes, unless you see fit to approve with condition to provide a picture of sign for file. Mr. Maki – I think the Clothes Closet is a great idea. Mr. Hanson – People understand the need. Mr. Robinson – You are going to come back to us with a size? Mr. Hanson – It is 12'X65'. Mr. Robinson – It would be nice if you could still leave the Salvation Army bin there. What kind of conflict would that cause? It's wonderful that you are doing this; but then the Salvation Army loses a site Mr. Hunter – That is up to them; the bins do not require a permit. Mr. Robinson – I feel like your clothing closet would do very well. I would feel better if the Salvation Army bin stayed but don't want it to be compromising removable A-frame sign for both ends of the lot and you won't need a permit. Mr. Hanson – I understand what you are saying with the Salvation Army bin; anyone dropping anything off, we could take in the trailer. It takes the Salvation Army several days to come out and empty bin. It fills up really fast. It looks bad. Mr. Sinclair – Any defined hours of operation? Mr. Hanson – We haven't discussed that yet. We live right next door but I imagine we would have specific hours of operation and a phone to handle special needs. Mr. Sinclair – You may want to post on the door or the bulletin or social media to let people know when to come. Mr. Hanson – People drop off at that bin at all hours. People also rummage through at all hours.

Motion to approve the minor modification for 307 Tremont St with Sign Size requirement to be met and submitted to town, electrical permit, building permit and will not be occupied: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous (3-0)

Preliminary Subdivision – DHP Realty Trust – 0 South Meadow Road – Discussion and possible vote

Sara Stearns, Beals and Thomas Engineers – I am here to discuss a preliminary subdivision plan adjacent to Village Links Golf Course and Wade Street. The applicant is DHP realty trust looking to buy from Makepeace (30-acre piece). There is an existing bog road off of Wade Street. We are talking about using that as an access for emergency services. We are coordinating with the fire department and have incorporated some of their suggestions. This is needed as it is a long road. It's zoned residential / agricultural and meets all requirements. We would not be looking for any waivers and is compliant with the zoning bylaw. As of right now, there will be 19 single family lots of at least 60,000 sq. ft. We are working for the developer through Makepeace. There are two storm water management areas noted in blue on the print presented. We talked with the fire department about improving the entrance on Wade Street; the main stretch of road would remain the same. This is an active road and easy to travel on. We are planning on doing 5 test pits with 2 more down by the entrance of the road. We are doing 6 perk tests (1 for every 3 lots), next week. The Board of Health will be there to witness the tests. We will be going to Conservation Commission, as a small amount is in the buffer zone. Mr. Maki – What is the length of the road? Ms. Stearns - 1200 feet. Mr. Maki – Our bylaw is 600'. Ms. Stearns – It makes the most sense to utilize this. We did approach Plymouth, as we are so close to the town line, about providing town water but they declined. Mr. Maki – Was this looked at as a Conservation Subdivision? Ms. Stearns – Yes, but the long narrow shape made it very difficult to do that. It is subject to the inclusionary zoning and would require 15% to be affordable housing. Mr. Sinclair – The storm water run off – should we be concerned? Ms. Stearns – It is actually pitched away. The basin has the emergency spill heading toward the cranberry bogs. Mr. Hunter – You may want to consider some kind of buffering from that detention pond. Ms. Stearns – Yes, we will consider that and keep as much as we can. It's pretty wide open. Mr. Sinclair – The access road is pretty wide open; it can get dusty, etc. Ms. Stearns – We could talk about adding some surface to the existing road, to help. Mr. Sinclair – Would that still be used for access from the bogs? Ms. Stearns – We are still discussing that. Mr. Hunter – There really isn't much to talk about. You meet the bylaws. Mr. Hunter – Does the owner of the golf course know what's going on? Ms. Stearns – I spoke with the superintendent who doesn't feel there will be an issue. We will include the Wade Street parcel as part of the abutters notification. We have really made an effort to make this as smooth as possible with not needing any waivers. Mr. Robinson – There are 6 direct abutters? Ms. Stearns – There are 7 plus the golf course. Mr. Hunter - The airport will also be notified. Ms. Stearns – We are doing the digging for the test pits, will there be any other excavation the board would want? None suggested by the board at this time. Mr. Hunter – You will need to put in a dead water line for hydrants. Mr. Maki – This is fine for us at this stage. We will get more details with the definitive. Mr. Hunter – Give me a heads up when you are ready to submit.

Approval Not Required Plan:

Borrego Solar System – 19C Ward Street (Assessors Map 120-6-0-R) – Discussion and possible endorsement

Mr. Serkey – This is the plan that was recently submitted for endorsement. The decision was signed and filed. If this plan is endorsed and recorded it will be up to the owners to consolidate. At that point the appeal will be

dismissed as it is mute. Mr. Sinclair – Thank you for going above and beyond to get to this point. Mr. Serkey – I will relay your message to them. Mr. Sinclair – I am sure there was costs involved as well to make this happen. Mr. Sinclair – Jack, our attorney is good with everything? Mr. Hunter – Yes he is.

Motion to Endorse 19C Ward Street: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous (3-0)

Other Business:

A. Planning Board Member Notes:

- Mr. Sinclair – The RDA finally met and reorganized with 5 members. There is nothing going on with the URP. The developer is working on acquiring land. We are looking at them completing the MEPA process by early spring.

B. Planning Director Notes:

- Linbi's path. I received a phone call from an abutter about discrepancies. The pins that were set by the developer disappeared. We had a meeting and the pins will be set again next week. The abutters were very happy.
- At your next meeting on October 10th – the building commissioner had complaint filed re: McCarthy Towing. We met with them. McCarthy Towing by itself is not an allowed use. After a discussion with him, he was saying he's an accessory place with the body shop and landscaping for the property and wanted to come to the Planning Board for a special permit for landscaping and motorcycle repair shop. He was going to submit for special permit and I went by two weeks ago and determined it's not as described. I informed him of that but he is wanting to come before the board, informally. The Building Commissioner is in agreement with me. McCarthy Towing will be coming in on October 10 for an informal meeting. The complaint has been filed. The Building Commissioner is ready to file a cease and desist.

C. Minutes – September 12, 2017

Motion to approve the minutes of September 12, 2017, as amended: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous (3-0)

D. Correspondence: None

E. Next Meeting date: The next meeting has been scheduled for Tuesday, October 10, 2017, at 7:00 PM, with a special meeting to be held on October 3, 2017

F. Adjournment:

Motion made to adjourn at 8:10: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous (3-0)