

CARVER PLANNING BOARD
MINUTES OF September 13, 2022

Approved 10/18/22

Chairman Cornelius Shea, John Gaskey, Richard Dionne, Kevin Robinson, Ellen Sordillo, Thomas Bott, Town Planner (remote) and Donald Williams.

Meeting was called to order at 7:09PM

Pledge of Allegiance is recited.

The proceedings will be videotaped and rebroadcast by Area 58 TV|

Public Hearing Cont'd.

1. On the application of Bridgestone Development, Inc. requesting a Special Permit and Site Plan Review pursuant to Sections 3100, 5300, 2330 and 2230 of the Carver Zoning by Law, located at Lot #3, Ricketts Pond Business Park (Off Spring Street) in Carver, MA (Assessor's Map 32 Lot 1-3) in the Spring Street Innovation Zoning District (SSID). The project will consist of the construction of two commercial buildings located at Lot #3 – Ricketts Pond Business Park located off Spring Street. The lot will be comprised of two commercial buildings with associated driveways, parking areas, closed-drainage system, septic system and utility connections. Stormwater from the site development will be directed to infiltration basins designed to accommodate runoff from Ricketts Pond Business Park Definitive Subdivision.

The applicant requested a continuance on this matter. Chairman Shea will accept a motion to continue the application of Bridgestone Development, Inc. for a special permit and site plan review for Lot#3 Rickett's Pond Business Park to the meeting of September 27, 2022 at 7:00PM. Said motion is made by John Gaskey and seconded by Ellen Sordillo.

ANR

2. The purpose of this plan is a parcel exchange as shown on the plans, 64 Wareham Street (Assessor's Maps 127 Lots 140-R and 15-B-R).

Thomas Bott explains this is an exchange of Parcel A for Parcel B and explains the details of the parcels indicating Parcel will be sold to someone to another party and Parcel B will become part of Lot 140-R.

Chairman Shea will accept a motion to approve the ANR regarding this matter. Said motion is made by Ellen Sordillo and seconded by Kevin Robinson. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey votes aye, Chairman Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Unanimously approved 5-0-0.

Public Hearing Cont'd.

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3. On the application of A.D. Makepeace Company/Beals and Thomas, requesting a Definitive Subdivision approval pursuant to the Carver Subdivision Control by Law, for property located at "off Wareham Street", Harwich Road subdivision (Assessors Map 134 Lots 4-1, 4-2B, and 4-3) in Carver, MA in a Residential Agricultural District. The applicant wishes to construct a 370-linear foot roadway and cul-de-sac to support a two-lot conventional subdivision.

Attorney Robb D'Ambruoso is present to represent the applicant, as well as Sarah Stearns of Beals and Thomas. Attorney D'Ambruoso indicates they have responded to two reviews from Andy Glines of Fuss & O'Neill. In a letter dated August 24, 2022 from Andy Glines stating the applicant satisfactorily addressed Fuss & O'Neill's comments. Thomas Bott reads aloud the recommended conditions from Fuss & O'Neill. Andy Glines speaks to the board about details of the recommended conditions. Chairman Shea asks if Lot 1 is blocking Lot 2 from having frontage on Federal Road. Sarah Stearns indicates the lots are separate from each other. Chairman Shea points out the wetland setbacks are not on the plan and her response is that she doesn't believe they are a requirement for the definitive plan. She also mentions they received approval from the Conservation Commission regarding the wetlands. Chairman Shea is concerned about frontage on the subdivision and Andy Glines indicates Fuss & O'Neill will look into this. Richard Dionne asks about the cul-de-sac and Ms. Stearns states it was moved according to the recommendations of Fuss & O'Neill. Chairman Shea states he wants to know more about the solar field, frontage and whether it is a non-conforming lot. Attorney D'Ambruoso respectfully indicates he doesn't see the relevance. Chairman Shea has a concern that Hammond Road is a public way and Andy Glines will look into this and confirm either way.

Chairman Shea will accept a motion to accept the subdivision definitive plan. Said motion is made by Ellen Sordillo and seconded by Kevin Robinson. Chairman Shea takes a roll call vote and Richard Dionne vote's nay, John Gaskey votes nay, Chairman Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Vote is 3-2-0.

4. On the application of Priolo Concrete Forms, Inc. requesting a Site Plan Review pursuant to Sections 2230 and 3100 of the Carver Zoning By-Law, for property located at 0 Forest Street, in Carver, MA (Assessors Map 49 Lot 62-7-R) in the General Business Zoning District. Applicant proposes the construction of a single commercial building, associated utilities, stormwater control, parking lots and access drives. The building will be used as a craftsman/tradesman building.

Andy Glines of Fuss & O'Neill, engineering consultant for the Town of Carver indicates they issued their latest comment memo on September 12, 2022 and have not yet done a review of the plans. The applicant states the lighting will be toward the building and away from any neighbors and they reduced the size of the building. The applicant indicates he has received approval from the board of health. The applicant indicates he will clear the lot entirely and put in appropriate buffers. The applicant indicates the fire department has also approved of the one way traffic around the building. Andy Glines points out there is a section of the parking lot that needs additional buffers and suggests the applicant might want to request a waiver for parking lot

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buffers because there may be more than ten spaces. The board discusses with the applicant the septic system and appropriate screening from the neighbors and the applicant states he will comply with the board's requirements. Fuss & O'Neill concluded the trucks entering and exiting the site will have minimum impact on the adjacent road. Chairman Shea indicates the board will need more information on a waiver for screening for the rear west side of the lot and possibly adding a fence. Chairman Shea is concerned about 18-wheeler trucks coming in and out of the site and crossing over the yellow line to make the turn in and out of the site, plus there is a blind corner at the top of the hill. Mr. Priolo points out when you take a test for the truck license you are taught to use the whole road to make a turn and he can't see any other way for the trucks to make the turn. Andy Glines he will take a look at this but points out it's really not up to Fuss & O'Neill but rather MA laws.

Chairman Shea will accept a motion to continue the application of Priolo Concrete Forms, Inc. requesting a Site Plan Review to the meeting of September 27, 2022 at 7:00PM. Said motion is made by Richard Dionne and seconded by John Gaskey. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey votes aye, Chairman Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Unanimously approved 5-0-0.

Other Business:

A. Planning Board Member Notes-Chairman: Chairman Shea indicates on the Tremont Street solar project it is being considered to add a new road and to set conditions.

B. Planning Director Notes: Mr. Bott indicates there was a recent review of stormwater update with DEP. He also indicates there will be a meeting soon with Eversource regarding solar field issues and underground connectivity.

C. Discussion: None

D. Minutes:

7/26/2022: Chairman Shea will accept a motion approve the minutes of July 26, 2022. Said motion is made by John Gaskey and seconded by Richard Dionne. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey votes aye, Chairman Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Unanimously approved 5-0-0.

8/9/2022: Chairman Shea will accept a motion to approve the minutes of August 9, 2022. Motion is made by John Gaskey and seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey votes aye, Chairman Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Unanimously approved 5-0-0.

8/23/2022: Continued to the meeting of September 27, 2022 at 7:00PM.

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- E. Adjournment: Chairman Shea will accept a motion to adjourn. Said motion is made by Richard Dionne and seconded by John Gaskey. Chairman Shea takes a roll call vote and Richard Dionne vote's aye, John Gaskey votes aye, Chairman Shea vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye. Unanimously approved 5-0-0.

Documents for 9/13/2022 PB Meeting

8/18/22 Form A and Plans for 64 Wareham St

Definitive subdivision plans for Harwich Rd

8/24/22 memo from A. Glines re: Harwich Road Subdivision

Revised plans 8/3/22 for 0 Forest St

8/9/22 memo from J. Boyle re: 0 Forest St

9/12/22 memo from A. Glines re: 0 Forest St