

Approved 10-24-2023

CARVER PLANNING BOARD
MINUTES OF September 26, 2023

Chairman Cornelius Shea, Kevin Robinson, Ellen Sordillo, Donald Williams, and Thomas Bott, Town Planner.

Absent: John Gaskey.

Meeting was called to order at 7:06PM.

Public Hearing Cont'd:

1. On the application of Weathervane at Silva Street, LLC, requesting a Special Permit and Site Plan Review pursuant to Sections 3100, 3900, and 5300, of the Carver Zoning by Law, located at 7 and 9 Silva Street in Carver, MA (Assessor's Map 67 Lots 4-3 and 4-F) in the Residential Agricultural Zoning District (RA). The proposed scope includes the construction of six (6) new triplex residential townhouses consisting of eighteen (18) total units.

Filed: 6/15/23 Open Hearing: 8/19/23. Deadline: None to vote Special Permit.

Chairman Shea will accept a motion to continue the public hearing for Weathervane at Silva Street LLC, at the applicant's request, to November 14, 2023 at 7:00PM, Meeting Room 1, Carver Town Hall. Said motion is made by Donald Williams and it's seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and Kevin Robinson vote's aye, Ellen Sordillo vote's aye, Donald Williams vote's aye, and Chairman Shea vote's aye. Approved 4-0-0.

Public Hearing:

2. On the application of The Barker House – Carver requesting a Special Permit pursuant to Section 5300 of the Carver Zoning by Law, located at 60 Plymouth Street, in Carver, MA (Assessor's Map 42-4-7-R) for a dog daycare, boarding, grooming and training in a Residential Agricultural (RA) District.

Filed: 8/18/23 Open Hearing: By 10/22/23 Deadline: None to vote Special Permit.

The applicant has requested to Withdraw the application without prejudice. The Board will accept a motion to approve the Withdrawal of the application without prejudice. Said motion is made by Kevin Robinson and it's seconded by Ellen Sordillo. Mr. Bott indicates this is being withdrawn because the applicant, The Barker House, was looking to purchase this piece of property contingent on obtaining permits. The property owner decided to go with another offer that wasn't contingent. Chairman Shea takes a roll call vote and Kevin Robinson vote's aye, Ellen Sordillo vote's aye, Donald Williams vote's aye, and Chairman Shea vote's aye. Approved 4-0-0.

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3. On the application of Priolo Concrete Forms, Inc. requesting a Special Permit and Site Plan Review pursuant to Sections 2270, 4341, 5300, 3100 and 3351 of the Carver Zoning by Law, located at 93 North Main Street in Carver, MA (Assessor's Map 18 Lots 22-A-R and 22-C-R) in the Village Business (VB) Zoning District. The project consists of the construction of a mixed-use building, associated utilities, stormwater controls, parking lots and access drives. The building will be used as a craftsman/tradesman building and have (4) 2-bedroom residential units above.
Filed: 8/17/23 Open Hearing: By 10/21/23. Deadline: None to vote Special Permit.

Chairman Shea indicates, at the applicant's request, the meeting will be continued without hearing any testimony to October 10, 2023 at 7:00PM in Meeting Room 1, Carver Town Hall. Chairman Shea will accept a motion to continue the public hearing to October 10, 2023, as stated. Said motion is made by Kevin Robinson and it's seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and Kevin Robinson vote's aye, Ellen Sordillo vote's aye, Donald Williams vote's aye, and Chairman Shea vote's aye.
Approved 4-0-0.

Other Business:

4. Request for extension for Site Plan Review and Special Permit – Ward Street Carver Solar 1, LLC, 19C Ward Street, Assessor's Map 120, Lot 6-1 in a Residential Agricultural (RA) District.

The applicant is not present, however Mr. Bott reads aloud a letter dated July 17, 2023 from Sullivan and Worcester, LLP, council for 19C Ward Street. The letter indicates the cause for project delay is the fundamental reason why the project is not ready to proceed to construction and the reason for the extension request is due to the interconnection process with Eversource. Under the current regulatory regime applicable to this project, they need to: a) obtain all federal, state, and local approvals, b) obtain a statement of qualifications under the solar Massachusetts renewable Target Smart Program and c) obtain an internet connection service agreement with the electric company providing services to the vicinity of the project. There are some interrelationships amongst these requirements that are relevant for example a project proponent cannot obtain a Statement of Qualifications (SOQ) until all discretionary approvals are granted and the ISA has been finalized. With respect to this project there have been extensive overruns in the interconnection process compared to typical timeframes. Mr. Bott indicates this has been a problem for most of the solar projects.

Chairman Shea asks when their Special Permit Site Plan Review will expire and Mr. Bott responds he does not have that information with him tonight. This will be looked into.

Chairman Shea will accept a motion to continue the Site Plan Review and Special Permit

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for Ward Street Carver Solar 1, LLC, 19C Ward Street for to October 1, 2024. Said motion is made by Ellen Sordillo and it's seconded by Donald Williams. Chairman Shea takes a roll call vote and Kevin Robinson vote's aye, Ellen Sordillo vote's aye, Donald Williams vote's aye, and Chairman Shea vote's aye. Approved 4-0-0.

- A. Planning Board Member Notes-Chairman: Chairman Shea asks Mr. Bott if an advertisement has been placed in the newspaper for the position of Alternate Member on the Board. Mr. Bott responds, yes and one application has been received so far.

The Administrator's Office wants to confirm the Planning Board will be available for a joint meeting on October 17, 2023 to appoint an Alternate Member. Chairman Shea responds October 10, 2023 would be better and Mr. Bott will speak to the Administrator's office to see if they can meet on October 10, 2023.

Chairman Shea indicates there are no specific or special requirements necessary to fill this seat on the Board, just the willingness to serve the Town of Carver and our residents by protecting and promoting their health, safety and general welfare to the best of their ability. He looks forward to hearing from those who are interested. The application is available on Town of Carver website.

B. Town Planner Notes:

- a. Chapter 61A (0 Lakeview Street).

This is a Residential Agricultural (RA) zone property shown in a TDR sending area and recently the subject of an ANR plan creating three lots from two. There will likely be three houses built on site with conventional septic systems. The purchase price is \$400,000. Mr. Bott indicates the town needs to discuss and decide whether to buy the property for future use under Right of First Refusal. He continues that the property could be used, for example, as an affordable housing site, or for conservation or recreation. If the town does not buy the property it will be sold at market rate and three houses will be built on it. The property directly abuts land that belongs to the Wildlands Trust on Lakeview Street and/or Indian Street and in Mr. Bott's opinion is worth protecting for conservation purposes. The Board looks at a map of the area provided by Mr. Bott and discuss the area involved.

Chairman Shea will accept a motion to execute the Right of First Refusal for 0 Lakeview Street. Said motion is made by Kevin Robinson and it's seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and Kevin Robinson vote's aye, Ellen Sordillo vote's aye, Donald Williams vote's aye, and Chairman Shea

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vote's aye. Approved 4-0-0.

b. Agendas and Procedures changes for November Hearing.

Chairman Shea indicates these procedures will take place at a meeting in the near future and will help streamline the application process. Mr. Bott speaks on the topic.

c. Mr. Bott indicates the CPTC training on subdivisions and ANR plans will be on Thursday, October 19, 2023 at the fire station.

C. Discussion: Donald Williams asks about looking at the maps and Mr. Bott responds that they will work on the priority development areas and priority protection areas with the staff from the Southeastern Regional Planning and Economic Development District (SERPED). Mr. Shea points out SERPED worked closely with the Board 1 ½ years ago to restructure TDRS which helped outline some of the priority areas. They also worked with the Board to develop the Master Plan in 2017. He also notes that conservation maps are important to the town regarding water supply, groundwater and conservation.

D. 8/22/23 Minutes: Chairman Shea asks if they discerned the name of the representative that appeared before the Board regarding the Capeway Cannabis retail store. Mr. Bott indicates his name was Kevin O'Connell. Chairman Shea will accept a motion to approve the minutes of 8/22/23, as edited. Said motion is made by Ellen Sordillo and it's seconded by Donald Williams. Chairman Shea takes a roll call vote and Kevin Robinson vote's aye, Ellen Sordillo vote's aye, Donald Williams vote's aye, and Chairman Shea vote's aye. Approved 4-0-0.

9/12/23 Minutes: Mr. Robinson notes that John Gaskey was not recorded in the minutes as either absent or present. The Minute Taker indicated Mr. Gaskey was inadvertently not listed on the minutes as in attendance, but he was in fact at the meeting and voted. The minutes will be edited to reflect his attendance and his aye vote for 'adjournment' of the meeting. Chairman Shea will accept a motion to approve the minutes of 9/12/23, as edited. Said motion is made by Kevin Robinson and it's seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and Kevin Robinson vote's aye, Ellen Sordillo vote's aye, Donald Williams vote's aye, Chairman Shea vote's aye. Approved 4-0-0.

E. Adjournment: Chairman Shea will accept a motion to adjourn. Said motion is made by Ellen Sordillo and it's seconded by Kevin Robinson. Chairman Shea takes a roll call vote and Kevin Robinson vote's aye, Ellen Sordillo vote's aye, Donald Williams vote's aye, and Chairman Shea vote's aye. Approved 4-0-0.

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Future Meetings:

October 10, 2023:

Mr. Bott indicates a request has been received from Ricketts Pond for an extension of the Ricketts Pond Business subdivision. They also request an extension for Ricketts Pond Business Park regarding a minor modification for 94th Street and 93 North Main.

October 24, 2023:

On the application of Nader Mouwad – Litter's Paw requesting a Special Permit pursuant to Section 5300 of the Carver Zoning by Law, located at 58 North Main Street, in Carver, MA (Assessor's Map 16-15-1) for a dog daycare, boarding, pet accessories retail store in a General Business (GB) District.

Filed: 9/8/23 - Open Hearing: By 11/12/23 Deadline: None to vote Special Permit.

November 14, 2023:

Possible Hearing for Planning Board procedures and Policies

November 28, 2023:

Documents for 9/26/2023 PB Meeting

9-22-2023 ltr from Taylor Corsano to Carver Planning Board requesting a continuance until 11-14-2023

9-25-2023 email from Amber Cerone to T. Bott requesting to withdraw application at 60 Plymouth Street

Special permit/site plan application applications with plans from Priolo Concrete Form 93 N. Main St, Map 18, lots 22-A-R & 22-C-R

9-26-2023 Memo from J. Boyle to T. Bott re: 93 N. Main Street - Priolo

Ltr from G. Sampson to T. Bott request for extension for special permit and site plan for 19C Ward St., Map 120, lot 6-1

9-7-2023 ltr from ADGA Realty re: notice of intent to convert Chapter 61A land

9-26-2023 memo from T. Bott to Planning Board re: Chapter 61A Right of First Refusal (0 Lakeview Street)

Planning Board's Operating Procedures Manual