



Meeting Minutes for March 22, 2022, at 6:00 PM,

The proceeding was held in person, in meeting room #4
This meeting is being videotaped and rebroadcast by Area 58 TV.

Attendees: Sharon Clarke, Chairman; Savery Moore, Vice Chairman; Johanna Leighton, Member; Paul Kostas, Member; Patrick Meagher, Treasurer

Also in attendance: Paul Kelly; Mr. Bott, Interim Town Planner

Absent:

Meeting opened by Ms. Clarke at 6:05 PM

Update on ongoing projects:

- North Carver Project – Discussion and possible vote(s)
Ms. Clarke – I will turn the summary of articles over to Savery.
 - Presentation of proposed Zoning By-Law Amendments

Mr. Moore – I will give a brief overview of each of the 9 articles on the warrant. There may be some other financial articles that have to go before us. The article # may get increased, the order in which they are presented will not.

Article 9 –

Table of dimensional requirements, building heights in Green Business Park. This is a zoning change and requires 2/3rd of a vote. It would change the allowable height from 40 feet to 65 feet. This is so the developer can get the necessary 40-foot clear height inside the building for automated racking and distribution systems. This is the key article that will drive everything else.

*Motion to endorse Article 9, table dimensional requirements in Green Business Park: Mr. Moore
Second: Ms. Clarke*

Discussion: Ms. Leighton – In the new one, #12 reads differently. “They meet all public safety standards”. I would add “provided they meet all public safety standards,” Mr. Moore – That is in here, the most current one. I just received the latest one a short while ago. Ms. Clarke – This article has been discussed for over a year. The 65’ includes any structures on top of the building (HVAC, Solar panels, etc.)

Approved: Unanimous (5-0)

Article 10 –

Height of certain accessory structures. Basically, this is to allow for a water tower in the Green Business Park. There is a height restriction in the current By-Law. This states that any structure such as a water tower or tank used for potable water supply for fire protection purposes shall not be subject to a height limitation.

*Motion to endorse Article 10, Height of certain accessory structures, with possible language changes: Mr. Moore
Second: Ms. Clarke*

Discussion: Ms. Leighton – They crossed out for “Non-Residential”. Why aren’t they putting it back? Ms. Clarke – I think that is just applying to the fire suppression. Mr. Moore – The water tower is hooked into the Carver water supply. This will affect residential areas if there is a fire.

Approved: Unanimous (5-0)

Article 11 –

Access driveways, non-residential premises. Access driveways shall be a minimum of 12’ wide for one way and a minimum of 24’ for two-way traffic. This is to allow room to go bigger.

*Motion to endorse Article 11, Access driveways, non-residential premises: Mr. Moore
Second: Mr. Meagher*

Discussion: Ms. Leighton – Why do they have to use “Non-Residential?” What about an apartment building? Mr. Moore – Everything here is for the Green Business Park. An apartment would most likely be a commercial development that apartments are rented in. It would be a residential use in a Non-Residential zoned district. Mr. Bott – Residential are typically single family / duplex. If there is that sort of density, they would benefit from having a larger driveway. Mr. Moore – It would still be zoned Green Business Park.

Approved: Unanimous (5-0)

Article 12 –

Rezone from Highway/Commercial to Green Business Park District. This is for a parcel listed on Map 20, Lot 14. For some reason this lot wasn’t included in the original parcel.

*Motion to endorse Article 12, Rezone Highway/Commercial to Green
Business Park: Mr. Moore
Second: Ms. Clarke*

Discussion

Approved: Unanimous (5-0)

Article 13 –

Amend section 3580, exemptions for large scale ground mounted solar voltaic installations. Mr. Moore – The first two paragraphs are what is already on solar.

*Motion to endorse Article 13, Amend Section 3580: Mr. Moore
Second: Ms. Clarke*

Discussion:

Approved: Unanimous (5-0)

Article 14 –

Amend Sections 3166 and 3347, Site Plan review performance and parking lot lighting standards.

*Motion to endorse Article 14, Amend Sections 3166 and 3347: Mr. Moore
Second: Mr. Kostas*

Discussion: Ms. Clarke – The taller lights will allow for fewer light poles, more angled down and less light pollution.

Approved: Unanimous (5-0)

Article 15 –

Amend Section 3521, Permitted signs for Green Business Park. This is adding the Green Business Park to the already commercial areas that the sign by-Laws are in effect. Ms. Clarke – It is not making any changes to allow more/bigger signage, etc. Mr. Moore – No, it isn't. It is making is comply with other commercial areas in Town.

*Motion to endorse Article 15, Amend Section 3521: Mr. Moore
Second: Mr. Kostas*

Discussion

Approved: Unanimous (5-0)

Article 16 –

Amend Section 2230, use regulation schedule. Right now, you can build a wastewater treatment plant as a primary structure but not as an accessory use. In a project this size, there has to be one. This will allow the ability to build one as an assessor structure to the primary structure. Ms. Clarke – This applies to just the Green Business Park.

*Motion to endorse Article 16, Amend Section 2230: Mr. Moore
Second: Ms. Leighton*

Discussion:

Approved: Unanimous (5-0)

Article 17 –

Earth removal conditional exemptions. Amend the Carver general By-Law, Chapter 9.1, Earth Removal, Section 9.1.8, earth removal conditional exemptions. Mr. Moore – Currently, there are two different entities that need to approve this. This will eliminate the need to go through Earth Removal; the Site Plan Review will cover it. This is not Green Business Park specific.

Motion to endorse Article 17, Earth Removal Conditional Exemptions:

Mr. Moore

Second: Mr. Kostas

Discussion:

Approved: Unanimous (5-0)

Ms. Leighton – What happened to the two that the Select Board had not voted on yet? Ms. Clarke – The Select Board approved them last Tuesday. Now they are included in what we have discussed tonight. Ms. Leighton – How many more changes do you think will be needed? Mr. Moore – Other than the language question that I need to ask Elaine about, the only changes should be the Article No. Ms. Leighton – There are a couple of notes on my copy. Mr. Moore – I believe they have been fixed. Also, as Mr. Bott noted, the zoning determines residential / non-residential. Even if you were to build apartments, they would be zoned Green Business Park, not residential so it's still a non-residential use.

- Discussion of CBA – community Benefits Agreement.

Ms. Clarke – Chief Weston, Chief Duphily and Chief Ryan presented it to the Select Board last Tuesday. The Select Board endorsed it 5-0. These are the benefits that Hillwood is offering to the Town if they build. Ms. Leighton – Is that on the Town Website? Ms. Clarke – I am not sure it is on the website yet.

Until it was signed, we hadn't talked a lot about it. The Chiefs had been negotiating for what they felt they needed. If we were to have a structure like this; there was a lot that we didn't have. Fire, Safety and Emergency would all be impacted. They have been working for more than a year to evaluate what was needed to keep the 600+ (this number is dependent on the end user) employees as well as the citizens of the Town safe and covered at the same time.

Mr. Moore – This really belongs to Emergency Services and the Select Board. Items within the agreement:

- Fire Department -
 - Water Supply improvements, including 1,000,000 Gallons of water storage.
 - Create a ramp to the water at the bog, with a pipe into the center of the pond with hydrants that the pumpers can hook up to, if needed.
 - Connection to water tanks for pumper
 - A new ladder truck
 - a new pumper truck
 - Upgraded safety packs for longer air supply
 - Specialized rescue suppression equipment
 - Portable air cascade trailer
 - Small Utility vehicle.
 - Partial funding for station 2 improvements, including fire equipment storage. Ms. Leighton – Can that station take a pumper? Mr. Moore – I believe that will be at Station 2. They will want everything closer to the facility.
 - Tenants will be required to have staff, on site, familiar with the operation and maintenance of the fire protection system.
 - Provide \$25K to research equipment needs.
 - Anything given by Hillwood to the Fire Department will be the property of the Town of Carver.

- Robust Training; the fire protection consultant money fund will continue at \$20K in case there is additional need. Ms. Leighton – for how many years? Mr. Moore – I think 3 years.
- Emergency Vehicle Access in the design
- Identify where combustible materials are.
- State of the art Opticomm system for Traffic Lights for emergency vehicles
- Emergency response plan
- Bidirectional radio amplification system inside the building. This is a long-range walkie talkie system.
- Identify the use/storage of any highly flammable/combustible
- Fire Control room in the building.
- Police –
 - They will pay for two police officers for three years
 - Purchase two police vehicles
 - Provide training and equipment
 - Provide enhanced 911 service. Ms. Clarke – If they get a 911 call, they will be able to determine the exact location within the building.
- EMS –
 - They will pay for two paramedics and one EMT for three years
 - One Ambulance
 - Training

Ms. Clarke – Along with it is the improvements of that entire section of the road? Mr. Moore – That is not part of this. That is part of the MEPA Plan. Hillwood will work with the DOT to get that done. That may be part of an MOU that happens later on. There will also be a percentage of job for Carver residents.

Ms. Clarke – These chiefs went above and beyond to make sure the Town had what it needs.

Motion to endorse the CBA: Mr. Kostas

Second: Ms. Leighton

Approved: Unanimous (5-0)

- Discussion of presentation for Joint Meeting with the Planning Board, Public Hearing on 3/30/22 –

This meeting will be in the cafeteria at the MHS. Mr. Moore – Will the Chief be joining us at the meeting on 3/29? Ms. Clarke – I will check with him.

Other Topics –

- Mr. Meagher – I have put in for and received the money to replenish our account from Hillwood; the check is already in the bank.
- Mr. Moore – Consensus is putting together a mailing to go out to “consistent Town Meeting attendees.” It is going out as an educational thing.
- Mr. Moore - Hopefully, by next Wednesday, the NCWD will have approved their MOU with Hillwood.
- Ms. Clarke – There is an informational open house in the big room at the library, tomorrow from 1-4 PM.

Adjournment:

Motion to adjourn at 6:54 PM: Ms. Leighton

Second: Mr. Kostas

Approved: Unanimous (5-0)