



# TOWN OF CARVER

## Office of Planning & Community Development

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### Planning Board Minutes June 23, 2015

Posted in Accordance with the Provisions of M.G.L. Chapter 30A, Section 20B, authorized person Jack Hunter.

The Carver Planning Board met on June 23, 2015, at the Carver Town Hall, Meeting Room # 1, 108 Main Street, Carver, Massachusetts. Mr. Bruce Maki opened the meeting at 7:00pm.

**PRESENT:** Bruce Maki, Chair; Jim Hoffman, Vice-Chair; William Sinclair, Secretary; Chad Cavicchi

**ABSENT:** Kevin Robinson

**ALSO PRESENT:** Jack Hunter, Director of Planning and Community Development; Shawn Martin, Fuss & O'Neill; Madeleine Pompei, Administrative Assistant; members of the public

#### OTHER BUSINESS

##### D. Planning Board Notes

There is a softball tournament Saturday June 27, 2015 in support of Brad White.

##### E. Planner's Notes

The Redevelopment Authority has agreed to pay \$11,000 toward the contract with SRPEDD. Start date for the project is July 1. Mr. Hunter hopes the contract will be signed by the Town Administrator June 26<sup>th</sup> or June 29<sup>th</sup>. The last Master Plan was done 8 years ago and there was a lot of citizen input. SRPEDD will come to the July 14<sup>th</sup> meeting to make their presentation. They hope to have a visioning session on September 23<sup>rd</sup>. Mr. Hunter has not yet met with Mr. Allegrini to discuss the issues of sign permitting fees. Mr. Hunter did meet with MA DOT. They have purchased 5-6 acres and are looking at another property; he will have details by 7/31.

**MOTION:** by Mr. Sinclair to hold a Public Hearing July 28, 2015 at 7:15pm to discuss design guidelines for the Spring Street Innovation District

**SECOND:** Mr. Hoffman

**APPROVED UNANIMOUSLY**

Property across from Dunkin' Donuts on Route 58 can be developed as long as there is no effect on the off ramp from Route 44. Mr. Sinclair asked about the progress on the Route 44 Solar Project. Mr. Hunter replied they are directional drilling. There have been complaints. Many members of different Boards have been out to the site and found nothing. Mr. Sinclair asked how much time was spent reviewing the site. Mr. Hunter replied he would have an estimate by the next meeting.

#### OLD BUSINESS

**A. 7:15pm Public Hearing: South Coast Kitchen Designs – Special Permit and Sign Permit—Map 8 Lot 8--237B Tremont Street (# P-565-15-SP/S) Retail Sales and showroom-discussion and possible vote: (Exhibits 2-7)**

The Public Hearing Notice was read into the record by Mr. Maki Mr. Arguin stated the space would be used for displays of what the business hoped to sell. Mr. Sinclair thought it was a great use of the space and asked about the operating hours. Mr. Arguin replied 8am to 4pm Monday through Friday. They may at some point open on Saturdays. Mr. Hunter asked if it was still the plan to hold classes on site. Mr. Arguin replied it was. Mr. Hunter stated the Board of Health had reviewed the site (Exhibit 6) and everything is in order.

**MOTION:** by Mr. Sinclair to close the Public Hearing

**SECOND:** by M. Cavicchi

**APPROVED UNANIMOUSLY**

**MOTION:** by Mr. Sinclair to approve the Special Permit and the Sign Permit with conditions

**SECOND:** by Mr. Hoffman

**APPROVED UNANIMOUSLY**

**G. Correspondence**

Mr. Sinclair announced the expansion of the North Carver Water District is underway. Tanks are expected to arrive Monday (June 29<sup>th</sup>). Project expected to be completed in mid-July. The Commission voted not to raise rates this year. More capacity will allow for more customers. Mr. Hunter stated that 17 homes are currently in work order status through the CDBG grant program. Of those 17, 11 are in Carver. The childcare assistance program is also going well. Mr. Sinclair asked how much the grant was. Mr. Hunter replied \$905,000. Mr. Hoffman asked what type of work was covered by the grant. Mr. Hunter replied any and all.

**B. 7:30 Public Hearing: Southern Sky Renewable Energy—Special Permit and Site Plan Review—Map16 Lots 12 and 13—North Main Street—(#P-569-15-SP/SPR)—Large scale Ground Mounted Solar Photovoltaic array--discussion and possible vote. (Exhibits 8-14)**

The Public Hearing Notice was read into the record by Mr. Hoffman. Mr. Hunter stated the town landfill project went out to bid several years ago and Southern Sky was awarded. There is a working tax agreement. Gregory Morse of Morse Engineering stated the proposed array will be 2 megawatt. It will cover 5 acres of a 21.6 acre property. Panels will be set back 200ft. from any residences and 50ft. from businesses. There will be an array at the southern end, northern end, and at the top. The panels will be set in concrete ballast blocks on crushed stone. Power will run to the front where there will be two proposed inverters. There is proposed gated access to the site. There is an existing gravel access road. Southern Sky has filed with Conservation and expects a favorable reply. The tech review has been completed; the letter from Morse Engineering (Exhibit 13) addresses the concerns raised. There are some revisions yet to be done. There are no proposed signs; there will be vegetative screenings; two inch crushed stone will be used to provide stability and less erosion. A water tower has been added to the plans with no proposed build date. The project will go before the Board of Conservation in July. Mr. Frank McMann of Southern Sky stated this would be the second project for his business in Carver. The landfill is two separate parcels. 1 megawatt of panels will be on each parcel per state regulations. He will be using Morse Engineering and Synergy

Solar is going to be doing the construction. Deputy Fire Chief Eric Germaine stated access is a major concern. There is a steep incline to the road. His memo (Exhibit 8) refers to work needing to be done on that road. It needs to be wider and there has to be a turnaround point for emergency vehicles. The FD would like to see emergency gates at least 12 feet wide. He is requesting any panels installed be at least 75 feet from the back of the fire station. This would allow room to expand the station and to do septic work if necessary; he would prefer they be set back 150ft. He stated the mowing ng plan should keep the vegetation low; the Ravensbrook property looks perfect. Mr. Maki asked Mr. Martin for his opinion. Mr. Martin stated Morse Engineering needs to clarify stone detail; when considering plantings, they should think about perspectives and views from the road; he stressed, as did Mr. Tinkham (Exhibit 9) the importance of a relationship with Fay, Spofford and Thomas during post closure activities. Mr. Maki opened the hearing for public comment. Michael Jones, 7 Lakenham Drive stated he was worried about screening and silt washing onto the service road. He asked if there was a bond in case the project was abandoned at some point. Mr. Hunter replied yes. Mr. Jones asked about dust mitigation. Mr. Martin replied it would be difficult to have that at all times. Mr. Maki asked if there were problems with dust during the Ravensbrook project. Mr. McMann replied there was not. Material was put down before the rock was laid. He stated he would try to work with Mr. Jones. Mr. Jones asked about the height of the panels, concerned about visibility. Mr. McMann stated they were low profile and would be 42 inches high.

**MOTION:** by Mr. Sinclair to conduct a site visit June 29, 2015 at 7:30pm

**SECOND:** by Mr. Hoffman

**APPROVED UNANIMOUSLY**

**MOTION:** by Mr. Sinclair to continue the Public Hearing to July 14, 2015 at 7:30pm

**SECOND:** by Mr. Cavicchi

**APPROVED UNANIMOUSLY**

**C. 7:45 Public Hearing: Route 445 Development—Special Permit—Map 20 Lot 2—3-4 Park Avenue (#P-570-15-SP)—Site preparation activities Section 4300—discussion and possible vote. (Exhibits 15-21)**

George McLoughlin is the owner of the property; purchased in October, 2013. It could be a key commercial property in the town. He feels it would be a perfect site for a warehouse distribution center. The site needs to be made pad ready. A Special Permit is necessary in order to bring in materials to ready the site. Bruce Haskell from Langdon Environmental stated a new access road from Route 58 would have to be built; they would like to tie in to North Carver Water District. There are piles of debris on site that would need to be cleaned up; grading changes are planned to bring the elevation up to a necessary height. A stump dump and wood dump was also left on site to be cleaned up. There are currently no utilities on site. There is 5-10feet of buried peat in the middle of the site that needs to be excavated. The initial phase of the proposed project includes upgrading Park Avenue access road, cleaning up debris, stormwater management and importing materials to bring the site out of groundwater level. He plans to bring in ABC (asphalt, brick and concrete) to reconstruct Park Avenue, There will be strict testing and monitoring of any materials brought onto the site. Mr. Cavicchi asked for clarification regarding where a crushing unit would be placed on site. He then asked how many trucks a day were expected at the site. 30-50 per day expected over a 6 month period. Mr. Hunter stated the TRC was done and there would be a series of Public Hearings. Mr. Martin stated he was concerned about the number of truck trips and the amount of dust that would create on other roads (see Exhibit 19). Joe Salvetti of Fay, Spofford &

Thorndike stated he oversees cleanup of hazardous waste sites. There would be a very careful review and rigorous testing of all materials brought on site. Working hours, hours of operation for trucks would all be reviewed. The Department of Environmental Protection would also be reviewing. Mr. Sinclair stated the amount of trucks mentioned per day is a concern. He asked about the hours of operation. Mon-Fri 8-4 but possibly work as late as 7. Mr. Sinclair stated he was also concerned about safety regarding the height on the stockpiles of materials and he questioned the use of the portable grinder. Mr. Hunter stated per the FD memo (Exhibit 14) there would be a 26ft. maximum height. Mr. McMann stated the first materials through the grinder would be used to reconstruct the road and the second batch would go to the stockpile. Mr. Sinclair stated the hours of operation were also a concern because of the noise levels expected. Mr. Salvetti stated a complete submittal has to be done and approved before it's brought on. Copies of everything will be sent to FST and reviewed. Information will be re-reviewed on site. Mr. Sinclair asked about the second phase of the project involving the removal of stumps and wood debris; he questioned the time frame. No one is sure because local approval and DEP approval would be necessary. Mr. Sinclair asked if there would be a tire washing station for the trucks going on and off the site. Mr. Cavicchi asked Mr. Martin if he had reviewed the roadway. Mr. Martin replied he was planning to do that on the site visit. Mr. Maki asked how long the process would be. Mr. Haskell stated the first phase would take through the end of the year. There are a lot of permits required both from the Town and from MEPA. Mr. Hunter stated MEPA would look at large scale impacts; many Public Hearings would have to be held. Mr. Maki asked for public comment. Melissa Singletary of Heather's Path, Plympton raised her concerns about the safety of children living near the access road. She feels 30 trucks a day will cause a lot of noise in a residential area. Mr. Maki stated the access road and neighborhood would be looked at during the site visit. Jean Winslow, Heather's Path, stated the numbers of trucks as well as the proposed hours of operation were of great concern. She was also very concerned about where the fill would be coming from. Mr. Salvetti stated that fill would be strictly regulated. There should be little to no odor coming from clean fill approved. Ms. Winslow also raised the issue of traffic at the Dunkin Donuts on Montello Street; she says it is rare that traffic there obeys the stop sign or yields. Mr. Hunter asked Mr. Martin to take a look at whether the road could handle the additional traffic expected with addition of the proposed distribution center. Christine Kirkland, 20 Montello Street, asked if trucks would be coming from both ends of the road. She was told no. Mr. Hunter stated the Planning Board will be responsible for setting hours and any violation would be considered a violation of the permit. The quantity of trucks is not an all day, every day event. Phase One, the cleanup and preparation is the smallest component of the overall project. Montello Street will need to be reviewed and stabilized first. Gordon Massingham, 24 Montello Street, stated that the property is a disaster and he approved of at least the first step (cleanup). He felt the maps provided were unclear and also proposed a separate entrance for all truck traffic. John Allen, Montello Street, had concerns about how loud the ABC recycling was going to be. He asked who would be regulating the neighbors' water testing. He was told there would be continuous monitoring of the groundwater. Richard Jackson, Heather's Path asked how big the trucks would be. He stated there are currently no weight limit signs on the road. He asked about the possibility of a gas station going in across from the Dunkin Donuts and is concerned these projects would be concurrent. He stated the dumping on the current property is awful and wondered if there was any plan to enforce the current rules. Duncan Chapman, representing Walsh Realty, stated there were plenty of examples of cleaned up gravel pits. He also asked about upgrades to the road. Mr. Sinclair wondered if temporary access through Waterstone Properties might be a possibility. Mr. Hunter stated that would put the trucks a lot closer to the neighbors. Mr. Hunter stated he had a lot of information to put in the memo; good maps of the site were going to be the first requirement.

**MOTION:** by Mr. Sinclair to continue the Public Hearing for Route 44 Development to July 28, 2015 at 7:30pm.

**SECOND:** by Mr. Hoffman

**APPROVED UNANIMOUSLY**

**MOTION:** by Mr. Sinclair to conduct a site visit of Route 44 Development on July 7, 2015 at 6:00pm

**SECOND:** by Mr. Cavicchi

**APPROVED UNANIMOUSLY**

**MOTION:** by Mr. Sinclair to adjourn

**SECOND:** by Mr. Cavicchi

**APPROVED UNANIMOUSLY**

**The Carver Planning Board meeting was adjourned at 9:36pm on June 23, 2015**

Respectfully submitted,

Madeleine Pompei

#### **Table of Documents**

Exhibit 1	Meeting Agenda – June 23, 2015
Exhibit 2	Public Hearing Notice Southcoast Kitchen Designs
Exhibit 3	Special Permit Application Southcoast Kitchen Designs
Exhibit 4	Property Card 247B Tremont Street
Exhibit 5	Property map 247B Tremont Street
Exhibit 6	Sign Renderings Southcoast Kitchen Designs
Exhibit 7	Board of Health memo re: 247B Tremont Street
Exhibit 8	Public Hearing Notice, Southern Sky
Exhibit 9	Fire Department Memo, Southern Sky
Exhibit 10	Board of Health Memo, Southern Sky
Exhibit 11	Conservation Commission Memo, Southern Sky
Exhibit 12	Planning Board Memo, Southern Sky
Exhibit 13	Fuss & O’Neill Memo, Southern Sky
Exhibit 14	Morse Engineering Memo, Southern Sky
Exhibit 15	Fire Department Memo, Route 44 Development
Exhibit 16	Board of Health Memo, Route 44 Development
Exhibit 17	Conservation Commission Memo, Route 44 Development
Exhibit 18	Planning Board Memo, Route 44 Development
Exhibit 19	Fay, Spofford & Thorndike Memo Route 44 Development
Exhibit 20	Fuss & O’Neill Memo, Route 44 Development\
Exhibit 21	Abutter Email, Route 44 Development