

CARVER PLANNING BOARD
MINUTES OF February 27, 2024

Approved
3/26/2024

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

Meeting was called to order at 7:00PM

Pledge of Allegiance is recited.

The proceedings will be videotaped and rebroadcast by Area 58 TV

ANR:

1. The purpose of this plan is to divide assessor's parcel 3-1B into 2 lots as shown for Moore Cottage Realty Trust, (Assessor's Map 3 Lot 1-B) and located at 12 South Main Street in the Residential Agricultural (RA) Zoning District.

Filed: 2/22/2024 Deadline: 3/14/2024

Savory Moore of 12 South Main Street, Carver speaks to the Board indicating there are two lots, a front and rear and there are three requirements regarding the property that have to be met to qualify the rear lot. He goes on to describe the property in detail. Members of the Board indicate the ANR meets all the requirements.

Chairman Shea will accept a motion to approve the ANR plan for parcel 3-1B into 2 lots as shown for Moore Cottage Realty Trust, (Assessor's Map 3 Lot 1-B) and located at 12 South Main Street in the Residential Agricultural (RA) Zoning District. Said motion is made by Kevin Robinson and seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and John Gaskey vote's aye, Kevin Robinson vote's aye, Ellen Sordillo vote's aye, Donald Williams vote's aye, and Chairman Shea vote's aye. Unanimously approved 5-0-0.

Public Hearing Cont'd:

2. 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, at the applicant's request, the public hearing for the application of Weathervane at Silva Street, LLC. requesting a Special

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Permit and Site Plan Review to April 23, 2024 at 7:00PM, Room 1, Carver Town Hall. Said motion is made by John Gaskey and seconded by Kevin Robinson. Chairman Shea takes a roll call vote and John Gaskey vote's aye, Kevin Robinson vote's aye, Ellen Sordillo vote's aye, Donald Williams vote's aye, and Chairman Shea vote's aye. Unanimously approved 5-0-0.

3. On the application of Plymouth Elks Lodge #1476 requesting a Site Plan Review pursuant to Sections 3100 of the Carver Zoning By Law, for property located at 169 South Meadow Road in Carver, MA (Assessors Map 113 Lot 7-0-E (portion of)) in the Airport (AP) Zoning District. Applicant proposes to construction a 2,520 s.f. building with all associated parking, driveways, stormwater management, utilities landscaping and appurtenances.
Filed: 11/30/2023 Open Hearing: 1/9/2024Deadline: 1/29/24 Extended: 2/27/2024

Robert Dewar of Bracken Engineering and Paul Ruginski of Plymouth Elks Lodge #1476 represent the applicant. Mr. Dewar gives a refresher of the project that has been discussed previously before the Board. He also indicates they have addressed comments received from Andy Glines of Fuss & O'Neill, the town's consulting engineer. He states the architect on the project indicated they will not need a sprinkler system. Per the recommendations of Mr. Glines they changed the following: Added electric vehicle chargers; Changed the driveway to not be a pass-through but reinforced the turf area to be a pass-through area for emergency vehicles, e.g., firetrucks; Changed landscaping to include a variety of native plantings; Screening; Reduced lighting; and Changed the façade of the building.

He continues since there will be no sprinklers they have reduced the 4 inch water line to a 2 inches. Mr. Glines had concerns about storm water so they revised the calculations and include leeching pits. They added a grease trap. They received confirmation from the Board of Health they will be connected to the airport sewer system. They did an analysis of turning radius for firetrucks and coordinated with the fire department and he describes how the fire trucks will be able to maneuver in and out of the area. He details the utility plan including easements. They have requested a waiver on the traffic study based upon the fact that this is a minimal traffic area and special events are usually attended on weekends and after business hours.

Kevin Shea asks about person capacity of the building and the response is there are 72 seats and 35 parking spaces. Chairman Shea asks since there will be no sprinklers, what will be used instead and the response is fire extinguishers throughout the area. Ellen Sordillo asks about the kitchen appliances and the response is it is a partial kitchen with no stove and no fryer, just an electric pizza oven. Kevin Shea states he would also like to hear from the fire department regarding using fire extinguishers rather than a sprinkler

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system. Kevin Robinson also asks if a fifth window can be added to the South Meadow side of the building and can they put awnings over all the windows and the response is there will be quite a bit of landscaping on that side of the building and a window positioned there would be mostly covered up, but they will provide awnings on the other windows.

Chairman Shea asks about an application for a special permit and the response is they do need a special permit through the CBA for because it is a club that serves alcohol and they are in the process of submitting that now and they will provide it to Fuss & O'Neill. Chairman Shea adds that he would like a written statement from the fire department regarding sprinklers and/or fire extinguishers. Chairman Shea asks how the water system will be provided and the response is it was based on the 4 inch service on the original plan from the domestic service feed but the fire department found the water comes from the same path and now it's just been converted to the 2 inch service. Chairman Shea indicates that approval may be required to verify approval through the Plymouth Water Department since they will be providing the water. Mr. Dewar indicates the Plymouth Water Department is aware of the project. Chairman Shea indicates they have to submit hours of operation and classification of South Meadow Road regarding obtaining a waiver for a traffic plan. Chairman Shea reviews aloud Andy Glines list of recommendations/changes with Mr. Dewar to confirm and/or clarify said changes.

Chairman Shea will accept a motion to continue the public hearing on the application of the Plymouth Elks Lodge #1476 requesting a Site Plan Review to March 12, 2024 at 7:00PM, Room 1, Carver Town Hall. Said motion is made by Kevin Robinson and seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and John Gaskey vote's aye, Kevin Robinson vote's aye, Ellen Sordillo vote's aye, Donald Williams vote's aye, and Chairman Shea vote's aye. Unanimously approved 5-0-0.

Other Business:

4. Request for extension for Site Plan Review and Special Permit – 370 Tremont Street – Rocky Maple Solar (Map 128 Lot 7 & 8).

Stacy Minihane of Beals & Thomas represents the applicant and wants to confirm the extension would be from the expiration date as opposed to from tonight. Chairman Shea believes the Board would be fine with this.

Chairman Shea will accept a motion to a one-year extension for Site Plan Review and Special Permit – 370 Tremont Street – Rocky Maple Solar to March 23, 2025. Said motion is made by Kevin Robinson and seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and John Gaskey vote's aye, Kevin Robinson vote's aye, Ellen

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Sordillo vote's aye, Donald Williams vote's aye, and Chairman Shea vote's aye.
Unanimously approved 5-0-0.

- A. Planning Board Member Notes-Chairman: Chairman Shea brings up the topic of the Board's stipend. He asks Mr. Bott when the Board can vote on the proposed 2025 stipend and the response is later in the year.

Ellen Sordillo makes a statement concerning her service to the town and believes this is her civic duty to the Town of Carver. She indicates she does not perform this civic duty for a stipend but rather because of her dedication to the town. She therefore respectfully discourages Chairman Shea not request an increase in the stipend. Chairman Shea responds it is his job to advocate for the best interest of the Board. Chairman Shea also gives the members a copy of the letter from the Finance Committee expressing his concerns.

John Gaskey indicates there may be an issue regarding the numbering of assessor's maps and Mr. Bott indicates he will ask the assessor about this.

Chairman Shea indicates there are seats available for the upcoming town election and asks those interested to check with the town clerk to confirm deadline dates.

- B. Town Planner Notes: Mr. Bott confirms the public hearing date for the proposed changes to the codification system is posted online, in the town clerk's office and will be in the newspaper over the weekend.

- C. Discussion – Town Meeting Articles:

- D. Minutes – 1/9/2024 and 1/23/2024:

Chairman Shea will accept a motion to approve the minutes of 1/9/2024. Said motion is made by Ellen Sordillo and seconded by Donald Williams. Ellen Sordillo and Donald Williams rescind their motions.

Chairman Shea will accept a motion to continue the meeting minutes for 1/9/2024 and 1/23/2024 to the next meeting. All Board Members vote aye in favor of this motion.

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

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Future Meetings

March 12, 2024

Hearings Open for Town Meeting Articles

K&G Development Corp. requesting a Special Permit and Definitive Subdivision

Filed: 2/5/24 Open Hearing By: 4/10/24 Subdivision Deadline: 6/19/24

March 26, 2024

Bridgestone Development, Inc. requesting a Site Plan Review and Special Permit

Filed: 2/21/2024 Open Hearing by: 4/26/24 Deadline: None to vote Site Plan
w/Special Permit

April 9, 2024 Annual Town Meeting

Documents for 2/27/2024 PB Meeting

ANR application with plans for 12 South Main Street

Ltr to S. Moore from R. Palmer re: ANR for 12 South Main Street

Ltr from Jeffery Tocchio, Esq. to C. Shea c/o T Bott re: Weathervane at Silva Street – The Village at Little Vaughn pond requesting a continuance until 4/23/2024

Ltr to T. Bott (via email M. Bremer 2/20/2024) re: 169 South Meadow Road – Plymouth Elks Lodge requesting a continuance until 2/27/2024

2/13/2024 memo from A. Glines to planning board re: 169 South Meadow Road – Plymouth Elks Lodge

Elevations/lighting plan re: 169 South Meadow Road – Plymouth Elks Lodge

2/26/2024 revised site plan for 169 South Meadow Road – Plymouth Elks Lodge

2/13/2024 ltr to C. Shea c/o T. Bott requesting an extension to site plan approval and special permit re: Rocky Maple Solar project at 370 Tremont Street