

CARVER PLANNING BOARD  
MINUTES OF January 9, 2024

Approved  
3-12-2024

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

Meeting was called to order at 7:05PM

Pledge of Allegiance is recited.

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

1. Housing Production Plan (HPP) discussion with SRPEDD. Chairman Shea indicates that SRPEDD was not able to be in attendance tonight. This will be continued to the meeting of January 23, 2024.
2. Plymouth Airport Expansion discussion. Ken Fosdick, Chairman of the Airport Commission and Paul Worcester, who is also on the Plymouth Airport Commission are present to represent the matter. Also present is Ed James, who is their Carver representative who attends their meetings and Matt Cardillo, the airport manager. Mr. Cardillo explains the expansion project, runway expansion and Master Plan Update. He continues that environmental assessments were done analyzing four alternatives, #1) No build – everything remains the same, #2) 351 foot extension, #3) 550 foot and #4) 850 foot extension, all of which took into account what extension would be the least intrusive to the Carver and Plymouth communities. It was decided that the 351 foot extension was mutually beneficial for the airport as well as the surrounding community. Also included in this expansion are plans to in the next ten years to improve the sewage treatment plant on the south side of the airport as well as adding hangars on the Carver side of the airport. Mr. Fosdick gives the employment data for the airport. John Gaskey asks about runway lighting and Mr. Cardillo explains same. Mr. Gaskey also asks if larger aircraft will be allowed to land and the response is no, because this is a 2B airport and the size of the aircraft will not change from what it currently is. Ellen Sordillo asks how many aircraft use the airport and the response is 60,000 movements a year, most of which are seasonal and vary from day to day. Kevin Robinson asks Mr. Bott if the town's consulting engineer should review this and Mr. Bott responds there isn't really any threshold for review here. Chairman Shea expresses his thanks for the presentation.

**Public Hearing Cont'd:**

3. On the application of Route 44 Development, LLC. requesting a Definitive Subdivision approval entitled "Definitive Subdivision Plan for Route 44 Development, LLC Route 44 Commerce Park" pursuant to the Carver Subdivision Control by Law, for property located at off Green Park Way (formerly known as Montello Street) Assessors Map 20,

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Lots 2, 2-1 & 14 and Map 22, Lots 3, 3A, 3B, 3C, 3-1, 4, 5A, 10, 10-1 & 11 in Carver, MA showing 4 proposed non-residential lots in the Green Business Park (GBP) District.  
Filed: 10/18/23      Open Hearing: 11/28/23      Deadline: 1/13/2024

Zack Richards with Bohler Engineering represents the applicant and indicates they received a final review letter from Fuss & O'Neill regarding two minor outstanding items which were promptly addressed. He gives a brief outline of the project history. He states as requested they have added to the plan, the environmental capped area, clarified trucking or access routes to the site, provided details on crossing signs and signage, and relocated the Lot 3 contemplated driveway location to the bottom portion of the cul-de-sac. Chairman Shea asks if the cul-de-sac will be one-way and the response is yes. Mr. Richards indicates there is a condition in the peer review letter regarding underground utilities, but he states there may be some limited overhead wires and poles by private utility providers to accommodate that transition from the right-of-way down to underground. He states they have agreed to add the requested monitoring wells at each infiltration basin which will be added to the updated plans. He adds that all conditions referenced by Fuss & O'Neill have been followed.

Chairman Shea indicates curb cuts for access to the proposed lots will have to be clearly marked for traffic and safety issues. John Gaskey indicates that recent water testing indicates that one of the Middleborough wells will have to be refurbished for a better water filter because they are over the allowable limit. Mr. Bott indicates MEEPA has stated that while water lines being installed in the subdivision those water lines will not connect to the North Carver water facility. Mr. Shea indicates MEEPA wants the subdivision of property to be determined by the water supplies and wastewater requirements.

Mr. Richards asks exactly what is the letter they are waiting on from the DEP and Chairman Shea indicates it will reconfirm what was discussed in regards to the final environmental impact. Chairman Shea will accept a motion to extend and continue the application of Route 44 Development, LLC. Requesting a Definitive Subdivision approval entitled "Definitive Subdivision Plan for Route 44 Development, LLC Route 44 Commerce Park" to February 13, 2024, at 7:00PM, Meeting 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.

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4. 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, at the applicant's request, for the application of Weathervane at Silva Street, LLC requesting a Special Permit and Site Plan Review to February 27, 2024 at 7:00PM, Room 1, Carver Town Hall. Said motion is made by John Gaskey and seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and John Gaskey vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye, Donald Williams vote's aye, and Chairman Shea vote's aye. Unanimously approved 5-0-0.

**Public Hearing:**

5. 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: 1/9/2024 Deadline:

Board Member Donald Williams recuses himself from the voting process as his residence abuts the proposed project site.

Paul Ruginski, Chair of the Building Committee for the Plymouth Lodge of Elks, #1476 and Robert Dewar with Bracken Engineering represent the applicant. Mr. Dewar indicates the project is still being reviewed by Fuss & O'Neill but in the meantime he gives a general rundown of the proposal. He states the project area is approximately 53,800 square feet, which is a vacant piece of the airport property mainly filled with scrub pines with some trees and vegetation. There are no wetlands or endangered species. There is a fair amount of utility structure already on the site because of the airport. They are proposing an approximate 2,500 sq. ft. building. At the last meeting with the Planning Board it was requested they move the parking lot to the rear of the building and they have done so. The parking lot will include four electric vehicle charging stations. There will be a screened dumpster area and landscaping on all sides of the building. He then gives the details landscaping, building sprinklers, connection to

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existing gas line and wastewater treatment. A prep kitchen is already in place and they will add an external grease trap which they will coordinate with the Plymouth Board of Health. They requested a waiver for the traffic study because the Elks club will generate a low volume of traffic.

Ellen Sordillo asks what the person capacity for the building is and the response is there are a total of 72 seats between the banquet room, bar area and grill room. Chairman Shea would like to see more landscaping placed for screening, a vermin control plan because food will be served, and covered trash barrels outside the seating area. Mr. Shea also indicates lighting must be dark sky compliant according to the regulations. Chairman Shea indicates they did receive a public letter comment from Mr. Young regarding this project and he had concerns about building elevation, the dumpster, irrigation and outdoor usable area. Kevin Robinson asks if this project runs through Carver and the response is yes, the northeastern side of the parcel. Mr. Robinson also asks if this will be under the name of Plymouth Elks and Mr. Ruginski explains they had to set up a corporation which is under the name of Plymouth Lodge of Elks, but sometime in the future it could be set up as the Plymouth Carver Lodge of Elks. Also Mr. Robinson would like them to spruce up the exterior of the building so it does not look like a box building. Mr. Ruginski indicates they spoke to Carver officials a couple of years ago and were told since this is a private club a liquor license would not be an issue.

Ken Fosdick, Chairman of the Airport Commission indicates the Elks have been very cooperative and consistent all along and the Airport Commission is in favor of the project. Chairman Shea asks if he can speak to the ownership of the abutting property regarding the Board granting waivers for setbacks and screening on the property and the response is it will not be an issue.

Chairman Shea will accept a motion to continue the public hearing on the application of Plymouth Elks Lodge #1476 requesting a Site Plan Review to January 23, 2024 at 7:00PM, Room 1, Carver Town Hall. Said motion is made by John Gaskey and seconded by Ellen Sordillo. Chairman Shea takes a roll call vote and John Gaskey vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye, and Chairman Shea vote's aye. Approved 4-0-0.

Mr. Bott asks Mr. Dewar to prepare the site for a site walk on Thursday, January 18, 2024 at 9:30AM and agrees to do so.

6. Release Final Surety for Linbia's Path: Mr. Bott indicates this has been completed and all inspections have been done and confirmed by the town's consulting engineer and the DPW. The applicant has requested the release of their surety and the Board will sign the appropriate documentation for same.

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Chairman Shea will accept a motion to release the final surety for the Linbia's Path Conservation Subdivision located off High Street. Said motion is made by Ellen Sordillo and seconded by John Gaskey. Chairman Shea takes a roll call vote and John Gaskey vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye, Donald Williams vote's aye, and Chairman Shea vote's aye. Unanimously approved 5-0-0.

7. Motion to authorize Town Counsel to draft a response to the Open Meeting Law Complaint on behalf of the Planning Board.

Chairman Shea will accept a motion to authorize Town Council to draft a response to the open meeting law complaint on behalf of the Planning Board. Said motion is made by Ellen Sordillo and seconded by John Gaskey. Chairman Shea takes a roll call vote and John Gaskey vote's aye, Kevin Robinson vote's aye and Ellen Sordillo vote's aye, Donald Williams vote's aye, and Chairman Shea vote's aye. Unanimously approved 5-0-0.

**Other Business:**

A. Planning Board Members Notes: Chairman:

B. Town Planner Notes: The Board is waiting for other petitioned of Articles. There are a couple of Articles regarding moving the town's zoning by-law into a digital format. There was discussion of a placeholder for extending the frontage on residential lots in the Master Plan to 200 feet and Mr. Shea will provide more information to Mr. Bott on this. Mr. Bott indicates they are thinking about opening the hearings for the town meeting Articles on February 13, 2024. Mr. Williams' stipend is discussed.

C. Discussion: None.

D. Minutes: 11/14/2023 and 11/28/2023:

Chairman Shea will accept a motion to approve the minutes of 11/14/2023. 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.

Chairman Shea will accept a motion to approve the amended minutes of 11/28/2023. Said motion is made by Ellen Sordillo and seconded by John Gaskey. 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.

Chairman Shea makes a public service announcement to remind people to make sure their dryer vents get cleaned on an annual basis.

- E. Adjournment: Chairman Shea will accept a motion to adjourn the meeting. Said motion is made by Ellen Sordillo 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.

**Future Meetings**

**January 23, 2023**

**February 13, 2024**

Hearings for Town Meeting Articles

**February 27, 2024**

Possible Hearing for Planning Board Procedures and Policies

**March 11, 2024**

**March 25, 2024**

**Documents for 1/9/2024 PB Meeting**

Site Plan Review application for Plymouth Elks Lodge #1476

1/4/2024 ltr from Bohler -- response to peer review comments, supplemental drainage memorandum and revised plans for Route 44 Definitive Subdivision

1/8/2024 Memo from A. Glines to Planning Board for Route 44 Definitive Subdivision

1/9/2024 ltr from Bohler in response to peer review comments dated 1/8/2024 Route 44 Definitive Subdivision

1/9/2024 draft decision for Route 44 Definitive Subdivision

1/8/2024 Ltr from Atty Jeffery A Tocchio, Esq. requesting a continuance for Village at Vaughn Pond, Silva St

1/8/2024 email from C. Shea forwarding Jim Young's comments/questions re: public hearing for Plymouth Elks Lodge #1476

Site Plan Review application and plans for Plymouth Elks Lodge #1476

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Bond Release Form for Linbia's Path

11/14/2023 and 11/28/2023 meeting minutes