



# Town of Carver Planning Board

APPROVED 7/13/2021

Cranberry Point Energy Storage, LLC  
Docket No. EFSB 21-02  
Exhibit CP-4  
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June 22, 2021  
7:00 PM  
CARVER TOWN HALL

The public is invited to attend; social distancing practices are in effect.  
The proceedings will be videotaped and rebroadcast by Area 58 TV.

## Pledge of Allegiance

Members present: Bruce Maki, Kevin Robinson, Cornelius Shea, John Gaskey, Richard Dionne

Members Absent: Ellen Sordillo

Members participating remotely via Zoom: None

Others present: Jim Walsh, Planning Director

Others present via Zoom: Polly Shaw (Plus Power), Kevin Corbett, Lucas Faria, Allison Sands, Jocelyn Gambone

The meeting was called to order at 7:00 pm.

## **Rescinding Old Forge Drive Subdivision:**

Rescinding of Subdivision formerly Decas Cranberry Processing Facility now owned by Fruit d'Or Real Estate USA Corp:

Requested to be continued to July 27, 2021. Mr. Walsh states that rescinding of subdivisions is not a common thing, and still trying to figure out the process and publish the public hearing. The Chairman entertains a motion to continue the public hearing to July 27, 2021. Mr. Robinson makes the motion, Mr. Shea seconds the motion. No further discussion, none. Roll call vote: Shea, Gaskey, Maki, Robinson. 4-0, yes.

## **Minor Modification:**

Cranberry Point Energy Storage LLC- 31R Main Street (Map 61, Lot 10-0-R & 7-0-R):

Had a site walk last week, all members of the Planning Board were present with the exception of Mr. Gaskey. The Chairman make a motion to approve the minor modification. Mr. Robinson makes the motion, Mr. Shea seconds the motion for the purposes of discussion. Further discussion: Mr. Shea asks to see the original site plans. Allison Sands and Polly Shaw are present via Zoom. The original site plan is not present. The applicant is present and speaks on behalf of the project. Everything within the site area is compliant with the permitting conditions that were



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originally set forth. Plus Power will be coming back prior to the final permitting. Mr. Shea states that he finds it hard to approve this modification without seeing the original plan. The Chairman helps to clarify that it will only be a small portion of the containers that will be shifted. The Chairman asks Mr. Robinson to rescind his motion. Mr. Robinson rescinds his motion, and will continue later on in the meeting.

9:58pm: Discussion is continued regarding Cranberry Point. Mr. Shea reviews the original plan, and there is discussion between the applicant and the Planning Board.

The Chairman asks for further questions. The Chairman entertains a motion to approve the minor modification. Mr. Robinson makes the motion, Mr. Gaskey seconds the motion. Gaskey, Maki, Robinson, yes. Shea, no. 3:1- yes.

### **Sign Permit:**

#### CVS Pharmacy, 100 D North Main Street (Map 26, Lot 1A):

Mr. Walsh states that CVS already has a special permit in place for their sign program. They are modifying the minute clinic verbiage, and the signs are smaller than what are up there currently. There will be two minute clinic signs swapped out. The Chairman entertains a motion to approve the sign. Mr. Gaskey makes the motion, Mr. Shea seconds the motion. Mr. Shea recommends somebody looking at the actual amount of signage. Mr. Shea and Mr. Robinson also recommend that this sign is only illuminated during operating hours. Will set this as a condition. Roll Call Vote: Shea, Gaskey, Maki, Robinson, 4-0 yes.

#### Plymouth Auto Detail Inc., 309 Tremont Street (Map 95, Lot 3):

Mr. Walsh states that there is a sign program already approved for the property. Sign 25-sq.ft. Supposed to be flush-mounted to the wall of the building with no illumination. There is a special permit in place allowing signs up to 25-sq.ft. Mr. Shea motions to approve the sign, Mr. Robinson seconds the motion. No further discussion. Roll call vote: Shea, Gaskey, Maki, Robinson. 4-0, yes.

### **Public Hearings: (con't)**

7:30pm: On the application of Ironwood Renewable, LLC., requesting a Special Permit and Site Plan Review pursuant to sections 2230, 3100, 3580 and 5300 of the Carver Zoning Bylaw, located at 223 Meadow St. (Assessor's Map 82, Lot 1-1) in Carver, MA to allow the construction of a large-scale ground mounted solar photovoltaic installation, 3.75 MW DC Ground Mounted Solar Project. The level of development is 14.7 acres with 12.7 acres of clearing. Property located in a Residential/Agricultural District:

Ironwood Renewable requests continuation to July 13, 2021 @7pm. Mr. Shea motions to continue the hearing, Gaskey seconds the motion. Mr. Dionne votes in place of Ellen Sordillo who is absent. Dionne, Shea, Gaskey, Maki, Robinson 5-0, yes.



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7:43 pm: On the application of Miriam Gori requesting a Special Permit pursuant to Sections 5300 and 2230 of the Carver Zoning by Law, located at 149 South Main Street in Carver, MA (Assessor's Map 94 Lot 11-0-R) to operate a Hobby/Commercial Kennel in a Residential Agriculture District.:

This is a continuation from May 25, 2021. Some of the members of the Planning Board did a site walk. Miriam Gori is present. Mr. Walsh states that a week ago, there was a technical review committee meeting with Ms. Gori. One of the things that Ms. Gori wanted to do was put up a fence on the property. One of the concerns was that she would need to meet with the conservation commission. At this time, Ms. Gori is going to hold off on installing the fence from the property. Will look into a temporary fence that she can pull out and put back when dog training happens. In terms of a fence it is a permanent installed fence that is on hold at the moment. The other concern is the barking dog, which she will use bark collars. She talked to Dave and Laurie who are abutting neighbors. Laurie states that she thinks the barking is better, but now there is a new issue that there are being trees cut down on her property. The Chairman states that the Planning Board doesn't really do property lines. Mr. Walsh recommends that both parties contact John Woods through the DPW. Mr. Walsh reads the order of conditions. Mr. Shea recommends a 5-ft. set back from the property line. States that concerns are that Ms. Gori has portions of the fence over the property line. Mr. Gori states her frustration because she got the property surveyed 6 years ago when she started this business. The Chairman recommends continuation to July 13, 2021. Laurie asks about the maximum number of dogs. The Planning Board has a discussion regarding the definition of hobby vs. commercial kennel. Mr. Robinson motions to continue the meeting to the next meeting. Mr. Shea seconds the motion. No further discussion. Mr. Dionne votes in place of Ellen Sordillo who is absent. Dionne, Shea, Gaskey, Maki, Robinson 5-0, yes.

8:16pm: On the application of David Mulcahy, 1929 Development Inc., requesting a Special Permit and Site Plan Review under Sections 2230, 2330, 3100, 4300 and 5300 of the Carver Zoning by Law, located at 157 North Main Street, in Carver, MA (assessors Map 24-Lots A, B, C) for the construction of a 5000 Sq. Ft. craftsmans/tradesman building in order to operate a Deer, Tick and Mosquito Control business in a Highway Commercial District (HC).

The Chairman states that they just got a request today to continue this public hearing. The Chairman entertains a motion to continue this public hearing to July 13, 7pm. Mr. Shea motions, Mr. Gaskey seconds the motion. Mr. Dionne votes in place of Ellen Sordillo who is absent. Dionne, Shea, Gaskey, Maki, Robinson 5-0, yes.

8:17pm: On the application of Galehead Development requesting a Special Permit and Site Plan Review pursuant to sections 2230, 3100, 3700, 3580 and 5300 of the Carver Zoning Bylaw, located at 0 Meadow Street (Assessor's Map 82 Lot 1-A, 1-2 & 1-3) to allow the construction and operations of an approximate 1 megawatt (MW) large-scale ground mounted Solar Photovoltaic Installation (LSGMSPI). Property located in a Residential/Agricultural District:



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Lucas Faria present via Zoom. Mr. Walsh states that he got an e-mail from Amy Kwessell Town Counsel, the Planning Board can determine that only the abutters in direct setback can sign the affidavit. The Board is within legal rights to determine who they need waivers from. Lucas Faria via Zoom states that he has waivers from 3 direct abutters where they are impacted. That was part of the response that town counsel had determined recently. The Chairman recommends scheduling a site walk now that this project appears to be meeting all requirements. Mr. Walsh asks Mr. Faria to update us on the frontage requirement. Jocelyn Gambone speaks via Zoom. Discussion is had between her and Ms. Gambone- Mr. Walsh informs her the need for frontage prior to approval. The Chairman requests a copy of the plans as well as waivers from direct abutters to be present at the site walk. Mr. Faria asks about what happens if in the ANR plans they have the property as well as the project on one property, what happens if in the future they plan to sell. Site walk scheduled for Monday June 28, @ 12pm. The Chairman entertains a motion for continuation to July 13, 2021. Mr. Robinson motions, Mr. Shea seconds the motion. No further discussion. Mr. Dionne votes in place of Ellen Sordillo who is absent. Dionne, Shea, Gaskey, Maki, Robinson 5-0, yes.

8:39pm: On the application of NW Plymouth Street Solar, LLC requesting a Special Permit and Site Plan Review pursuant to sections 2230, 3100, 3700, 3580 and 5300 of the Carver Zoning Bylaw, located at 0 Plymouth Street (204 Plymouth Street) (Assessor's Map 48 Lot 2, 6, and 7) to allow the construction and operation of a large-scale ground mounted Solar Photovoltaic Installation (LSGSPI) including Battery Storage and appurtenant equipment and interconnection on active land in agricultural use. Property located in a Residential/Agricultural District:

Site walk was done, where most of the Planning Board members were present. The Chairman reviews the details of the site walk. Sarah Stearns speaks. Kevin Corbett from the solar developer is online. Ms. Stearns- after they met, they received comments from Fuss & O'Neill that they will address. The Chairman states that they were able to drive down the access road and drive into the bogs. After the site visit, they sent along a response to Fuss & O'Neill and Caver Fire. The technical questions that they had have been satisfied. At our last hearing, there were Carver residents asking about vegetative screening. They put a planting plan together, showing some trees planted.

Mike Fontaine, 218 Plymouth Street: What happens if we notice that the project is not being maintained. Who do we call? Ms. Stearns recommends that they first contact the landowner, then contact the Planning Director. There is an operation and maintenance plan that the landowner is

bound to. The existing electrical, also want to make sure that they will not be allowed to backtrack and come back through our property. The Chairman notes that in order to change anything it would have to come back to the board.

The Chairman asks if the Planning Board has further questions. Mr. Shea asks about the reasoning behind mostly pole electrical vs. underground. There is discussion between the planning board, Ms. Stearns, Kevin Corbett, and abutting neighbors. Mr. Corbett states that worst-case scenario will be about 11 poles. The Chairman states that he does not think it is a



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problem if there are poles instead of pad-mounted electrical. Mr. Shea asks how many abutters have waivers. They have 5 waivers, with zero left to get.

The Chairman asks if we have final comments from Fuss & O'Neill. Mr. Walsh confirms that we have read through conditions and all looks good.

The Chairman asks for further questions from the Planning Board/Audience.

The Chairman entertains a motion to close the public hearing. Mr. Shea motions to close the hearing. Mr. Gaskey seconds the motions. Dionne, Gaskey, Maki, Robinson, yes. Shea no. Mr. Dionne votes in place of Ellen Sordillo who is absent. 4-1.

Mr. Walsh reads the conditions.

The Chairman entertains a motion to approve the permit and site plan with conditions. Mr. Robinson makes the motion, Mr. Gaskey seconds the motion. No further discussion. Dionne, Gaskey, Maki, Robinson, yes. Shea no. Mr. Dionne votes in place of Ellen Sordillo who is absent. 4-1.

### **New Public Hearings:**

9:26pm: The Chairman reads the public hearing notice into record. On the application of Brewery 44 requesting a Special Permit pursuant to Sections 3500, 5300 and 3570 of the Carver Zoning by Law, located at 2 Montello Street in Carver, MA (Assessor's Map 22 Lot 5-B-R) to exceed the signage dimensional requirements in the Highway Commercial District:

There is no body present to represent Brewery 44. Mr. Walsh states that they are requesting 44-sq.ft. sign. for the building and 27 sq.ft. for the street. One is in the directory and one is in the building. The one on the directory is not actually in the slots, it is beside the slots. These are both over the normal size limits. Mr. Shea notes that these have already been installed. There is no building permit in place, because they would've needed to come to the Planning Board first. There is some confusion as to whether the bird is included in the square footage in the application. Mr. Walsh recommends that these individuals come in before the board. Mr. Gaskey

states his concern with the fact that the sign is already installed. The Chairman recommends continuation to the next meeting on July 13, 2021. Mr. Shea makes the motion. Mr. Gaskey seconds the motion. Dionne, Shea, Gaskey, Maki, Robinson, yes. Shea no. Mr. Dionne votes in place of Ellen Sordillo who is absent. 5-0.

9:36pm: The Chairman reads the public hearing notice into record. On the application of R.W. Bryant Contracting, Inc. requesting a Special Permit pursuant to Sections 3500, 5300 and 3570 of the Carver Zoning by Law, located at 318 Tremont Street in Carver, MA (Assessor's Map 127 Lot 10-1-R) to exceed the signage dimensional requirements in the Industrial "A" District.



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Susan Fitzgerald is here representing the project. Mr. Walsh states concern with the wall sign being so large. Mr. Dionne states that he thinks the sign on the building would be significant enough. Mr. Shea agrees and notes that he thinks it would be more reasonable to cut the size and maybe even keep to one sign. The sign out front will likely have gooseneck lights, with stonework, and flowers. The Chairman states that he thinks it would be an improvement from what's there. Mr. Robinson recommends considering bringing the sign down 10% from the building that way you can concentrate on your signage that will be going up on the post. Mr. Walsh states that the total of all signs is 32-sq.ft. per business total. Free-standing sign the maximum is 16-sq.ft. The wall sign, the maximum is 10% of the wall area. Mr. Walsh states that each one needs to be 16-sq.ft. It also needs to be lower than the lowest point on the roof. The free-standing sign will remain the same size, then the wall sign will be shrunk down.

The Chairman entertains a motion to continue to July 13, 2021. Mr. Shea makes the motion, Mr. Robinson seconds the motion. Shea, Dionne, Gaskey, Maki, Robinson. Mr. Dionne votes in place of Ellen Sordillo who is absent. 5-0.

9:54pm: There is a brief intermission while Planning Director Jim Walsh goes to find plans for Cranberry Point Energy Storage. When we return we will discuss Cranberry Point.

9:58pm: The meeting resumes and Cranberry Point discussion resumes. Please see Page 2 for remaining discussion.

### **Other Business**

- A. Planning Board Member Notes: The Chairman will be out the first week of August. Please tell Mr. Walsh if there is any vacation that will be taken. Mr. Shea will be out August 21-28. Mr. Gaskey also states that he will be out September 27, October 18/19.
- B. Planning Director Notes: None
- C. Discussion- None
- D. Minutes –5/25/21. The Chairman entertains a motion to approve the meeting minutes as written. The Chairman entertains a motion to adjourn the meeting. Mr. Shea makes the motion, Mr. Gaskey seconds the motion. Shea, Gaskey, Maki, Robinson, yes. 4-0.
- E. Next meeting date- July 13, July 27, August 17
- F. Adjournment. 10:13pm. The Chairman entertains a motion to adjourn the meeting. Mr. Robinson makes the motion, Mr. Shea seconds the motion. Shea, Gaskey, Maki, Robinson, yes. 4-0.