

Approved
3-22-22

CARVER PLANNING BOARD
MINUTES OF MARCH 8, 2022

Present: Chairman Bruce Maki, Ellen Sordillo, Kevin Robinson, Cornelius Shea, John Gaskey, Richard Dionne, and Thomas Bott.

Meeting was called to order at 7:00 P.M.

Pledge of Allegiance was recited.

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

Public Hearing Cont'd.:

1. On the application of George R. Ajami – Timeless Stoneworks, LLC. requesting a Special Permit and Site Plan Review pursuant to Sections 2200, 2230, 3100, 3300, 3345, and 5300 of the Carver Zoning by Law, located at 316 Tremont Street in Carver, MA (Assessor's Map 127 Lot 8) to construct a 7,320 square foot warehouse with store front and associated utilities, parking and landscaping in an Industrial "A" District.

Stuart Clark and Tylor Gilman from Green Seal Environmental are present to address the board as well as Roger Brooks from Cape White Construction, the design builder of the building. Mr. Clark addresses the board about the board's concern in regards to the 65 foot buffer zone and the aesthetics of the front of the building. He explains after going through the conservation commission they have since moved the building out of the 65 foot buffer zone so none of the building is in the buffer zone. They received an order of conditions from the conservation committee and have improved the aesthetics of the front of the building by adding additional window space and an awning that runs across the entire front of the building. According to Mr. Clark, the town's engineer, Andy Glines, found waivers the applicant had forgotten to ask for, which Mr. Clark would like to request from the board tonight, as follows:

- Waiver for Section 3166 - photometric plan because the lights outside of the building will be down lights or wall packs that shine down the side of the building and do not shine off the property;
- Waiver for a 20-foot landscape buffer on the southern line, on which the area is wooded and abuts the cranberry bog, so no viewing is seen by the public;
- Waiver for Section 3443 that calls for a berm around the entire parking lot. The applicant is planning to put a berm in front of the building at the landscape planters. They will be transitioning from an asphalt surface to a gravel surface for traffic and given that a berm would not be efficient and would also not allow the water to flow north westerly where there is a pond. They do not want the water to be captured, but rather to flow into the pond, and away from the parking lot. The same situation is at the back of the building where the water will run off the payment and onto the gravel surface and into the back detention pond;

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- Waiver for reduction of parking spaces was already requested but due to the board's concerns we added four more spaces, therefore instead of requesting a 30% reduction is now a reduction of 18%.

Chairman Maki indicates there is a letter from the fire department in the packages given out to the members and Richard Dionne asks if a fire suppressant is being used. Mr. Clark is under the impression this is not required because the business isn't the right occupation for fire suppressant material. Roger Brooks addresses the board and indicates that the building is under 7,500 sq. ft. The current building is 7,480 sq. ft. and the proposed building is exactly the same size. Mr. Shea asks how high the lights will be on the building. The response is they will be 16 feet high at the top of the fixture. Mr. Shea notes that the requirement is 15 feet and the applicant is willing to comply with that. Mr. Shea brings up the matter of the 4 foot walkway on the south side of the building and the response is there will be no walkway on that side of the building. Mr. Shea also brings up the access concerning the 65 foot buffer zone. Mr. Gilman met with Deputy Chief Boyle who said three sides of the building were appropriate for fire apparatus. The applicants indicate there will be no storage on the south side of the building. Thomas bought asks Mr. Shea if he would like to see a condition to use the south side of the building solely for fire apparatus, but Thomas Bott indicates in an event of fire firemen and women would most like surround the building with hoses, etc. and not go between the buildings with the fire trucks, which answers Mr. Shea's concern about the danger of employees running out of the building and being blocked by the fire trucks. He also indicates that most employees would be out of the building even before the fire trucks arrive. Mr. Shea also indicates he would like a condition that would limit stonework and cutting to inside existing building and if any is done outside, it must be done without entry into the protected zone. He also indicates the parking situation should be limited to Timeless Stoneworks, and if sold to another entity, the new owner would have to come before the board for any changes to parking. Another condition mentioned by Mr. Shea is to have the use of chemical or hazardous waste not outside typical household amounts. Mr. Clark indicates he's not sure the client will be comfortable with this condition as the work will be done inside the building in a closed space which has floor drains. He also indicates the conservation commission did not have any restrictions on this matter. Mr. Shea points out this building was supposed to be used to store finished project, and not for working on products. Mr. Clark indicates regulations for any overhead door state there must be a tight tank and a floor drain so the waste can be pumped out periodically. The tank has an alarm and light to notify employees when it needs to be drained.

Chairman Maki discusses the exterior of the building with the applicants and as stated above they have added windows and an awning to front of the building. Richard Dionne asks if there are lights on the exterior and the response is there are lights (on a timer), but the lights are mostly for safety because there is locked gate to protect the business and any stone that remains outside. There will be no signage on the building.

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Thomas Bott states he will draft a decision including the conditions, and have the waivers noted in the decision, and present it at the next board meeting. Chairman Maki proposes to close the public hearing. He entertains a motion to close the public hearing for Timeless Stonework. Ellen Sordillo makes the motion and it's seconded by Cornelius Shea. Approved unanimously 5-0-0. The meeting is continued to March 22, 2022 at 7:00PM where the decision will be read and a vote will take place.

2. On the application of McDonald's USA, LLC. (c/o Bohler) requesting a Site Plan Review and Special Permit pursuant to Sections 2230, 3100, 3400, 5300, 3561(a), 3531, and 3570 of the Carver Zoning by Law, located at 94 North Main Street in Carver, MA (Assessor's Map 18-3-A) to reconfigure their existing single lane in-line tandem drive-thru with a new single-by-side layout including two (2) lanes each containing one (1) menu board/order point to reduce queuing and shorten customer wait times. The new configuration will re-use the existing digital menu boards and canopies and only one (1) new 10 sq. ft. digital (internally illuminated) pre-browse board is proposed (to match existing) in a Village Business District.

The applicant requested to continue the matter and Chairman Maki entertains a motion to continue the application of McDonald's LLC to the meeting of March 22, 2022 at 7:00PM. Kevin Robinson makes the motion to continue meeting and it's seconded by Ellen Sordillo. Approved unanimously 5-0-0.

Sign Permit Cont'd:

3. McDonald's USA, LLC. 94 North Main Street in Carver, MA (Assessor's Map 18-3-A). The applicant has requested to continue the matter and Chairman Maki entertains a motion to continue the application of McDonald's LLC to the meeting to March 22, 2022 at 7:00PM. Cornelius Shea makes a motion to continue meeting and it's seconded by Ellen Sordillo. Approved unanimously 5-0-0.

Other Business:

- Ellen Sordillo brings up the War on Ukraine and suggests if anyone would like to help they could donate to a reputable charity, such as the Red Cross.
- Thomas Bott, the interim planning director, notes there was an addition to the planning board website a section that says "Applications Currently Under Review" where if one clicks on this choice current applications will appear. Cornelius Shea asks if a searcher could find archived plans and Tom responds he will look into that.
- John Gaskey appeals to members of the board to let people in the town know there is an election coming up, as well as a town meeting. He indicates there are several

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vacancies on various committees and to again, let this be known to town residents. He notes that solar projects and businesses that want to move into Carver are just a few of the items of importance for the town. He would like the members to get out the word to vote and let their voices be heard.

- Cornelius Shea reminds members the planning board will hold a public hearing on March 30 and 31, 2022 at the Carver Middle High School, in the cafeteria, to discuss all the new proposed planning and zoning changes.
- Chairman Maki indicates the next planning board meeting will be March 22, 2022 at 7:00PM. He also indicates the warrant articles will be discussed at a meeting on Wednesday, March 30, and if needed, Thursday, March 31, 2022 at the Carver Middle High School, in the cafeteria.
- Chairman Maki entertains a motion to approve the minutes of 01/25/2022. Cornelius Shea makes the motion to approve the minutes as edited, which includes a list of documents presented at the meeting. Motion is seconded by Ellen Sordillo. Approved unanimously 5-0-0.
- Chairman Maki entertains a motion to approve the minutes of 02/08/2022. Cornelius Shea makes the motion to approve the minutes with a minor edit, and it's seconded by Kevin Robinson. Approved unanimously 5-0-0.

Adjournment

Chairman Maki entertains a motion to adjourn the meeting. Cornelius Shea makes the motion it's seconded by John Gaskey. Approved unanimously 5-0-0.

Documents for 03/08/2022 Planning Board Meeting

- Site Plan (Timeless Stoneworks, LLC)
- Letter from Fire Department dated 3-8-2022 (Timeless Stoneworks, LLC.
- Memo dated 3/4/2022 from Stuart D. Clark, P.E, Green Seal Environmental
- Proposed Facility Expansion revised plans dated 3-3-2022 from Green Seal Environmental
- Planning Board Minutes 1/25/2022
- Planning Board Minutes 2/8/2022