



approved 3/27/18

Town of Carver, Office of Planning and Community Development

Planning Board Meeting Minutes, January 23, 2018, Carver Town Hall, Meeting Room #1. This meeting was videotaped for cable cast area 58, channel 15.

Attendees: Bruce Maki, Chairman; William Sinclair; James Hoffman; Kevin Robinson

Also Present: Stephen Cole, Planning Director; Andy Glines, Fuss and O'Neil

Absent: Chad Cavicchi

Bruce Maki, Chairman, opened the meeting at 7:00 PM, followed by the pledge of allegiance.

Sign Permit:

- Home Grown Academy – 145 South Main Street, Unit B1-5

Paul Brennen, owner - We are looking to put a sign on the building as well as the marquee. We are in the Country Junction plaza. Mr. Maki – Can you tell us about your business? Mr. Brennen - We are educating the community on all things related to the Cannabis industry. Mr. Maki, directed to Mr. Cole – This meets all requirement, size, etc.? Mr. Cole – Yes, it does. Mr. Maki – Any lights? Mr. Brennen – No, not at this time.

Motion to approve sign permit, with a building permit and no lighting: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (4-0)

- Little Kitchen – 80 Main Street

Ricky, sign contractor – This used to be Tans Gourmet and then the Yummy House. Mr. Maki – Any questions from the Board? Mr. Sinclair – Are you the new owner? Ricky – No, just the sign contractor. This is a new owner. Mr. Sinclair – A building permit is necessary; the building already has gooseneck lighting.

Motion to approve sign permit, with a building permit: Mr. Robinson

Second: Mr. Sinclair
Approved: Unanimous (4-0)

Approval Not Required Plan:

- Pierre Coll – 22 South Main Street (Assessors Map 2, Lot 15 1A – 1C)

Mr. Joe Webby, with Pierre Coll – Mr. Coll would like to straighten out the lot line. 200' of frontage will be left with Pierre's house. He is selling the two small parcels to the Murphy's. Mr. Sinclair – This is just squaring off the lots.

Motion to approve the form A for Pierre Coll, 22 South Main Street: Mr. Sinclair
Second: Mr. Robinson
Approved: Unanimous (4-0)

- Jeffrey Merritt – Andrews Point Road (Assessors Map 1-12-0-R)

Mr. Robinson recused himself from this portion of the meeting.

Mr. Webby – The Merritts and Robert Andrews III wish to buy a lot currently owned by Lauzon. Half will go to the Merritts and half to the Andrews. The Board reviewed the packet provided by the Planning Director.

Motion to approve the form A for Jeffrey Merritt, Andrews Point Road: Mr. Sinclair
Second: Mr. Hoffman
Approved: Unanimous (3-0-1)

Mr. Robinson returned to the meeting.

7PM Public Hearing (Continuance):

- Lisa Crowley, 160 North Main Street – Fetch and Rest Doggie Daycare

Motion to continue public hearing for Lisa Crowley, 160 North Main St., to February 13, 2018 at 7:00: Mr. Sinclair
Second: Mr. Robinson

female. 24' wide bus drop-off area. The parking will have 9 less parking spaces due to drop off area but we are still well over the amount of spaces needed for the by-laws. The sports facility is a lit facility with 4 light poles. We are working with permitting, with special care due to being so close to the airport. We are looking at an LED system. They are typically 80-90' tall. Any questions?

Mr. Cole – Staff conducted a technical review; there were no comments or concerns from police. Fire Department had concerns over the gate. Mr. Charwick – It was indicated that the 12' gate would be sufficient. Mr. Cole – Health had no concerns, except the septic system. Mr. Charwick – We are setting up a meeting with Mr. Forgue to go over this with him. We will file for a separate permit. Mr. Cole – The Board of Health agent has expressed that he has no concerns at this time. Andy Glines – Fuss & O'Neil – We have conducted a review of the project; the applicant has addressed most of our concerns. There are couple of items pending:

- a. #3 under Zoning by- laws – The applicant has indicated that they will be proposing pole heights within the bylaws.
- b. Waiting for DEP notification.
- c. They will be meeting with Conservation Commission tomorrow.
- d. Storm water management – separation of 2' is required. Some areas are proposed at 1.8'; based on our review of the soil analysis and proposed use, we do not have any concerns with reduced separation.

Mr. Sinclair – They are going from 2' to 1.8'? Mr. Glines – Yes, that is correct. Mr. Hoffman – This is the final plan? Mr. Charwick - This is the proposed full build-out but is dependent on the budget. I hope to provide alternate ideas to choose from when the final budget is done. Mr. Robinson – The original bleachers will be removed? Mr. Charwick – Yes, that's correct. All spectators will arrive through the same entrance. Mr. Maki – Are we here tonight to vote on approval? Mr. Cole – There is a matter to consider with DEP; Today is a public hearing that the Board can choose to close. The Board can take whatever action they wish at this time with regard to the Site Plan; Staff recommends approval. Mr. Maki – Any questions from the audience? None noted. Mr. Sinclair – I am looking at this plan. The project has only minimal issues that we are looking for information on; no input from the public; this is a great looking facility – I do not have a problem closing the public hearing. The Board may consider having a meeting prior to the 27th. There may be time considerations here. Mr. Maki – Can we approve with conditions tonight? Mr. Hoffman – If the funds requested change, how will that affect this? Mr. Sinclair – My understanding is that this is the total build-out. If the town approves and the allocation is short, something on this plan would need to be removed. Mr. Charwick – That's correct. Mr. Sinclair – So I think its okay. Mr. Hoffman – Why don't we wait until the budget is finalized? Mr. Sinclair – I think this is the total plan; you are looking at the funding. Funding is a separate vote at Town Meeting. I think we are okay based on the fact they are meeting our by-laws. Nothing would be eliminated on the plan, but may be put off to a later date for funding. Mr. Hoffman – Is this the final plan? Mr. Charwick – Most are finalized. If the plan needed any major revisions, we would come back before this board. Mr. Maki – This is different for us. I think we can approve with conditions, tonight.

Motion to close the public hearing: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous (4-0)

- A. Septic System design compliant with Board of Health requirements
- B. Meeting all Fuss & O'Neil requirements
- C. Pole Height and access for fire department
- D. Conservation Commission, Notice of Intent
- E. With relief from edges of tract from 2' to 1.8'

Motion to approve with the above conditions. the request for Site Plan Approval for 60 South Meadow Road: Mr.

Sinclair

Second: Mr. Hoffman

Approved: Unanimous (4-0)

7PM Public Hearing:

- On the applications of Edaville Land Holdings requesting a Special Permit and Site Plan Review pursuant to Sections 3100, 3580 and 5300 of the Carver Zoning Bylaw, located at 0 Rochester Road in Carver, MA (Assessors Map 86, Lot13) to allow a ground mounted solar power generating facility in the Tourist Commercial District.

Mr. Maki read the public hearing notice.

Mr. Cole - Edaville requested this continuance so they could approach Conservation Commission first, due to the building of this Solar Power facility is on an inactive cranberry bog and known wetlands.

Motion to continue public hearing for Edaville Land Holdings, 0 Rochester Road, to February 27, 2018 at 7:00 PM:

Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous (4-0)

Other Business:

Planning Board Member Notes:

Mr. Sinclair – We talked at the last meeting about the Solar by-law. I have also talked with Stephen regarding the Marijuana by-laws. I would like to find the legal standards for the ZBA issue. I want to make sure the applicant does not move forward on the plan until approved. We approved the plan; with conditions. We have not heard anything from our attorney. Mr. Hoffman – Any way to find out if anything is started? Mr. Cole – I will check on the site tomorrow.

Planning Director Notes:

Mr. Cole – A correction to a decision the Board made back in October. When the decision was prepared a template was used with incorrect information left on the template. Mr. Cole read the letter to Ms. Lynn Doyle. Condition 10 was erroneously included and filed on 10-20-17. This condition was not part of the vote by the Planning Board.

Motion to do the amendment presented to us: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (4-0)

Minutes – December 12, 2017

Motion to table these minutes until the next meeting as I am just now seeing them. They contain several Public Hearings and I don't want to miss anything.: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous (4-0)

Next Meeting date:

The next meeting has been scheduled for February 13, 2018, at 7:00 PM.

Adjournment:

Motion made to adjourn at 8:01 PM: Mr. Sinclair

Second: Mr. Robinson

Approved: Unanimous (4-0)