



approved 7/10/18

## Town of Carver, Office of Planning and Community Development

Planning Board Meeting Minutes, June 26, 2018, Carver Town Hall, Meeting Room #4. This meeting was videotaped for cable cast area 58, channel 15.

Attendees: Bruce Maki, Chairman; William Sinclair; James Hoffman; Jen Bogart

Also Present: Stephen Cole, Planning Director

Absent:

Bruce Maki, Chairman, reconvening from the Joint Board of Selectmen's Meeting at 8:13 PM,.

---

### Congratulations to our newest Board members!

They will be sworn in at our next meeting,

Alternate, 3 Year – Cara Dahill

1 Year Appointment – Kevin Robinson

### Sign Permit:

- Poyant Sign – CVS Pharmacy, 100 N. Main Street

Carol Bugbee – East Sandwich MA

3 years ago, CVS stopped selling cigarettes. They have since pursued making them a health minded facility. The new logo has a heart in it. They feel it would be better to tone down their existing sign; square footage will be the same. We are just going to include the heart now. We will have halo lit letters. The face doesn't light up. When the light goes on, it lights up the back of the letter. It's easy to read without being overwhelming.

Mr. Maki – Consistent with bylaws? Mr. Cole – Yes, with review from this board. Mr. Maki – Any questions from the board? Ms. Bogart – The proposed one looks much brighter in the picture? Ms. Bugbee – No, it's just the opposite. It is just a shadow effect. Ms. Bogart – On the application, it shows Woonsocket RI? Mr. Cole – I believe that is the corporate location. Ms. Bugbee verified that this sign is for 100D N. Main Street, Carver, MA.

*Motion to approve sign permit for CVS Pharmacy, 100D N. Main Street, with Building Permit and Electrical Permit:*

*Mr. Sinclair*

*Second: Mr. Hoffman*

*Approved: Unanimous (4-0)*

- Peter Georgitsis – Cedar Springs Plaza, 71 Main Street

Mr. Maki – Applicant is not in attendance. Mr. Cole – This is just a reinstall of what was; there is a color change. They are restoring what was knocked down in the March Storm. Mr. Sinclair – Do we know distance to roadway? Mr. Cole – That is not clear; it's fairly close to road. Mr. Sinclair – My concern is the visual with 2 entrances and exits; also the new condo development. We could condition that.

*Motion to approve sign permit for Cedar Springs Plaza, 71 Main Street, with a Building Permit and a site visit to confirm visual aspect and verify location to be installed: Mr. Sinclair*

*Second: Mr. Hoffman*

*Approved: Unanimous (4-0)*

**Form B:**

- RPB, LLC, Spring Street Innovation District – SLT Construction

Brad McKenzie, Engineer – We filed this form after the last meeting, a couple of weeks ago. Mr. Opachinski has an option to purchase the property; the project involves a light industrial subdivision with 20 acres in Carver and 23 acres in Plympton. There are wetland resources; we will be filing with Conservation this week. The proposed lots will meet zoning requirements. We will be asking for a waiver on roadway length; your requirement is 600'. We will be moving on to filing a Form C. We have more detailed engineering plans to prepare over the next few weeks. We will need to file for MEPA. MASS DOT is requiring archaeological study. That is complete and does not have any issue. There will be private septic, private wells, underground utilities. Stan, MASS DOT – We worked with the previous planner to help design guidelines for the spring street innovation district. We were very supportive of this rezoning. We put it out to bid last year. This is a good project; I have been working on this for a while.

Mr. Sinclair – At our last meeting, we had an informal discussion on this. This is exactly what we were hoping for. I am very happy to see a local property owner/developer, who is known for his quality, is the contractor that got the job. This will bring in tax dollars and jobs to this community. Stan - It will provide ability for local

businesses to expand as well. Mr. Sinclair – Access is huge for a business/contractor. Other similar projects are sold out!

Peter – These will be sold, not rented. The prices should allow for quick return on equity. The plans are pretty much the same as what I brought to you a couple of weeks ago.

Mr. Sinclair – You mentioned you would be looking for some waivers; I suggest you sit with the fire chief/deputy chief. You mentioned you already applied to the Earth Removal Committee, are you foreseeing any waivers?

Mr. McKenzie – I think we are considering the sidewalk waiver as it is a minor roadway. I don't contemplate any others at this point. Mr. Cole – We did receive an RNI from applicant. Information has been sent to Fuss and O'Neil. They will provide some greater insight. Mr. Sinclair – Can we get the plans electronically? Mr. Cole – I will work on that.

#### Decision:

- Jacob Braley, 78 Rochester Road – Bed & Breakfast

The Board members have already signed the decision. Mr. Sinclair – We voted at the last meeting to authorize to sign when complete.

#### Other Business:

#### *Planning Board Member Notes:*

- Mr. Sinclair – I would like to thank everyone that applied for the open positions. I would like to welcome Kara and Kevin! Thank you to the Board of Selectmen for their help in the process tonight.
- Mr. Hoffman – Nothing tonight
- Mr. Maki – It was really encouraging to see 3 individuals step forward tonight. I am very happy with our decisions tonight.
- Ms. Bogart – Nothing tonight

#### *Planning Director Notes:*

- I want to thank Kevin for returning and welcome to Kara. I am excited to have a full Board with an alternate so there will be no delays.

- Looking ahead – July 10, the agenda includes the parking lot for Edaville. My recommendation would be to not fault the applicant as the delay was not their issue. I would like to ask the Board to waive the filing fee.

*Motion to waive the filing fee: Mr. Sinclair*

*Second: Ms. Bogart*

*Approved: Unanimous (4-0)*

- Witham Estates subdivision in 2008 - Hardship to proceed with tentative plans. In 2010, the state put forth the Permit Extension Act allotting an extension of 4 years to allow applicant to continue. I am wondering if the Board would be will to waive filing fee

*Motion to waive filing fee: Mr. Sinclair*

*Second: Ms. Bogart*

*Approved: Unanimous (4-0)*

Mr. Sinclair – I know the Witham family; it is a great development. A review with Fuss and O'Neil is not a problem. I am happy to be moving this forward.

#### ***Minutes –***

Mr. Cole – I handed out revised minutes. There was just some clarification.

*Motion to approve June 12, 2018 Meeting Minutes, as written: Mr. Sinclair*

*Second: Mr. Hoffman*

*Approved: (4-0 )*

#### ***Next Meeting date:***

The next meeting has been scheduled for July 10, 2018 at 7:00 PM.

#### ***Adjournment:***

*Motion made to adjourn at 8:52 PM: Mr. Sinclair*

*Second: Ms. Bogart*

*Approved: Unanimous (4-0)*