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6/12/18

Town of Carver, Office of Planning and Community Development

Planning Board Meeting Minutes, May 22, 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; Jen Bogart

Also Present: Stephen Cole, Planning Director

Absent:

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

Reorganization:

The meeting was handed over to Mr. Cole, who entertained a motion to appoint a Chairman.

Motion to appoint Mr. Maki to Chairman: Mr. Sinclair

Second: Ms. Bogart

Approved: Unanimous (4-0)

Meeting was handed back to Mr. Maki, who entertained motions for Vice Chair and Secretary.

Motion to appoint Jim Hoffman as Vice Chair: Mr. Sinclair

Second: Ms. Bogart

Approved: Unanimous (4-0)

Motion to appoint Jen Bogart as Secretary: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (4-0)

Approval Not Required Plan:

- Jamie Emerson – 57 Wenham Road (Assessors Map 110, Lot 17) - **Receipt of Plans**

This is a receipt of plans only and will be discussed at the June 12 meeting.

Sign Permit:

- Cape Cod Pain Management – 68 North Main Street

Mr. Sinclair – I would like to abstain as I am a direct abutter. Mr. Sinclair left the room.

Todd Demeule, Demeule Designs – This is replacing the old sign; in concrete and aluminum wrapped, about 15 sq. ft. A picture was provided. It is not internally lit; I will recommend solar up lighting from the ground. Mr. Maki – What does the bylaw say about solar lighting? Mr. Cole – There is no guidelines on solar. Mr. Demeule – There will be a directory sign as well, there is nothing there at this time. Mr. Maki – Solar lighting would be placed where? Mr. Demeule – It would be very small and attached on the sign where owner directs. Mr. Maki – Do they meet the size requirements? Mr. Cole – Yes, they do. Where on site will the sign be? How far from the road? Mr. Demeule – There is a drastic grade there. What are your setbacks? Mr. Cole – This is a corner lot? Mr. Demeule – Yes. Mr. Cole proceeded to read 2351 to the board and referenced the 20' setback. Mr. Demeule – That would be in his parking lot. I am requesting about 6'. Mr. Cole – I would recommend that staff review for public health and safety first. Mr. Demeule – six feet would be my minimum; and would like to put it back as far as possible. Mr. Demeule – Would I be able to start now? Mr. Maki – Yes, I don't think that would be an issue.

Motion to approve sign permit for Cape Cod Pain Management, 68 North Main Street, with a building permit, electrical permit and staff site visit to check for safety: Mr. Hoffman

Second: Ms. Bogart

Approved: (3-0-1)

Mr. Sinclair returned to the meeting.

7 PM Public Hearing (Continuance):

- On the application of Edaville Land Holdings, requesting Site Plan Approval pursuant to Section 3100 of the Carver Zoning by Law, for property located at Pine Street in Carver, MA.

Plans prepared by Arthur F. Borden and Associates, Inc., dated November 2, 2017, showing the paving and associated drainage on an existing parking lot, on two sheets for said development.

Mr. Cole – The applicant has asked for a withdrawal, without prejudice.

Motion to accept Edaville Land Holdings withdrawal, without prejudice: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (4-0)

Public Hearing:

- On the application of Jacob Braley, requesting a Special Permit pursuant to Sections 2300, 2900 and 5300 of the Carving Zoning by-Law, located at 78 Rochester Road, in Carver, MA (Assessors Map 92, lot 6-5) to allow a Bed and Breakfast in the Residential / Agricultural Area.

Mr. Cole – The applicant has done his homework. He has responded to all zoning bylaw requests. I have visited the site and all requirements are met. They are creating a binder for guests that will provide them with lists of attractions, menus from local restaurants, etc. Mr. Forgue, Health Agent, has reviewed the design flow and system. It is adequate for proposed use. The Fire Department provided a memo with no objection. Specified that structure must meet all fire codes for this type of building. This will need to be inspected annually. In the past, two Bed and Breakfasts have been approved but have since fallen out of use as they did not follow through with annual inspections.

Mr. Sinclair – There were two previous B&Bs in the town. We have always gone out on site visits which will allow us to get visual clarification (trash, site to neighbors, etc.). I would encourage this. The only other question I have would be driveway width; will you be accommodating the fire department requirements?

Mr. Braley – Yes. Mr. Sinclair – I understand you have listed with VRBO, etc. How is that working out? Mr.

Braley - We have had a lot of interest. We are abutting a bog which will provide interest in the fall. We also

have Edaville. We are a mid point for Boston and the Cape. Mr. Sinclair – Yes, we are in need of

properties such as this. Ms. Bogart – I have driven by and you can not see it from the street. I think this is a good thing and can provide a needed service without a large impact. According to Air B&B; they have

fabulous service! Mr. Hoffman – Right now its considered an "Inn"? Mr. Cole – I don't know why it is

currently listed as an Inn. Mr. Braley – It's more of a title thing. Mr. Cole – Seems to be a business

decision but doesn't violate any bylaws. The Air B&B is a local option that we may be able to take advantage of in 2020.

Audience:

- Margie Barabella – 80 Rochester Rd

Right now, part of the area in front that they mow is actually our property. I just want to make sure that they won't be putting anything there. Mr. Braley – We are not making any property changes; but will continue to mow if you don't mind. Mr. Maki – We will look at that when we go out for a site visit.

- Matt Nye – 76 Rochester Road

Is the property being rezoned or is this just a permit? Mr. Maki – No this is just a permit; no zoning change. Also after a recent survey, it was discovered that I own a piece of the driveway. Will I have an issue if I put up a fence? Mr. Braley – I have some pictures that show the parking layout. The layout was presented to the Board. Mr. Sinclair – Can you stake this for us? Mr. Braley – Yes, it is already done.

Mr. Braley – Assuming approval, we will need to schedule Serve Safe. Mr. Cole – That would be through the Board of Health. You can talk with Deb or Jill. Mr. Sinclair – There is a 21-day appeal process; you can certainly do this at your own risk but there is that 21-day appeal process.

Mr. Maki – When can we schedule a site visit? Mr. Cole – Our next meeting is June 12, 2018.

Motion to continue Public Hearing for 78 Rochester Road B&B to June 12, 2018 at 7:00 PM: Mr. Sinclair

Second: Ms. Bogart

Approved: Unanimous (4-0)

Motion to schedule a site visit for 78 Rochester Road B&B on June 4, 2018 at 6:00PM: Mr. Sinclair

Second: Ms. Bogart

Approved: Unanimous (4-0)

Other Business:

Planning Board Member Notes:

- Mr. Sinclair – I would like to thank Kevin Robinson for all his hard work! I would like to welcome Jen. We look forward to your input!
- Mr. Hoffman – I would also like to thank Kevin and Chad Cavicchi! Welcome Jen! I would also like to thank everyone for the turnout at the Kane Strong Golf fundraiser. Best yet!
- Mr. Maki – I would also like to welcome Jen to the Board. Thank you to Kevin for his time. I am also going to miss Chads presence on the Board and wish him well.
- Ms. Bogart – Thank you for the warm welcome. I bring a lot of passion and look forward to working with you.

Planning Director Notes:

- Thank you Jen for your commitment to this community. You provide a great personal narrative.
- I would also like to update the Board re: Linbi's Path. We had some conflict that has now been resolved. The developer has resumed work on that project.
- Mr. Maki – Do we have a date for the joint meeting with the Board of Selectmen? Mr. Cole – We do not have that date yet; we are looking at the end of June. Mr. Maki – This is for the full time position (Chad) as well as an alternate Board Member? Mr. Cole – Yes, that's correct. Mr. Hoffman – This is on the website? Mr. Cole – Yes it is.
- Mr. Germaine, 24 Pine Street – It was on the website; it is now gone. As of this afternoon, there is nothing on the Carver Website regarding the vacancy on the Planning Board.

Minutes –

Motion to approve March 27, 2018 Meeting Minutes, as written: Mr. Sinclair

Second: Mr. Hoffman

Approved: (3-0-1)

Motion to approve April 2, 2018 Meeting Minutes, as written: Mr. Sinclair

Second: Mr. Hoffman

Approved: (3-0-1)

Mr. Germaine noted that Roberts Rules can be set aside as attendance for this meeting will not change and we will never have a quorum to vote on these minutes.

Mr. Maki – As Will, Kevin and I were the only ones there, Will and I will vote on these minutes.

Motion to approve April 9, 2018 Meeting Minutes, as written: Mr. Sinclair

Second: Mr. Maki

Approved: (2-0-2)

Next Meeting date:

The next meeting has been scheduled for June 12, 2018 at 7:00 PM.

Adjournment:

Motion made to adjourn at 7:53 PM: Mr. Sinclair

Second: Mr. Hoffman

Approved: Unanimous (4-0)