



TOWN OF CARVER

Office of Planning & Community Development

108 Main Street
Carver, MA 020

Phone: (508) 866-3450
Fax: (508) 866-3430
E-mail: jack.hunter@carverma.org

Planning Board Minutes October 1, 2013

Posted in Accordance with the Provisions of M.G.L. Chapter 30A, Section 20B, authorized person Jack Hunter.

The Carver Planning Board met on October 1, 2013, at the Carver Town Hall, Meeting Room # 1, 108 Main Street, Carver, MA. Mr. Bruce Maki opened the meeting at 7:00 pm.

PRESENT: Bruce Maki, Chair; Rosemarie Hanlon, Vice Chair; Chad Cavicchi, Member; William Sinclair, Member

ABSENT: Kevin Robinson, Secretary

ALSO PRESENT: Jack Hunter, Director of Planning and Community Development; Carol Bugbee; Nissan Sirjoosingh; Jim Butler, AmerSign; Donna Cullen; members of the public

NEW BUSINESS:

A. Sign Permit – Santander Bank – 160 North Main Street (#P-422-13-S) (Exhibit 2)

Ms. Carol Bugbee, agent for Santander Bank, presented the application for a sign permit. Santander Bank took over the Sovereign Bank on North Main Street and needs to replace all the signage. Some signs are internally lit but are grandfathered. Ms. Hanlon inquired if the taxes are current, and they are.

MOTION: by Mr. Sinclair to approve the sign application for Santander Bank with the condition of a building permit

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

B. Sign Permit – Subway – 96 North Main Street (#P-423-13-S) (Exhibit 3)

Mr. Nissan Sirjoosingh, representing the applicant Mr. Samir Patel, was present for the Subway sign permit application. Mr. Hunter informed the Board that Subway is going into the space where Quizno's was and that the sign meets the dimensional requirements but told Mr. Sirjoosingh that it cannot be internally lit, that it should be gooseneck lighting. Mr. Sirjoosingh said that the Quizno's sign was wired for internal lighting. Ms. Hanlon inquired if the taxes are current, and they are.

MOTION: by Mr. Sinclair to approve the sign application for Carver Subway, with the conditions of a building permit, electrical permit and gooseneck lighting only

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

C. Sign Permit – James Butler, Shepherd Funeral Home – 116 Main Street (#P-424-13-S)
(Exhibit 4)

Mr. Jim Butler of AmerSign presented the sign application for Shepherd Funeral Home. They need to replace the current sign which is sandblasted and out of date (one named owner is deceased). They would like the new sign to be 6” higher than the current one, double-sided, with a soft wash of light shining down on the sign from an LED strip in the top of the sign. The whole strip is 12 volts, 100 watts, so would be less as it will only be half a strip. Mr. Sinclair’s opinion was that this would be interpreted as a “soft glow” and that it is a better product with a nice wash of light. He said it would not be overbearing and would be mostly gone by the time it reaches the ground. Mr. Butler said that the strip would be hidden behind the top of the structure.

MOTION: by Mr. Sinclair to approve the sign application for Shepherd Funeral Home, with the conditions of a building permit, electrical permit and lighting to be LED soft light, fixed underneath washing down, with the submittal of a cut sheet

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

Mr. Hunter told the Board that the Chair of the Zoning Board of Appeals suggested that the By-laws be amended so that issues of internal lighting fall under the domain of the Planning Board.

OLD BUSINESS:

D. 7:15 PM Public Hearing (continuation) – Crop Production Services - Special Permit/Site Plan Review: Warehouse/Retail Space (#13-SP/SPR-414)

Mr. Mike Utley sent Mr. Hunter an email (Exhibit 5) explaining the progress of the work for Crop Production Services and asking for a continuance of the hearing to October 15, 2013.

MOTION: by Mr. Sinclair to continue the Public Hearing to October 15, 2013, at 7:15pm

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

OTHER BUSINESS:

E. Planning Board Notes:

Ms. Hanlon told the Board that a final draft of the Medical Marijuana By-law is being reviewed and would likely come before the Board in November.

F. Planner’s Notes:

Mr. Hunter informed the Board that he had been contacted by a realtor seeking the return of a \$75,000 surety from a 1994 covenant for Carver Plantation (Exhibit 6). This was a subdivision at BA Drive and it needs to be determined if it was built to Town standards.

Mr. Hunter told the Board that Mr. Tom Walsh would like SRPEDD to review his local hazardous mitigation plan and would like to use the Board’s hours.

G. Approval of Minutes: September 3, 2013 (Exhibit 7), September 17, 2013 (Exhibit 8)

MOTION: by Mr. Sinclair to approve minutes of September 3, 2013 as written

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY at 7:40pm

MOTION: by Mr. Sinclair to approve minutes of September 17, 2013 as written

SECOND: by Mr. Cavicchi

APPROVED at 7:40pm:

AYE - Mr. Maki, Mr. Cavicchi, Mr. Sinclair

ABSTAIN – Ms. Hanlon

H. Correspondence:

Mr. Hunter informed the Board that the Attorney General has approved the Town warrant articles for the zoning change on Federal Road and the Medical Marijuana Moratorium (Exhibit 9).

Mr. Hunter received notice for the Makepeace Tihonet meeting on September 26, 2013 Exhibit 10).

G. Adjournment:

MOTION: by Mr. Sinclair to adjourn

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

The Carver Planning Board meeting was adjourned at 7:42pm on October 1, 2013.

Table of Documents

Exhibit 1	Meeting Agenda – October 1, 2013
Exhibit 2	Sign Permit Application, Santander Bank, 160 N Main St
Exhibit 3	Sign Permit Application, Carver Subway, 96 N Main St
Exhibit 4	Sign Permit Application, Shepherd Funeral Home, 116 Main St
Exhibit 5	Mike Utley email of 10/1/13
Exhibit 6	Carver Plantation Covenant
Exhibit 7	Planning Board Meeting Minutes of September 3, 2013
Exhibit 8	Planning Board Meeting Minutes of September 17, 2013
Exhibit 9	Letter of Attorney General 9/25/13
Exhibit 10	Letter of Beals + Thomas 9/16/13