



TOWN OF CARVER

Office of Planning & Community Development

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Planning Board Minutes November 25, 2014

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

The Carver Planning Board met on November 25, 2014, at the Carver Town Hall, Meeting Room # 1, 108 Main Street, Carver, Massachusetts. Ms. Rosemarie Hanlon opened the meeting at 7:00pm.

PRESENT: Rosemarie Hanlon, Chair; Bruce Maki, Vice-Chair; Jim Hoffman, Secretary; Kevin Robinson

ALSO PRESENT: Jack Hunter, Director of Planning and Community Development; Shawn Martin, Fuss & O'Neill; Madeleine Pompei, Administrative Assistant; members of the public

NEW BUSINESS

A. Review of Plans: Special Permit for Conservation Subdivision – Adriano Cimbron - High Street (#P-336-14-B/SP: CC#497) – DISCUSSION

Mr. Hunter introduced the application for special permit on behalf of Mr. Adriano (Andy) Cimbron. This application is to subdivide the lot into six lots rather than five, to have five conventional and one affordable, with a conservation parcel, under a conservation subdivision. Steve Kotowsky of Webby Engineering reviewed the updated preliminary plans for the conservation subdivision. Mr. Hunter informed the Board they were approving the road design, not the lot plans at this time. The design indicates a rain garden to provide drainage but additional hay bales may be required during construction. Shawn Martin of Fuss & O'Neill wants to make sure all setback spaces are adhered to. He sees no major issues and believes this plan will provide more open space and less infrastructure to maintain, therefore a savings to the town.

At 8:04pm, the meeting was opened for public comment.

Lynn Callbeck of 24 High Street asked what abutters could do if they wanted to protest. Mr. Hunter replied that all the Board can do is make sure the bylaws are followed. This is only a preliminary plan. In the next stage a detailed plan of a definitive subdivision has to be submitted.

Cliff Stanley of 17 High Street voiced his concerns about flooding. He indicated there have been no problems in the past but if the grade of the land is to change there may be issues in the future. Mr. Hunter said street flooding would be taken care of by a rain garden. Shawn Martin of Fuss & O'Neill says that runoff from roofs will be looked at also. New properties cannot increase the runoff. Carver is ultra-conservative in following the law.

Alan Dunham of 11 Rickard Street asked if permission had been granted by the landowners to tour the property. He was assured that permission had been granted.

MOTION: by Mr. Bruce Maki to schedule a site visit on 12/4/2014 at 3:30pm.

SECOND: by Mr. Robinson

APPROVED UNANIMOUSLY

MOTION: by Mr. Maki to continue the hearing on 12/9/2014.

SECOND: by Mr. Robinson

APPROVED UNANIMOUSLY

ADJOURNMENT

MOTION: by Mr. Maki at 8:19pm

SECOND: by Mr. Robinson

APPROVED UNANIMOUSLY

The Carver Planning Board meeting was adjourned at 8:19pm on November 25, 2014

Respectfully submitted,

Madeleine Pompei

Table of Documents

Exhibit 1	Meeting Agenda – November 25, 2014
Exhibit 2	Board of Health review of Conservation Subdivision
Exhibit 3	Inspections Department TRC review
Exhibit 4	Fire Department Site Plan review
Exhibit 5	Conservation Commission review
Exhibit 6	Planning Board review
Exhibit 7	Fuss & O'Neill preliminary plan review
Exhibit 8	Carver Zoning Bylaw