



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 December 3, 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 December 3, 2013, at the Carver Town Hall, Meeting Room # 4, 108 Main Street, Carver, Massachusetts. Mr. Bruce Maki opened the meeting at 7:00 pm.

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

ALSO PRESENT: Jack Hunter, Director of Planning and Community Development; Brian Grady, GAF Engineering

OLD BUSINESS:

A. Minor Modification – Timeless Stoneworks – 316 Tremont Street (#P-428-13-MM)

Mr. Hunter informed the Board that he, Mr. Robinson and Mr. Sinclair visited the site for Timeless Stoneworks and stated that it is very concealed from the street. The Board of Health Agent determined that the septic system and well are adequate for the proposed project, but questioned whether the plumbing codes would be met (Exhibit 2-A). The Fire Deputy Chief assessed the access to be sufficient and noted that the fire prevention regulations will be determined based on the building permit (Exhibit 2-B).

Mr. Brian Grady of GAF Engineering submitted a letter (Exhibit 2-C) and a revised set of plans (Exhibit 2-D) in response to the issues raised by the Board of Health and Fire Department. They are requesting a waiver from the plumbing inspector for a second bathroom, as the space will not be for retail. The current space will remain the same in its function, which is classified as light manufacturing. Mr. Grady stated that they will incorporate the gate locking mechanism as requested by the Fire Department.

MOTION: by Mr. Sinclair to approve the minor modification for Timeless Stoneworks

SECOND: by Mr. Cavicchi

APPROVED UNANIMOUSLY

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

Mr. Maki convened the Public Hearing continuation for Crop Services Productions at 7:16pm. Mr. Michael Utley has asked for a continuance to December 17, 2013 (Exhibit 3), as modifications to the plans have not yet been made.

MOTION: by Mr. Sinclair to continue the Public Hearing for Crop Production Services to December 17, 2013, at 7:15pm

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

OTHER BUSINESS:

C. Planning Board Notes: None.

D. Planner's Notes:

Mr. Hunter informed the Board that he met the four candidates for Town Administrator and that they are all well qualified.

Mr. Hunter also met with representatives of Makepeace who plan to work on a large solar project on the Wareham border.

The Local Housing Partnership is trying to purchase a foreclosed house.

Mr. Hunter updated the Board on the status of New England Farms at 303 Tremont Street. They have a demolition permit and would like to use shingles on the exterior rather than the brick façade as presented in the plans. The Board determined that this is consistent with the original approval and does not need a minor modification.

E. Approval of Minutes: November 5, 2013 (Exhibit 4); November 19, 2013 (Exhibit 5)

MOTION: by Mr. Sinclair to accept minutes of November 5, 2013 as written

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY at 7:14pm

MOTION: by Ms. Hanlon to approve minutes of November 19, 2013 as written

SECOND: by Mr. Robinson

APPROVED 4-0-1 at 7:16pm

AYE: Maki, Hanlon, Robinson, Sinclair

ABSTAIN: Cavicchi

F. Correspondence: None.

G. Adjournment:

MOTION: by Mr. Sinclair to adjourn

SECOND: by Mr. Cavicchi

APPROVED UNANIMOUSLY

The Carver Planning Board meeting was adjourned at 7:18pm on December 3, 2013.

Table of Documents

Exhibit 1	Meeting Agenda – December 3, 2013
Exhibit 2-A	Board of Health letter of 11/22/13 for Timeless Stoneworks
Exhibit 2-B	Fire Department memo of 11/27/13 for Timeless Stoneworks
Exhibit 2-C	Brian Grady letter of 12/3/13 for Timeless Stoneworks
Exhibit 2-D	Timeless Stoneworks revised plans
Exhibit 3	Mike Utley email of 11/27/13
Exhibit 4	Planning Board Minutes of 11/5/13
Exhibit 5	Planning Board Minutes of 11/19/13