



TOWN OF CARVER

Office of Planning & Community Development

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Planning Board Minutes December 9, 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 December 9, 2014 at the Carver Town Hall, Meeting Room # 1, 108 Main Street, Carver, Massachusetts. Mr. Bruce Maki opened the meeting at 7:00pm.

PRESENT: Bruce Maki, Vice-Chair; Jim Hoffman, Secretary; Chad Cavicchi; Kevin Robinson
ALSO PRESENT: Jack Hunter, Director of Planning and Community Development;
Madeleine Pompei, Administrative Assistant; members of the public

NEW BUSINESS

A. Receipt of Plans: Special Permit-Dollar General

An application and proposal for two signs has been received.

MOTION: by Mr. Hoffman to schedule a Public Hearing 1/13/2015 at 7:15pm.

SECOND: by Mr. Robinson

APPROVED UNANIMOUSLY

B. Remote Participation:

Remote participation in a meeting is allowed as long as each Board Member approves. There must be a quorum in attendance. The Chair must be notified, in writing, any time a member wishes to use this provision.

Mr. Maki questioned whether or not we had the equipment to do this. Mr. Hunter stated that we could use a laptop or a phone and microphones as long as the public could hear the participant. Technical difficulties will be addressed as they arise.

Mr. Alan Dunham (11 Rickard St) stated that the Board of Selectmen had approved Remote Participation and that it had worked well with a phone only.

The Wi-Fi issue at Town Hall is something that will have to be addressed.

Mr. Robinson believes remote participation will be helpful as long as it is not used as an excuse to skip meetings. He would be more comfortable with Skype as a form of communication. He was reminded the chair would have to approve each absence.

MOTION: Mr. Cavicchi

SECOND: Mr. Maki

APPROVED UNANIMOUSLY

OLD BUSINESS

C. Review of Special Permit-Marketplace Square

This is a complicated building and septic. The conditions for building are in the package. The PERC Test has been scheduled. The Title V is complete. An engineer has been hired. A

timeline must be submitted and a design must be approved before anything can move forward. A deed restriction must also be placed.

Per Mr. Millett the septic tank there is well below capacity with five apartments above. He estimates approximately 770 gallons per day necessary and the tank can handle over 1,700 gallons per day. There was no public comment.

MOTION: Mr. Cavicchi to close public hearing

SECOND: Mr. Hoffman

APPROVED UNANIMOUSLY

Mr. Hunter went through a draft decision for the Board which included all of the Board of Health conditions.

MOTION: Mr. Cavicchi to approve the Special Permit and Minor Modification with conditions as outlined by Mr. Hunter

SECOND: Mr. Hoffman

APPROVED UNANIMOUSLY

NEW BUSINESS

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

MOTION: by Mr. Hoffman to continue this agenda item to 12/16/14 at 6:00pm

SECOND: Mr. Robinson

APPROVED UNANIMOUSLY

NEW BUSINESS

E. Spring Street/Route 44 Interchange

Per Mr. Hunter, Carver has been approached by the MassDOT about land that they own in Carver.

They have been working with Carver through the BDC in regards to having the land appraised. The BDC also has investigated what rezoning impacts there would be and has conducted two public meetings, completed a traffic study and real estate analysis. This is something that Mr. Hunter feels would help the area. It would possibly be zoned as a business park with a small business in the front. This is a project that would still have to pass Town Meeting. The land is owned by the state except for one parcel which the state hopes to buy. Carver would put out to bid for a developer and have right of first refusal. Most of the impact would be on Route 44, not on High Street. There are approximately 55-60 acres that were taken by the state as Eminent Domain when planning Route 44. BDC voted unanimously to bring the information to the Planning Board. Mr. Hunter would like to see it voted on and get it on to Town Meeting Warrant. Per Mr. Maki, the vote should wait until January 13th so Ms. Hanlon could be in attendance.

OTHER BUSINESS

F. Master Plan

Mr. Hunter will ask each board member to be involved. A facilitator is needed to review issues and look at the direction of the town. The last master plan was completed in 1999/2000. Mr. Hunter is hoping it will be funded via Town Meeting article.

G. Peer to Peer

An expert will be used to develop guidelines and bylaws in order to get directional signs spruced up.

Motion to Approve Minutes

7:55pm Mr. Maki made a motion to approve the minutes of 11/25/2014

2nd by Mr. Robinson

Approves

ADJOURNMENT

MOTION: by Mr. Maki at 8:00pm

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

The Carver Planning Board meeting was adjourned at 8:10pm on December9, 2014

Respectfully submitted,

Madeleine Pompei

Table of Documents

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| Exhibit 1 | Meeting Agenda – December 9, 2014 |
| Exhibit 2 | Application for Special Permit-Dollar General |
| Exhibit 3 | Remote Participation |
| Exhibit 4 | Design Guidelines for Spring Street Innovation District |
| Exhibit 5 | Letters Re: Marketplace Square |
| Exhibit 6 | Carver Master Plan |