



TOWN OF CARVER

Office of Planning & Community Development

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Planning Board Minutes February 18, 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 February 18, 2014, at the Carver Town Hall, Meeting Room # 1, 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; Peter Allegrini, Signs By Design; Stephen Wry, Land Planning; Michael Utley and Jeffery Utley, Crop Production Services; Carmino Alonge, Kathy Kay

As Agenda item A, a public hearing, was scheduled for 7:15pm, Mr. Maki selected to start with New Business.

NEW BUSINESS:

B. Sign Permit - Majic Air Inc – 36 North Main St. – (#P-432-14-S): discussion and possible vote

Mr. Hunter introduced the sign permit application (Exhibit 2), stating it was for the old Carver Auto Sales building, and the structure of the sign was not changing, just the verbage. Mr. Peter Allegrini of Signs By Design was present to represent the applicant, Majic Air, Inc., who has been operating on Commerce Way.

Mr. Sinclair asked if there was to be any lighting. Mr. Allegrini answered that there was no plan for any lighting at this time. He also told the Board that the sign will be made of PVC and vinyl and will be attached to the building.

MOTION: by Mr. Sinclair to approve the sign for Majic Air, with the conditions of a building permit, if needed, and no lighting

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

C. Receipt of Plans– AD Makepeace - Form A – Federal Road (#P-430-14-A) (Exhibit 3)

Mr. Hunter told the Board that this plan was a follow-up to the Federal Road solar project. It will carve out one new lot for the solar out of a bigger lot, which prior to the last meeting was three lots.

D. Receipt of Plans – Marketplace Square LLC – 124-128 Main St. – Special Permit – Apartments Above Commercial and Minor Modification – (#P-433-14-SP/MM) (Exhibit 4)

Mr. Hunter introduced the Marketplace Square application, informing the Board that the property had been sold recently and the new owner wants to make up to nine, second floor, residential

units. He would also be submitting a minor modification for a pump house out back. The owner has had difficulty filling the units. Mr. Hunter asked for certificates from the engineer for the septic and plans with a parking count and designation for the residential parking. The plans will be given to Building Inspections, Board of Health, and Fire, in preparation for a public hearing.

MOTION: by Mr. Sinclair to schedule a public hearing for Marketplace Square LLC on March 18, 2014, at 7:15pm

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

E. Receipt of Plans – Shorey Precast Concrete – 334 Tremont Street – Special Permit/Site Plan Review – (#P-30-14-SP/SPR) (Exhibit 5)

Mr. Hunter introduced the Shorey Precast Concrete application, informing the Board that the site was behind Cape Cod Ready Mix.

MOTION: by Mr. Sinclair to set a public hearing for a special permit for Shorey Precast on March 18, 2014, at 7:30pm

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

OLD BUSINESS:

A. 7:15 PM Public Hearing (continuation) – Crop Production Services - Special Permit/Site Plan Review: Warehouse/Retail Space (#13-SP/SPR-414): discussion and possible vote (Exhibits 6-A – 6-F)

Mr. Hunter told the Board he had received revised plans with two buildings, with space redistributed to meet recommendations of the Fire Department, Board of Health, and Town Engineer.

Mr. Stephen Wry of Land Planning and Mr. Michael Utley and Mr. Jeffrey Utley of Crop Production Services were present to inform the Board of the revisions to the original plans. Mr. Wry explained how they had responded to each of the Town Engineer's comments with regard to site plan, stormwater management, and landscape plan (Exhibit 6-D). The site will consist of two building, one with offices and sales space and the other as the warehouse/storage site with a loading dock in back.

Ms. Hanlon asked about spill containment of liquid fertilizers. Mr. Michael Utley explained that both he and Mr. Jeffrey Utley are certified response commanders for containment of agricultural spills and all the containment procedures currently in effect at their current site will be carried over to the new location. He also described the physical containment aspects built into the design of the warehouse building and the equipment used in a spill, such as pillows, spill blankets, absorbent material and steel drums, that will be on site.

Mr. Maki asked for a review of the landscape plan. Mr. Wry told the Board about the trees and shrubs to be planted and that the front off Marion Drive would be enhanced to benefit the view of the residences off Plymouth Street.

There was no public comment.

MOTION: by Mr. Sinclair to close the public hearing for Crop Production Services

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

The public hearing for Crop Production Services was closed at 7:32pm, February 18, 2014.

MOTION: by Mr. Sinclair to approve the Special Permit for Crop Production Services, with the standard conditions, as well as those stated by the Deputy Fire Chief on his memo of February 3, 2014 (Exhibit 6-C), and Shawn Martin's memo, the Town Engineer, of February 12, 2014 (Exhibit 6-E).

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

OTHER BUSINESS:

G. Planning Board Notes:

Mr. Sinclair told the Board that the North Carver Water District Commissioners will be holding a joint meeting with the Board of Selectmen, Finance Committee, and the Board of Assessors, who have been working on getting an accurate financial view of the District. The meeting will be Wednesday, February 26, 2014, at 7:00pm, in Town Hall meeting room #1.

Mr. Maki reported on the Local Housing Partnership meeting, informing the Board that they have helped seven Carver families retain their homes. Two families have repayed loans and five are in the process of repaying. Mr. Maki wanted the public to know that anyone who is having problems paying their mortgage should contact Mr. Hunter, as there is still money available to help people stay in their homes.

H. Planner's Notes:

Mr. Hunter told the Board that Atty. Richard Serkey had submitted his annual request (Exhibit 7) on behalf of the Plymouth Rotary Club to place directional signs in Carver for their annual auction.

Mr. Hunter presented the Board with the Selectmen's memo (Exhibit 8) that all warrant articles are due by March 11, 2014.

F. APPOINTMENT: Carmine Alonge, 40 North Main Street

Mr. Carmino Alonge of 38 North Main Street introduced himself and said he is in the business of selling cars. Mr. Hunter told the Board that Mr. Alonge had gone before the Board of Selectmen for a license to sell cars and that they were to be parked along the side of the building. If Mr. Alonge wanted to park them in front, he would need a special permit.

Mr. Alonge explained that he had done well with the business but would do better if the cars were along Route 58, as the previous neighbor, Carver Auto Sales, had done. He would like to park one car near the flagpole (Exhibit 9). Mr. Hunter explained that if a car were displayed in front as an 'outdoor display' a special permit would be required.

Mr. Sinclair suggested that Mr. Alonge needs to find a spot on the site that provides maximum impact for the business yet maintains public safety and meets by-laws. He also asked Mr. Alonge if he is certain that he only wants to put one car out front. Mr. Alonge assured the Board that he only wants to put one car out front, though his license is for three cars.

Mr. Maki was concerned about where people would stop to look at a car parked in front. It was decided that Mr. Hunter would meet with Mr. Alonge to continue the next step.

I. Approval of Minutes: January 7, 2014 (Exhibit 10); January 14, 2014 (Exhibit 11); February 4, 2014 (Exhibit 12) - discussion & possible vote

MOTION: by Mr. Sinclair to approve the minutes of January 7, 2014 as written

SECOND: by Ms. Hanlon

DISCUSSION: Mr. Sinclair wanted to insure that Item B, Rocky Meadow Minor Modification, was recorded accurately and to add the video recording to the attachments. Mr. Hunter corrected the spelling of Mr. Gregg Corbo's name as having two g's.

APPROVED UNANIMOUSLY with corrections at 7:55pm

MOTION: by Mr. Sinclair to approve the minutes of January 14, 2014 as written

SECOND: by Mr. Cavicchi

APPROVED 3-0-2 at 7:56pm

AYE: Maki, Cavicchi, Sinclair

ABSTAIN: Hanlon, Robinson

MOTION: by Mr. Sinclair to approve the minutes of February 4, 2014 as written

SECOND: by Mr. Cavicchi

APPROVED 4-0-1 at 7:58pm

AYE: Maki, Cavicchi, Robinson, Sinclair

ABSTAIN: Hanlon

J. Correspondence:

Mr. Hunter presented the Board with the letter of Dr. Irving Beveridge of 77 Center Street (Exhibit 13) requesting permission to hold a twice a month, not for profit, garage sale. It was decided that if it is truly not for profit, then it is ok.

Mr. Hunter also presented the letter of Mr. Thomas and Mrs. Laura McNamara of 246 Tremont Street requesting a sidewalk be built on Tremont Street to connect the area buildings. Mr. Hunter thought it was a good idea.

Mr. Hunter informed the Board that the Makepeace Neighborhood Fund grants are due March 10th (Exhibit 13), and that he was going to be writing one for the Community Garden.

K. Adjournment:

MOTION: by Mr. Sinclair to adjourn

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

The Carver Planning Board meeting was adjourned at 8:00pm on February 18, 2014.

Respectfully submitted,
Kathy Kay

Table of Documents

Exhibit 1	Meeting Agenda – February 18, 2014
Exhibit 2	Majic Air Inc Sign Permit application
Exhibit 3	AD Makepeace Form A application
Exhibit 4	Marketplace Square LLC Special Permit and Site Plan Review applications
Exhibit 5	Shorey Precast cover letter, Special Permit and Site Plan Review applications
Exhibit 6-A	Board of Health letter of 1/27/14 re: Crop Production Services
Exhibit 6-B	Fuss& O’Neill memo of 1/29/14 re: Crop Production Services
Exhibit 6-C	Fire Dept memo of 2/3/14 re: Crop Production Services
Exhibit 6-D	Land Planning, Inc response letter of 2/10/14 re: Crop Production Services
Exhibit 6-E	Fuss& O’Neill memo of 2/12/14 re: Crop Production Services
Exhibit 6-F	Mike Utley email of 2/18/14
Exhibit 7	Richard Serkey email of 2/1/14
Exhibit 8	Board of Selectmen memo of 2/12/14
Exhibit 9	Carmino Alonge email request of 2/11/14
Exhibit 10	Planning Board draft meeting minutes of 1/7/14
Exhibit 11	Planning Board draft meeting minutes of 1/14/14
Exhibit 12	Planning Board draft meeting minutes of 2/4/14
Exhibit 13	Makepeace Neighborhood Fund news clip from 1/17/14
Exhibit 14	PB Meeting sign-in sheet 2/18/14