



TOWN OF CARVER

Office of Planning & Community Development

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Planning Board Minutes February 4, 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 4, 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; Kevin Robinson, Secretary; Chad Cavicchi, Member; William Sinclair, Member

ABSENT: Rosemarie Hanlon, Vice Chair

ALSO PRESENT: Jack Hunter, Director of Planning and Community Development; Brian Grady, GAF Engineering; Anthony Alonge; Jim Kane, AD Makepeace; Atty. Richard Serkey, Winokur, Serkey and Rosenberg; Sarah Stearns, Beals + Thomas, Inc.; Jeffrey Hassett, Morse Engineering; members of the public

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

NEW BUSINESS:

C. Receipt of Plans – Norfolk Power Equipment – Minor Modification – 45/47 North Main Street (#P-400-14-MM): discussion and possible vote

Mr. Maki tabled this item for later in the meeting as no one was present to represent Norfolk Power Equipment.

D. Receipt of Plans and Possible Endorsement – Clark Griffith - Form A – 247B Tremont Street (#P-431-14-A)

Mr. Sinclair excused himself from the room as he is a board member of YPAC, which leases property from Mr. Griffith.

Mr. Hunter recommended endorsing the Form A, since it was scheduled to be presented at the Planning Board meeting of January 21, 2014, but the meeting was canceled due to a snow storm, and there is a statutory time limit for endorsement.

Mr. Brian Grady of GAF Engineering presented a summary of the Form A plan on behalf of Mr. Clark Griffith, Trustee. The proposal is to create Parcel A (see attached Exhibit 2) and remove it from Lot 8 and add to adjacent Lot 11. Mr. Maki noted that the minimum size requirement is met.

MOTION: by Mr. Cavicchi to endorse the Form A

SECOND: by Mr. Robinson

APPROVED UNANIMOUSLY

Mr. Sinclair rejoined the meeting.

E. Receipt of Plans – Anthony Alonge – Special Permit: Dwelling Units above Commercial – 40 North Main Street (#P-321-14-SP) (Exhibit 3): discussion and possible vote

Mr. Hunter informed the Board that Mr. Anthony Alonge has several residential units already at 40 North Main Street and would like to add more.

Mr. Alonge told the Board that the second floor of the building was previously office space but there is no handicap accessibility and it has been vacant. He would like to convert the space into two residential units. There is adequate parking space and two means of egress for each unit. He currently has three residential units on the second floor.

Mr. Sinclair said the parking, septic and well need to be looked at for suitability. He also stated that there are used cars for sale parked out front and they should be parked on the side.

Mr. Hunter asked Mr. Alonge if there is the possibility of making the units 40B. He answered that without town water he cannot afford to. Mr. Alonge said that eventually he would like to make elderly housing on the first floor, where it is accessible, and the whole building residential as there is more demand for that than commercial.

MOTION: by Mr. Sinclair to schedule a public hearing for Mr. Alonge at 7:15pm on March 4, 2014

SECOND: by Mr. Cavicchi

APPROVED UNANIMOUSLY

OTHER BUSINESS:

H. Approval of Minutes: January 7, 2014; January 14, 2014 discussion & possible vote
Minutes not ready for approval at this time.

F. Planning Board Notes:

Mr. Sinclair updated the Board on the work being done within the North Carver Water District. The Commissioners have been meeting with the financial team to work through financial issues with the District. The Carver Finance Committee had a site visit to the North Carver treatment plant. Mr. Sinclair encouraged the public to come to the Commissioners with questions and comments and to attend the open meetings. The Commissioners will soon bring a presentation to the Board of Selectmen.

OLD BUSINESS:

A. 7:15 PM Public Hearing (continuation) – AD Makepeace – Solar Project – Federal Road – Special Permit/Site Plan Review (#P-430-13-SP/SPR): discussion and possible vote

Mr. Hunter informed the Board that he had received a response from Beals and Thomas (Exhibit 4-A) to the originally discussed issues. Mr. Jim Kane of AD Makepeace said they had worked out the issues that were raised by the Town and have added additional gates (total of 4) at the request of the fire department. He said the fire department will be invited to the site during construction to inspect. Mr. Kane submitted a draft decision with conditions for review by the Board (Exhibit 4-B).

Mr. Hunter confirmed that all the Town departments had signed off on the revised plans (Fuss & O'Neill response Exhibit 4-C). Mr. Sinclair asked about lighting, and Mr. Kane answered that it will be minimum, just motion activated lights at the front gate.

PUBLIC COMMENTS: Ms. Jen Bogart of 116 Cranberry Road asked what the timeline would be for construction and what the construction impact would be on Cranberry Road. Mr. Kane answered that all the contractors would be coming from the south off Route 495 and using the main entrance off Federal Road, so would not be going as far north as Cranberry Road.

MOTION: by Mr. Sinclair to close the public hearing

SECOND: by Mr. Cavicchi

APPROVED UNANIMOUSLY

MOTION: by Mr. Sinclair to approve the solar project for AD Makepeace on Federal Road with conditions as proposed

SECOND: by Mr. Cavicchi

APPROVED UNANIMOUSLY

RESCISSION of ‘Wankinco River Estates’ Subdivision: discussion and possible vote

Mr. Hunter informed the Board that AD Makepeace had requested a “Rescission of Approval of Subdivision Plan” for the Wankinco River Estates (Exhibit 4-D). Atty. Richard Serkey explained that there is an underlying subdivision plan on all Makepeace properties that froze zoning for eight years. The property being used for the solar project has no lots deeded, there have been no roads built, and there is no mortgage on the property. He said a solar lot would be inconsistent with the subdivision lot.

MOTION: by Mr. Sinclair to rescind the ‘Wankinco River Estates’ residential subdivision referenced in Book 22460, page 135

SECOND: by Mr. Cavicchi

APPROVED UNANIMOUSLY

B. 7:30 PM Public Hearing (continuation) – Crop Production Services - Special Permit/Site Plan Review: Warehouse/Retail Space (#13-SP/SPR-414): discussion and possible vote

Mr. Hunter informed the Board that Crop Production Services is very close to being completed.

MOTION: by Mr. Sinclair to continue the public hearing for Crop Production Services to February 18, 2014, at 7:15pm

SECOND: by Mr. Cavicchi

APPROVED UNANIMOUSLY

C. Receipt of Plans – Norfolk Power Equipment – Minor Modification – 45/47 North Main Street (#P-400-14-MM): discussion and possible vote

Mr. Jeffrey Hassett of Morse Engineering presented the plans for a minor modification to the Norfolk Power Equipment site at 45-47 North Main Street, originally filed in March of 2013, to construct a 20’x30’ building with a washing facility. The building would be designed for vehicles to drive in and out, with a drain in the center, not connected to the septic. The originally planned infiltration basin was oversized for the project, so will accommodate the drainage, and it is outside the 100’ conservation buffer zone. Mr. Hassett had spoken with Mr. Robert Tinkham, Agent of the Board of Health, and Mr. Shawn Martin of Fuss & O’Neill (Town Engineer) about any concerns (Exhibit 5). He said that if there are any lights to be installed they will be on the building and have a cut-off, and the building will be situated to allow sufficient maneuvering space for cars.

Mr. Sinclair asked what the snow storage space was on the approved plans, and if the modified plan shows additional snow storage or a reduction. Mr. Hassett answered that the building will be

in an area that was originally designated for snow storage, but that there is plenty of space on the site. Mr. Sinclair asked that the additional snow storage space be shown on the plan.

Mr. Hunter stated that there should be three conditions for the minor modification: the basin floor drain needs to be approved by the Board of Health; any lights will be cut-off; and the replacement snow storage areas need to be identified.

MOTION: by Mr. Sinclair to approve the Minor Modification to Norfolk Power with the conditions outlined by the Town Planner

SECOND: by Mr. Cavicchi

APPROVED UNANIMOUSLY

G. Planner's Notes:

Mr. Hunter presented a copy of the Planning Board budget for FY15 (Exhibit 6) signed by him.

Mr. Hunter gave the Board an email from Ms. Lynn Doyle, Town Clerk (Exhibit 7), informing them of a free Attorney General's workshop on how to adopt by-laws..

Mr. Hunter also informed the Board that there was a submission to the Building Commission for Carver Square which needs to come before the Planning Board, and that Cape Cod Ready Mix wants to do a concrete forming facility.

Mr. Sinclair asked about the status of the Master Plan. Mr. Hunter said that it will need to be presented as a separate article, and he will have a list of articles at the next meeting.

I. Correspondence: None.

J. Adjournment:

MOTION: by Mr. Sinclair to adjourn

SECOND: by Mr. Cavicchi

APPROVED UNANIMOUSLY

The Carver Planning Board meeting was adjourned at 7:50pm on February 4, 2014.

Table of Documents

Exhibit 1	Meeting Agenda – February 4, 2014
Exhibit 2	Clark Griffith Form A application and plan
Exhibit 3	Anthony Alonge Special Permit application and plans
Exhibit 4-A	Beals + Thomas response letter 1/14/14
Exhibit 4-B	proposed decision for AD Makepeace Federal Road Solar
Exhibit 4-C	Fuss & O'Neill Federal Road Solar Project memo 1/21/14
Exhibit 4-D	'Wankinco River Estates' Rescission of Approval of Subdivision Plan
Exhibit 5	Norfolk Power Equipment minor modification request and reviews
Exhibit 6	Planning Board FY2015 proposed budget
Exhibit 7	Lynn Doyle email of 2/4/14
Exhibit 8	PB Meeting sign-in sheet 2/4/14