



# TOWN OF CARVER

## Office of Planning & Community Development

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### Planning Board Minutes March 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 March 18, 2014, at the Carver Town Hall, Meeting Room # 1, 108 Main Street, Carver, Massachusetts. Mr. Bruce Maki opened the meeting at 7:03 pm.

**PRESENT:** Bruce Maki, Chair; Rosemarie Hanlon (arrived 7:40pm), Vice Chair; Kevin Robinson, Secretary; William Sinclair, Member

**ABSENT:** Chad Cavicchi, Member

**ALSO PRESENT:** Jack Hunter, Director of Planning and Community Development; James Kane, AD Makepeace; Atty. Richard Serkey; Sarah Stearns, Beals and Thomas; Bill Madden, GAF Engineering; Paul Matos, GAF Engineering; Shawn Martin, Fuss & O'Neill; Kathy Kay

#### NEW BUSINESS:

**A. Receipt of Plans– Jamie Emerson - Form A – 85 Center Street (#P-553-14-A)**

Atty. Richard Serkey presented the plans for Mr. Jamie Emerson's application (Exhibit 2) for subdividing the lot at 85 Center Street. Lot 2 contains parcels A and B, which will be combined as a retreat lot. Parcel B received a conditional variance from ZBA with severe restrictions and is not buildable. Mr. Sinclair stated that it is a great use of the property.

**MOTION:** by Mr. Sinclair to endorse the Form A at this time

**SECOND:** by Mr. Robinson

Mr. Hunter said that he had not put "possible vote" on the agenda for this item, as it is not the usual procedure of the Board. **Mr. Sinclair withdrew his motion.**

Mr. Hunter asked the Chairman to skip Agenda item B, as the individuals concerned with item C were present.

#### OLD BUSINESS:

**C. Discussion and possible endorsement–AD Makepeace-Form A–Federal Road (#P-430-14-A)**

Mr. James Kane of AD Makepeace asked the Board to endorse their ANR application for the Federal Road lots.

**MOTION:** by Mr. Sinclair to endorse

**SECOND:** by Mr. Robinson

**APPROVED UNANIMOUSLY**

Mr. Maki proceeded to item F on the Agenda, as it was not 7:15pm, the time posted for item D.

**OTHER BUSINESS:**

**F. Planning Board Notes:** None.

**G. Planner's Notes:**

Mr. Hunter told the Board that the Town is under severe budget constraints, and that the Town Administrator has met with the department heads and is working on reorganization, consolidation, possible lay-offs, reduced hours or furloughs. He will present his budget concept to the Selectmen on April 1<sup>st</sup>.

Mr. Hunter told the Board that he will be meeting with the new owners of the Whitworth property. He also told them he has met with developers for a four-lot subdivision.

Mr. Hunter told the Board that MBO Precast on Marion Drive has entered into a lease-to-purchase for the abutting land and would like to store the precast items there rather than in their current location (Exhibit 3). He asked the Board for their opinion on what direction to go with this request, whether they would consider it a minor modification or something more. Mr. Sinclair asked what types of material would be stored there and how high it would be, and whether it could be considered a minor modification on leased property. There was further discussion, and it was decided that Mr. Jeff Opachinski should apply for a minor modification, and it can be changed if further questions and issues arise.

**OLD BUSINESS:**

**D. 7:15 PM Public Hearing – Marketplace Square LLC – 124-128 Main St. – Special Permit – Apartments Above Commercial and Minor Modification (#P-433-14-SP/MM): discussion and possible vote**

Mr. Maki opened the public hearing for Marketplace Square LLC at 7:21pm, reading out the public hearing notice (Exhibit 4-A). Mr. Hunter presented the Board with an email from the owner (Exhibit 4-B), asking for a four week continuance due to a failed septic system and the lack of information on it. Mr. Hunter said they had met twice with the Board of Health and are working to resolve the problem.

**MOTION:** by Mr. Sinclair to continue the public hearing for Marketplace Square to April 15, 2013, at 7:15pm

**SECOND:** by Mr. Robinson

**APPROVED UNANIMOUSLY**

The time not being 7:30, Mr. Maki moved on to other business.

**OTHER BUSINESS:**

**H. Approval of Minutes: February 18, 2014 (Exhibit 5); March 4, 2014 (Exhibit 6): discussion & possible vote**

**MOTION:** by Mr. Sinclair to approve for discussion the minutes of February 18, 2014

**SECOND:** by Mr. Robinson

**DISCUSSION:** Mr. Sinclair pointed out a spelling error that needed to be corrected.

**APPROVED UNANIMOUSLY with correction at 7:26pm**

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

**SECOND:** by Mr. Robinson

**APPROVED UNANIMOUSLY at 7:27pm**

**I. Correspondence:** None.

**NEW BUSINESS:**

**B. Review of Planning Board Fee Schedule: discussion and possible vote**

Mr. Hunter told the Board that the Town Administrator had asked every department to review their fee schedules and compare with surrounding communities. He noted that the Planning department fee schedule has not changed since 2008, but that it is still fairly high in comparison (Exhibit 7). If there are to be any raises, a public hearing must be held. Mr. Hunter said that the Board should decide by April 1<sup>st</sup> if they want to have a hearing.

Mr. Hunter noted that a special permit needs four board members and that Mrs. Hanlon was on her way to the meeting and should be there soon.

**MOTION:** by Mr. Sinclair to take a ten minute recess

**SECOND:** by Mr. Robinson

**APPROVED UNANIMOUSLY at 7:33pm**

The meeting resumed at 7:43pm, with Ms. Hanlon in attendance.

**OLD BUSINESS:**

**E. 7:30 PM Public Hearing – Shorey Precast Concrete – 334 Tremont Street – Special Permit/Site Plan Review – (#P-552-14-SP/SPR): discussion and possible vote**

Mr. Maki opened the public hearing for Shorey Precast at 7:43pm, reading out the hearing notice (Exhibit 8-A). Mr. Bill Madden of GAF Engineering presented the plans for a concrete forming facility, office space, storage, and maintenance garage, on an existing disturbed site that was previously developed by Cape Cod Ready Mix, which still operates a concrete plant on another area of the site. They are asking for relief from the parking space requirement, landscape buffer, and bicycle rack. The area is and will only be heavy industrial activity.

The application has had a technical review by the Town departments, and the applicant is working on responses to the comments. All building will flow into one new septic system and the old septic will be removed as per DEP. A drinking well will be drilled down into bedrock. All drainage will be retained and infiltrated on site. The site is subject to conservation commission regulations. All activities will be more than 100' from wetlands. Mr. Paul Matos of GAF Engineering reviewed the infiltration and drainage systems.

Mr. Shawn Martin of Fuss & O'Neill had some questions on drainage and final land condition and concerns about dust from truck traffic, but had no issues on the approach.

Mr. Hunter reviewed the responses from the Town departments (Exhibits 8-B – 8-G). The Deputy Fire Chief raised the issue of a fire suppression system, but was satisfied with an on-site 20,000 gallon water tank for use of fire suppression. Mr. Hunter was concerned with the integrity of the driveway, for the sake of the surrounding bogs, and asked for a low impact design. Mr. Martin said he was comfortable with the protection of the resources and the accommodations being made.

Ms. Hanlon asked if there would be handicapped designated parking, and Mr. Madden answered that there would be two. Mr. Sinclair asked about snow storage and storage for rock and sand for making concrete. Mr. Madden answered that the concrete would be delivered as needed from the facility next door.

There was no public comment.

**MOTION:** by Mr. Sinclair to continue the public hearing to April 1, 2014, at 7:15pm

**SECOND:** by Ms. Hanlon

**APPROVED UNANIMOUSLY**

**MOTION:** by Mr. Sinclair to have a site visit on March 25, 2014, at 5:00pm

**SECOND:** by Ms. Hanlon

**APPROVED UNANIMOUSLY**

**OTHER BUSINESS:**

**J. Adjournment:**

**MOTION:** by Mr. Sinclair to adjourn

**SECOND:** by Ms. Hanlon

**APPROVED UNANIMOUSLY**

**The Carver Planning Board meeting was adjourned at 8:22pm on March 18, 2014.**

Respectfully submitted,  
Kathy Kay

**Table of Documents**

Exhibit 1	Meeting Agenda – March 18, 2014
Exhibit 2	Jamie Emerson Form A application for Center Street
Exhibit 3	Sketch of precast concrete storage off Plymouth Street
Exhibit 4-A	Public Hearing notice for Marketplace Square LLC Special Permit
Exhibit 4-B	Hawkeye Fence email dated 3/18/14
Exhibit 5	Planning Board meeting minutes of 2/18/14
Exhibit 6	Planning Board meeting minutes of 3/4/14
Exhibit 7	Planning Board Fee Schedule and surrounding comparisons
Exhibit 8-A	Public Hearing notice for Shorey Precast Concrete Site Plan Approval and Special Permit
Exhibit 8-B	Fire Department memo of 2/28/14
Exhibit 8-C	Board of Health letter dated 2/24/14
Exhibit 8-D	Conservation Commission memo of 3/11/14
Exhibit 8-E	Planning Department memo of 3/12/14
Exhibit 8-F	Fuss & O’Neill memo of 3/11/14
Exhibit 8-G	Eric Germaine email of 3/17/14
Exhibit 8-H	Fire Protection Services letter of 1/22/14
Exhibit 9	Planning Board meeting sign-in sheet of 3/18/14
Exhibit 10	CD recording of Planning Board meeting of 3/18/14