



# 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](mailto:jack.hunter@carverma.org)

### Planning Board Minutes March 19, 2013

The Carver Planning Board met on March 19, 2013 at 7:02 pm at the Carver Town Hall, Meeting Room # 1, 108 Main Street, Carver, Massachusetts.

**PRESENT:** Bruce Maki- Chairman  
Chad Cavicchi – Secretary  
Kevin Robinson – Member  
William Sinclair – Member

**ABSENT:** Rosemarie Hanlon – Vice Chairman

**ALSO PRESENT:** Jack Hunter – Director of Planning and Community Development

#### NEW BUSINESS

**A. Receipt of Plans – SP/SPR - 303 Tremont Street – (#13-SP/SPR-401)**

Mr. Hunter presented the plans submitted by GAF Engineering on behalf of South Coast Development, LLC, of Harvard, MA, for 303 Tremont Street. The proposal is for the redevelopment of an existing motor vehicle service station into a convenience store with drive through window and motor vehicle fuel station. Mr. Hunter endorsed the project as an improvement to the site and that it would need to be presented in a public hearing, suggesting date and time of April 16, 2013, at 7:15 pm.

**MOTION:** by Mr. Sinclair to bring the plans to a public hearing on April 16, 2013 at 7:15pm.

**SECOND:** by Mr. Cavicchi.

**UNANIMOUSLY VOTED**

**B. Sign Permit – Emerald Landscape Supply – 49-51 North Main Street - (#13-S-402)**

Mr. Sinclair recused himself as he is doing work for the applicant. Mr. Greg Brenner of Plymouth, representing the Kellehers, owners of Emerald Landscape Supply, presented the request to add two signs to the structure at 49-51 North Main Street, one on the side of the building and one stand-alone at the street. The proposed sign dimensions meet the by-laws and square footage requirements, but is conditional upon receipt of a building permit. The question was raised if the signs would be lit. Lighting is allowed on the street sign but not on the sign on the building.

**MOTION:** by Mr. Cavicchi to approve the signs with the conditions of receipt of building permit, and that there would be no lighting on the building sign.

**SECOND:** by Mr. Robinson.

**UNANIMOUSLY VOTED**

**C. Receipt of Plans-SP/SPR-Norfolk Power Equipment-45-47 North Main Street-(#13-SP/SPR-400)**

Mr. Hunter presented the plans submitted by Morse Engineering on behalf of Norfolk Power Equipment of Wrentham, MA for the construction of a 14,000 sf building to be used for retail sales and service of power equipment at 45-47 North Main Street. The building is required to have sprinklers. Mr. Hunter endorsed the project as a good use of the land and good for the town. The next step would be to present it in a public hearing. Mr. Hunter suggested April 16, 2013, at 7:30 pm.

**MOTION:** by Mr. Sinclair to bring the plans to a public hearing on April 16, 2013 at 7:30pm.

**SECOND:** by Mr. Cavicchi.

**UNANIMOUSLY VOTED**

**D. Planning Board CPC Representative**

Mr. Hunter presented a letter submitted by Mr. Edward Fuller resigning as member to the Carver Community Preservation Committee. Mr. Hunter stated that the Planning Board is required to have a representative on the CPC. Mr. Cavicchi volunteered to be the Board's representative.

**MOTION:** by Mr. Sinclair to appoint Mr. Cavicchi as representative to the Community Preservation Committee.

**SECOND:** by Mr. Robinson.

**DISCUSSION:** Mr. Sinclair stated that it is a worthwhile experience and that the committee does good work.

**UNANIMOUSLY VOTED**

**OTHER BUSINESS:**

**E. Planning Board Notes**

Mr. Sinclair suggested we follow-up with Mr. Dewhurst and invite him to the Planning Board meeting on April 2, 2013, to discuss the donation of audio-visual equipment to outfit meeting rooms.

**F. Planners Notes**

1. Mr. Hunter said he is working with Jack Williams with regard to Agway's investigation into Mr. Williams's property next to the Carver Auto Glass Company.
2. Mr. Hunter spoke with Serv Pro regarding the Holmes property on Main Street. There is still a potential buyer, though the Trust is negotiating issues with the family.
3. The Technical Review meetings for South Coast Development and Norfolk Power Equipment will be on April 3, 2013, at 10:00 and 11:00 am.
4. Kathy Kay was welcomed as Mr. Hunter's new assistant.
5. The Selectmen approved use of land for a Crystal Lake community garden. Mr. Hunter will be looking at one in Fairhaven.

**G. Approval of Minutes: March 5, 2013**

**MOTION:** by Mr. Sinclair to approve minutes of March 5, 2013 as written.

**SECOND:** by Mr. Cavicchi

**UNANIMOUSLY VOTED**

**H. Correspondence**

1. Correspondence from Beals & Thomas of a Public Information Meeting to be held on March 28, 2013, with regard to the ADM Tihonet Mixed Use Development (Makepeace).

2. Correspondence from the Town Administrator's recommendations for the FY2014 budget. There is no change in the Planning Board's budget from FY2013. The budget hearing will be March 26, 2013, at 7:15 pm.
3. Correspondence from the Commonwealth of Massachusetts, Office of the Attorney General, with regard to the Carver Special Town Meeting on December 6, 2012, for the solar photovoltaic installation special permit. The Attorney general approved all except the phrase in Section 3580.53, "in accordance with the provisions of G.L. c. 139, § 3A as a tax lien on the property." Only the Tax Collector can place a lien. Mr. Sinclair suggested that Mr. Hunter speak with the Town Administrator and Town Counsel.
4. Mr. Hunter talked about BuyCarver.com and that we are trying to spread the word about it.

**I. Adjournment**

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

**SECOND:** by Mr. Cavicchi

**UNANIMOUSLY VOTED**

The Carver Planning Board meeting was adjourned at 7:30 pm on March 19, 2013.