



TOWN OF CARVER

Office of Planning & Community Development

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Planning Board Minutes March 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 March 4, 2014, at the Carver Town Hall, Meeting Room # 4, 108 Main Street, Carver, Massachusetts. Mr. Bruce Maki opened the meeting at 7:05 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; Anthony Alonge; Atty. Richard Serkey; Jeffrey Metcalfe, Metcalfe and Associates; Kathy Kay

NEW BUSINESS:

A. Sign Permit – Morse Engineering – North Main St (#P-434-14-S): discussion & possible vote
(application and images Exhibit 2)

Mr. Peter Allegrini of Signs By Design presented the sign permit application for Morse Engineering in the Silo Plaza at 2 Montello Street, for a building and marquee sign. He told the Board they would be made of PVC, with printed and laminated vinyl.

Mr. Sinclair asked what the square footage was. Mr. Hunter answered that it is 21 square feet (sf), but should be 16 sf according to the by-laws. Mr. Allegrini argued that the pre-existing sign for Carver Appliance is significantly larger than that proposed for Morse Engineering, as well as the sign for Cali's Tanning Club, which is also in the plaza. He presented the Board with photos of the two signs (included in Exhibit 2). The Board discussed whether this question of size had previously been discussed when the front marquee was redone.

Ms. Hanlon asked if the sign would be lit, and Mr. Allegrini answered no. Mr. Cavicchi asked how the sign would be attached. Mr. Allegrini answered that he would use galvanized deck screws with a decorative cover.

Believing that the Board had already reviewed the issue of size in previous meetings, Mr. Sinclair made the following motion.

MOTION: by Mr. Sinclair to approve the sign for Morse Engineering as presented, with the conditions of a building permit, if needed, no lighting, and size not to exceed 21sf

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

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

Atty. Serkey was present to represent AD Makepeace and told the Board that Ms. Stacy Minihane of Beals and Thomas had submitted an email request to Mr. Hunter (Exhibit 3) to delay action on the Federal Road ANR Form A until March 18, 2014, and authorized a waiver of the 21 day period within which the Board is required to act.

MOTION: by Mr. Sinclair to accept the waiver from AD Makepeace for the 21 day limit for the Federal Road ANR

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

The time being 7:16pm, Mr. Maki proceeded to Agenda Item D.

OLD BUSINESS:

D. 7:15 PM Public Hearing– Anthony Alonge – Special Permit: Dwelling Units above Commercial – 40 North Main Street (#P-321-14-SP): discussion and possible vote

Mr. Maki opened the public hearing for Anthony Alonge at 7:16pm, reading out the attached notice (Exhibit 4-A). Mr. Jeffrey Metcalfe of Metcalfe and Associates presented an overview of the plan to convert vacant office space on the second floor of Building B at 40 North Main Street into two residential units. He said that currently on site there are 66 parking spaces and only 53.7 are required. Each dwelling unit would have one reserved space.

Mr. Robert Tinkham, the Board of Health Agent, raised the question of whether the septic is adequate (Exhibit 4-B). Mr. Mark Flaherty of Flaherty & Stefani, Inc. responded that the system is adequate to accommodate the proposed conversion and included a chart of sewage flow calculations (Exhibit 4-C).

Mr. Hunter told the Board that there had been no comments from the Fire or Inspections departments to the proposed plans. He also highlighted the follow-up letter from Mr. Tinkham dated February 28, 2014 (Exhibit 4-D), stating that any incoming business on the first floor should be reviewed by the Board of Health for water use and septic adequacy and that a deed restriction should be placed on the property. Mr. Maki asked if there was the possibility of expanding the septic. Mr. Anthony Alonge answered that every aspect of work on the property had been decreasing the gallons used per day.

Mr. Maki stated that the plan was a good use of space and there is a need for residential units.

There was no public comment.

MOTION: by Mr. Sinclair to close the public hearing

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

The public hearing for Anthony Alonge Special Permit was closed at 7:29pm, March 4, 2014.

MOTION: by Mr. Sinclair to approve the Special Permit for Anthony Alonge at 40 North Main Street, with the standard conditions, as well as the three conditions stated by the Board of Health Agent in his letter of February 28, 2014 (Exhibit 4-D)

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

NEW BUSINESS:

C. Potential Annual Town Meeting Articles – Signage; Medical Marijuana; Master Plan; North Carver Landfill - Discussion and Possible Vote

Mr. Hunter told the Board that the deadline for Town Meeting warrant items is March 11, 2014, and presented the Board with the following articles:

1) Medical Marijuana Facilities Bylaw (Exhibit 5)

Mr. Sinclair said those that worked on the draft did a great job and wanted to know if there are any state laws that could impact the bylaw. Mr. Hunter said it had been vetted by Town Counsel. Mr. Sinclair asked that the proposed bylaw be checked by the state in advance of Town Meeting in case it needs to be tweaked. Mr. Maki said it was a great document and thanked the committee.

MOTION: by Mr. Sinclair to recommend to Town Meeting the proposed Medical Marijuana Facility bylaw

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

2) Internally Lit Signs (Exhibit 6)

The proposal is to amend the existing bylaw to include language to allow internally lit signs without the applicant having to go before both the Planning Board and the Zoning Board of Appeals. This would include message boards such as those used by the schools and Town Hall and would still allow the Planning Board the right to deny internal lighting.

MOTION: by Mr. Sinclair to recommend to Town Meeting the proposed change in language of #3570. Special Permit to Exceed Dimensional Requirements for Signs, to read, "...may issue a Special Permit to exceed the number and size of signs and to allow internally lit signs within the HC, BG, V, VA, GBP, IC, IA, IB and AP zoning districts."

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

3) North Carver Landfill (Exhibit 7)

Mr. Hunter reminded the Board that the Town is pursuing installing solar panels on the North Carver Landfill but that zoning is a problem. The proposed amended bylaw would create a Landfill Overlay District that would allow solar panels on the landfill and still protect other areas.

MOTION: by Mr. Sinclair to recommend to Town Meeting the proposed Landfill Overlay District zoning amendment

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

4) Morrissey Boulevard (Exhibit 8)

Mr. Hunter told the Board that Morrissey Boulevard had never been accepted as a Town way. He said that Mr. William Halunen, before he retired, said it was in good condition.

MOTION: by Mr. Sinclair to recommend to Town Meeting the proposed article

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

5) Money for SRPEDD Master Plan (Exhibit 9)

The Building Study Committee requested an update of the Town's Master Plan, and the proposed article is for the Town to provide up to \$64,600.00 for SREDD to do so.

MOTION: by Mr. Sinclair to recommend to Town Meeting the proposed Master Plan update for \$64,600.00

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

OTHER BUSINESS:

E. Planning Board Notes: None.

F. Planner's Notes:

Mr. Hunter told the Board that he is writing two small grant requests to Makepeace Corporation, one for the Farmers' Market to expand and include a winter market at the Frosty Dog, and one for help with the Crystal Lake Community Garden.

He also told the Board that there was a budget hearing and the Town Administrator wants the fee schedule reviewed and compared with surrounding communities to see if it is appropriate to make any increases.

G. Approval of Minutes: February 18, 2014 - discussion & possible vote

Minutes not ready at this time.

H. Correspondence: None.

I. Adjournment:

MOTION: by Mr. Sinclair to adjourn

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

The Carver Planning Board meeting was adjourned at 7:57pm on March 4, 2014.

Respectfully submitted,
Kathy Kay

Table of Documents

Exhibit 1	Meeting Agenda – March 4, 2014
Exhibit 2	Morse Engineering Sign Permit application
Exhibit 3	Stacy Minihane email of 3/4/14
Exhibit 4-A	Public Hearing notice for Anthony Alonge Special Permit
Exhibit 4-B	Board of Health letter dated 2/24/14
Exhibit 4-C	Flaherty & Stefani, Inc letter dated 2/26/14
Exhibit 4-D	Board of Health letter dated 2/28/14
Exhibit 5	Proposed Medical Marijuana Facilities bylaw
Exhibit 6	Proposed amendment for internally lit signs
Exhibit 7	Proposed Landfill Overlay District zoning amendment
Exhibit 8	Proposed road acceptance
Exhibit 9	Proposed Master Plan fund request