



TOWN OF CARVER

Office of Planning & Community Development

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Planning Board Minutes April 15, 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 April 15, 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, Vice Chair; Kevin Robinson, Secretary; Chad Cavicchi, Member; William Sinclair, Member

ALSO PRESENT: Jack Hunter, Director of Planning and Community Development; Jeff Opachinski, MBO Precast; Peter Opachinski, SLT Construction; Brian Grady, GAF Engineering; Kathy Kay; members of the public

NEW BUSINESS:

A. Sign Permit – Teresa Leonard – 40 North Main St (#P-435-14-S): discussion and possible vote

Mr. Hunter represented Ms. Teresa Leonard, who is away on vacation, who is applying for a Sign Permit (Exhibit 2) for her business Show-Offs. Ms. Leonard and is moving her business from the plaza in South Carver where Little Red Smokehouse is located to the Landmark Buildings at 40 North main Street, owned by Mr. Anthony Alonge. She applied to install a sign on the building and one on the marquee. Mr. Sinclair asked if there would be any lighting, and Mr. Hunter answered no.

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

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

B. SLT Construction/MBO Precast – Minor Modification – 3 Marion Drive (#P-114-14-MM) – Discussion and possible vote on application for Minor Modification of site plan for outdoor storage originally approved on October 10, 2006 and modified on August 7, 2007. A copy of the proposed modification is available for inspection upon request at the office of the Planning and Community Development during regular business hours. (Exhibit 3)

Mr. Hunter prefaced the applicants' presentation by stating that they are fully permitted for outdoor storage of concrete products and landscape material.

Mr. Jeff Opachinski of MBO Precast, Inc. introduced his and his brother's application to move storage of MBO's concrete products to the abutting property owned by Aggregate Industries. They have a lease with option to purchase for the property. The land is contaminated so cannot be built upon, but they will clean it up and, once cleaned according to EPA, could purchase. EPA will continue to monitor the wells.

Mr. Peter Opachinski of SLT Construction informed the Board that his company would store clean product used in his business, such as crushed stone and sand. There would be no fluid storage, only native products that have been processed.

Mr. Sinclair asked if there are any height restrictions for product piles. Mr. Peter Opachinski answered that there are none. Ms. Hanlon asked if the applicants needed to go before Conservation Commission. Mr. Peter Opachinski answered that they are not within 100' of wetlands. Mr. Hunter said he would like to reserve the right to limit the height of the product piles, pursuant to the requirements of the Deputy Fire Chief. He also told the Board that by moving the storage of the businesses product to the adjacent lot, it frees up the front lot of Marion Drive for more business.

MOTION: by Mr. Sinclair to approve the Minor Modification for SLT Construction and MBO Precast, Inc, on 3 Marion Drive, with the conditions to list the product to be stored and a storage height limit per the Deputy Fire Chiefs requirements for public safety

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

OLD BUSINESS:

C. 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. Hunter told the Board that the applicant is asking for another 30 day extension (Exhibit 4), due to the failure of three out of four septic. He notified the applicant that he would have to come before the Board at the next continuance to update them on the status.

MOTION: by Mr. Sinclair to continue the public hearing for Marketplace Square, LLC to May 20, 2014, at 7:30pm

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

D. Discussion and possible endorsement – Clark Griffith - Form A – Lakeview Street (#P-554-14-A) (Exhibit 5)

Mr. Sinclair excused himself from the meeting, as he is the owner of a company that has done work for Mr. Griffith. Mr. Hunter reminded the Board that this application is for a sub-division on Lakeview Street. Mr. Brian Grady of GAF Engineering presented the plans, having highlighted in color the different proposed new lots and described each. All but one parcel are buildable and have sufficient frontage and upland. There is a pre-existing center lot that has one building on it.

Mr. Maki said he saw no problems with the plan and noted that it is well monumented.

MOTION: by Ms. Hanlon to endorse the plan

SECOND: by Mr. Cavicchi

APPROVED UNANIMOUSLY (4-0-0)

Mr. Clark Griffith told the Board that he is holding the lot next to the fire station for the Fire Department, so they have room to grow.

Mr. Sinclair returned to the meeting.

E. SRPEDD Planning Board Appointment – Discussion and possible vote

Mr. Hunter told the Board that he was re-appointed as the Town’s representative to SRPEDD, and that the Planning Board needs to appoint a representative. Mr. Maki was the Board’s representative last year.

MOTION: by Ms. Hanlon to appoint Mr. Bruce Maki as the representative to SRPEDD

SECOND: by Mr. Sinclair

APPROVED UNANIMOUSLY

Ms. Hanlon thanked Mr. Maki and said he was doing an outstanding job.

OTHER BUSINESS:

F. Planning Board Notes

Mr. Sinclair said he hoped that everyone would get out on April 26th and exercise their right to vote.

Mr. Maki said that the Local Housing Partnership still has some money to help families with their mortgages, and that if anyone is having problems they should contact Mr. Hunter to see if they qualify for assistance.

G. Planner’s Notes

Mr. Hunter told the Board that the Entero Solar project owned by Mr. Mike Paduch is still alive. They have six months from May 12th to come before the Board of Selectman either to withdraw their project or construct it.

Mr. Hunter also told the Board that he had a site visit with MassDOT at Spring Street and Route 44. The Business Development Committee is discussing the disposal of the properties. There is a SRPEDD grant we received to help draft proposed by laws for a fall Town Meeting.

Mr. Michael Milanoski met with the land use departments about reorganizing and discussed how the budget is affecting everything.

H. Approval of Minutes: April 1, 2014 (Exhibit 6): discussion & possible vote

MOTION: by Mr. Sinclair to approve as written for discussion the minutes of April 1, 2014

SECOND: by Ms. Hanlon

DISCUSSION: Mr. Sinclair corrected the language about his business name as stated in the second paragraph under Section A to say, “as the owner of William Sinclair Electric Company, Inc. in Plymouth,” and in the paragraph under Section B to say, “, as he is the owner of a company that has done work for Mr. Griffith.”

APPROVED UNANIMOUSLY with corrections at 7:38pm

I. Correspondence: None.

J. Adjournment:

MOTION: by Mr. Sinclair to adjourn

SECOND: by Ms. Hanlon

APPROVED UNANIMOUSLY

The Carver Planning Board meeting was adjourned at 7:39pm on April 15, 2014.

Respectfully submitted,
Kathy Kay

Table of Documents

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| Exhibit 1 | Meeting Agenda – April 15, 2014 |
| Exhibit 2 | Teresa Leonard Sign Permit application for 40 North Main Street |
| Exhibit 3 | SLT Construction/MBO Precast Minor Modification application for 3 Marion Drive |
| Exhibit 4 | George Millett email of 4/10/14 |
| Exhibit 5 | Clark Griffith Form A Application |
| Exhibit 6 | Planning Board meeting minutes of 4/1/14 |
| Exhibit 7 | Planning Board DVD of 4/15/14 meeting |