



# TOWN OF CARVER

## Office of Planning & Community Development

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### Planning Board Minutes June 17, 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 June 17, 2014, at the Carver Town Hall, Meeting Room # 1, 108 Main Street, Carver, Massachusetts. Ms. Rosemarie Hanlon opened the meeting at 7:04pm.

**PRESENT:** Rosemarie Hanlon, Chair; Bruce Maki, Vice-Chair; Jim Hoffman, Secretary; Chad Cavicchi; Kevin Robinson

**ALSO PRESENT:** Jack Hunter, Director of Planning and Community Development; Shawn Martin, Fuss & O'Neill; Peter Allegrini, Signs By Design; Richard Nawazelski, Live, Love, Dance Studio; Robert Miceli, The Dog House; Darren Grady, Grady Consulting, LLC; Kathy Kay, Administrative Assistant

#### NEW BUSINESS

**A. APPOINTMENT: Peter Allegrini, Signs By Design – Review of Dollar Tree Sign Permit**

Mr. Peter Allegrini of Signs By Design, along with Mr. Richard Nawazelski, owner of Live, Love, Dance Studio (LLDS), spoke to the Board about the size of the sign allowed for the dance studio. Mr. Allegrini raised the question of the size of the sign for Dollar Tree. Mr. Hunter reviewed the Planning Board minutes of 5/15/07 (Exhibit 2-A), at which the sign permit for Dollar Tree was approved. The Dollar Tree sign permit (Exhibit 2-B) approved a 20.5 square feet (sf) sign. Mr. Allegrini said the sign presented on the application for LLDS used 9" stock form letters and measured 16.25sf without including the dance figure. They would like to use 12" stock form letters, which would measure 18.5sf, so is asking for a modification of the LLDS sign permit. Mr. Hunter stated that the Town voted in 1999 to have signs exceeding the bylaw dimensions (2 signs total of 32sf, with not one sign to exceed 16sf) to come before the Planning Board for a special permit. Mr. Hanlon reached out to Board members at the time of the Dollar Tree permit, and no one recalled a special permit. Mr. Allegrini pointed out that businesses in plazas not facing the street have an 80% failure rate. Mr. Hunter noted that there are more sophisticated calculations that factor in the distance from the road and the speed of traffic to determine the size of a sign.

**B. RECEIPT OF PLANS: Minor Modification - The Dog House – 60 North Main Street (#P-560-14-MM): Discussion and Possible Vote (Exhibit 3)**

Mr. Robert Miceli and his wife Ms. Kelly Clasby of 52 Wellesley Circle, E. Taunton, MA, presented their application for a minor modification for 60 North Main Street to operate a hot dog cart in the Quickeez parking lot. Mr. Miceli is a cook who would like to be self-employed in Carver, and will take over the deli counter in Quickeez if business goes well. To start, he will operate The Dog House from 10:00a or 11:00a until 3:00p or 4:00p, seven days per week, to get a feel for business, but would like to be open for breakfast as well. The cart would be seasonal, and they would sell vegetarian and gluten free options. The cart has been approved by the Board of Health, there is no lighting, and there is no deep fryer so there would be no grease drainage. Quickeez will designate eight parking spaces for the business.

**MOTION:** by Mr. Maki to approve the Minor Modification for The Dog House at 60 North Main Street

**SECOND:** by Mr. Robinson

**APPROVED UNANIMOUSLY**

## **OLD BUSINESS**

**C. 7:15 PM PUBLIC HEARING: TJA Solar – Special Permit/Site Plan Review – 0 Solar Circle (#P-559-14-SP/SPR): DISCUSSION AND POSSIBLE VOTE on the application of TJA Solar requesting Site Plan Review and Special Permit for the construction of a ground mounted solar photovoltaic array to produce approximately 1.5 megawatts of power, covering 24.8 acres**

Ms. Hanlon re-convened the public hearing for TJA Solar at 7:29pm. Mr. Hunter told the Board that Mr. Darren Grady of Grady Consulting, LLC, had responded to and made changes in the plans based on all the Town department heads' technical review comments (Exhibit 4-A). Mr. Grady briefly reviewed for the Board the changes he had made in response to the technical review.

Mr. Hunter reviewed for the Board Mr. Shawn Martin's memo of June 17, 2014 (Exhibit 4-B), to which changes Mr. Grady agreed.

Mr. Robinson asked about the above ground power. Mr. Grady answered that the power cables would be going underground from pole #2 to the site. He spoke with the owners of 3 Solar Circle during the site walk and they were content with that accommodation. Mr. Grady also agreed that TJA Solar will put in a fast growing buffer if an abutting home can see the site.

The Plympton Planning Board Chair, Mr. Irving Butler, said their Board had no problems with the site plans. They currently have two solar sites in Plympton which were engineered by Grady Consulting. There is no fencing between the two so there is clear access to all panels.

**PUBLIC COMMENT:** Ms. Mary McGrath, site property owner, said there are many trees between the houses and the gravel lot which will be the site of the panels.

Mr. Hunter said Mr. Grady was asking for three waivers. One would be for the distance of the two fence setbacks, one for the 10" caliper trees, and the third for landscaped buffer along the northerly side of the project.

**MOTION:** by Mr. Maki to close the public hearing for TJA Solar

**SECOND:** by Mr. Hoffman

**APPROVED UNANIMOUSLY**

**The public hearing for TJA Solar Special Permit and Site Plan Review was closed at 8:00pm on June 17, 2014.**

**MOTION:** by Mr. Maki to approve the plans for TJA Solar at 0 Solar Circle with the conditions stated by Mr. Hunter.

**SECOND:** by Mr. Robinson

**APPROVED UNANIMOUSLY**

Ms. Hanlon thanked Mr. Grady for his work with the abutters and the detail of his presentation, and said it was a pleasure to work with him.

Mr. Butler thanked Mr. Hunter and the Board for being able to work together on this.

**D. 7:30 PM PUBLIC HEARING (continuation) – 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 Mr. George Millett had requested the hearing be continued to July 15, 2014 (Exhibit 5), as the Title V inspections were scheduled for the week of July 7<sup>th</sup>.

**MOTION:** by Mr. Maki to continue the public hearing for Marketplace Square to July 15, 2014, at 7:15pm

**SECOND:** by Mr. Hoffman

**APPROVED UNANIMOUSLY**

**OTHER BUSINESS**

**E. Planning Board Notes – Planning Board alternate vacancy and summer meeting schedule**

Ms. Hanlon said that at this time there is no alternate for the Planning Board and it is important to have one in case there is need for a special permit. Ms. Hanlon asked Mr. Hunter to ask for resumes. Mr. Hunter said that an alternate would need to be approved by both the Planning Board and the Selectmen.

Mr. Hunter asked the Board about meeting schedules for the summer. He suggested one meeting in July and one in August. The dates most members would be available are July 15<sup>th</sup> and August 19<sup>th</sup>, with no meeting on July 1<sup>st</sup> or August 5<sup>th</sup>.

**F. Planner's Notes**

Mr. Hunter said that the Planning budget was approved at Town Meeting and that the Land Use department reorganization was approved. The zoning articles also passed.

Mr. Hunter informed the Board that a building permit has been appealed by an abutter on property that had a Form A through the Planning Board in 2010 (Exhibit 6).

**G. Approval of Minutes: June 3, 2014 (Exhibit 7): discussion & possible vote**

**MOTION:** by Mr. Maki to approve the minutes of June 3, 2014

**SECOND:** by Mr. Cavicchi

**APPROVED UNANIMOUSLY at 8:15pm**

**H. Correspondence: None**

## **ADJOURNMENT**

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

**SECOND:** by Mr. Hoffman

**APPROVED UNANIMOUSLY**

**The Carver Planning Board meeting was adjourned at 8:16pm on June 17, 2014.**

Respectfully submitted,  
Kathy Kay

### **Table of Documents**

Exhibit 1	Meeting Agenda – June 17, 2014
Exhibit 2-A	Page one of Planning Board meeting minutes of 5/15/07
Exhibit 2-B	Anchor Sign, Inc Sign Permit Application of 5/3/07
Exhibit 3	Application for Minor Modification to Site Plan by Robert Miceli
Exhibit 4-A	Grady Consulting TJA Solar technical review response letters 6/13/14
Exhibit 4-B	Shawn Martin Memorandum 6/17/14
Exhibit 5	George Millett email 6/17/14
Exhibit 6	18 Shaw Road building permit appeal information
Exhibit 7	Planning Board meeting minutes of 6/3/14
Exhibit 8	Planning Board 6/17/14 meeting sign-in sheet