



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

Planning Board Minutes June 18, 2013

The Carver Planning Board met on June 18, 2013, at the Carver Town Hall, Meeting Room # 1, 108 Main Street, Carver, MA. Mr. Bruce Maki opened the meeting at 7:00 pm.

PRESENT: Bruce Maki, Chair; Rosemarie Hanlon, Vice-Chair; Kevin Robinson, Secretary; William Sinclair, Member

ABSENT: Chad Cavicchi, Member

ALSO PRESENT:

Jack Hunter, Director of Planning and Community Development; Dr. Phillip Bleak, Carver Smiles; Rich Rheaume, Prime Engineering; Shawn Martin, Fuss & O'Neill; Lisa Mann, Sign Design; members of the public.

NEW BUSINESS:

A. Sign Permit –Phillip Bleak/Carver Smiles – 300 Tremont St. (#13-S-412)

Dr. Phillip Bleak of Carver Smiles presented his application for a Sign Permit (Exhibit 2) to change the current signs for 300 Tremont Street, Suite #6. He would like to keep the current appearance and just update the name on the sign from “Dentistry” with Dr. Arshadi’s name to “Carver Smiles,” which has been the brand name for the office and is now registered with Dr. Bleak. Brenner Signs will be doing the work.

MOTION: by Mr. Sinclair to approve the sign package for Carver Smiles, 300 Tremont Street, as presented

SECOND: by Ms. Hanlon

UNANIMOUSLY VOTED

B. Meeting Dates July & August

Mr. Hunter asked the Board whether they intended to meet July 2nd and stated that he will be on vacation.

MOTION: by Ms. Hanlon to cancel the Planning Board meeting on July 2, 2013

SECOND: by Mr. Sinclair

UNANIMOUSLY VOTED

OLD BUSINESS:

C. 7:15PM Public Hearing – Form C – Sunshine Preserve/Rocky Meadow Development Corp. (#13-C-410)

Mr. Maki opened the public hearing on the application of Rocky Meadow Development/Sunshine Preserve, requesting Approval of a Definitive Subdivision of Land, at the proposed “Ray Run,” in Carver, MA, at 7:20 pm (notice, Exhibit 3-A).

Mr. Rich Rheaume of Prime Engineering presented an overview of the plan to create two buildable lots and one open space, drainage lot. The proposal conforms with the Town’s frontage requirements and meets all Town regulations. Mr. Hunter presented a synopsis of the reports

(Exhibit 3-B) from the Technical Review meeting held on June 12, 2013. The Fire Chief asked that an additional hydrant be placed at the intersection of Great Meadow Drive and Ray Run. The Building Inspector had no comment. The Board of Health Agent was concerned that future expansion of cranberry bogs could encroach upon the septic systems, and that this should be addressed in the conditions. The Conservation Commission Agent would like the drainage lot to be more natural, that it needs to be double-checked for invasive plants, and that a drainage easement for the detention pond would be needed. Mr. Shawn Martin of Fuss & O'Neill stated that Prime Engineering will modify the plans to eliminate the low point in the roadway. He also stated that the basin is oversized and the Town calculations were not followed, so this will be redone so that it complies. Fuss & O'Neill will review the revised plan when it has been completed, and a new planting plan will need to be submitted with the redesigned basin plan.

Mr. Maki asked Mr. Rheume what is the reason for the proposed subdivision, and he replied that the intention is to freeze the zoning for the property to that at the time of the submittal of the preliminary plan, and to have no waivers in so doing.

Mr. Sinclair asked Mr. Hunter if a Review & Inspections fee had been paid and if the taxes are current. Prime Engineering paid an R&I fee of \$1000.00, and the taxes are up to date.

Mr. Robinson asked Mr. Rheume if the existing dwelling and septic system on the site will be removed, and he replied that it will be decommissioned in accordance with regulations.

The hearing was then opened to the public. Mr. Chris McCaffrey of 71 Purchase Street, Carver, asked about the elevation of the road and retention pond and if it was going to be a permanent pond. Mr. Rheume responded and stated that the catch basin and infiltration system would drain out and be like a natural meadow, except for times of severe rainfall. Mr. Jim Hoffman of 8 Great Meadow Drive, Carver, stated he was confused as to the reason for the hearing. Mr. Hunter explained the Massachusetts sub-division regulations, and that when the Carver Solar By-law was passed in December 2012, it made a condition that a Special Permit be approved for solar installations and that there be a 200' buffer zone. Mr. Rheume explained that when the original site plan was filed and approved by the Planning Board for the Rocky Meadow solar project, there was no solar by-law in place, and that if the current application for a Definitive Subdivision of Land is approved, the zoning regulations at the time of the original application would be in effect for eight years. There was no further public comment.

Mr. Sinclair inquired if the road would meet the "Water Resource Protection" requirements as mentioned by the Conservation Commission Agent, and was told that the surface area is under 10,000 s.f. and so is in compliance.

Mr. Sinclair stated that he would like a site visit to see the layout for the road, lot lines, and retention basin. Mr. Hunter said a site visit could be scheduled for July 15, 2013, at 5:00pm.

MOTION: by Mr. Sinclair to continue the Public Hearing for Rocky Meadow Development/Sunshine Preserve to August 6, 2013, at 7:15pm

SECOND: by Ms. Hanlon

UNANIMOUSLY VOTED

MOTION: by Mr. Sinclair to schedule a site visit for Rocky Meadow Development/Sunshine Preserve on July 15, 2013, at 5:00pm

SECOND: by Ms. Hanlon

UNANIMOUSLY VOTED

D. 7:30PM Public Hearing (continuance) – South Coast Construction – Special Permit to Exceed Sign Dimensions (#13-SP-408)

Ms. Lisa Mann of Sign Design presented a copy of her email outlining the process to request approval for interior illumination of signs from the Zoning Board of Appeals (Exhibit 4). Mr. Hunter stated that it had been three years since the previous determination, so South Coast would need to go before the ZBA for approval of quantity and size of signs. Ms. Mann met with Ms. Debbie Carlino to begin the application process, which should be completed in time to go before the ZBA in August.

Mr. Sinclair stated that he has seen other properties of this owner and said the buildings are attractive and that the internally lit signs are not well done. They are not overpowering. Mr. Maki and Ms. Hanlon both agreed the package looks very good.

There was no public comment.

MOTION: by Mr. Sinclair to close the public hearing for the application by Sign Design for a Special Permit for 303 Tremont Street to exceed sign dimensions

SECOND: by Ms. Hanlon

UNANIMOUSLY VOTED

The public hearing for the application by Sign Design for a Special Permit for 303 Tremont Street to exceed sign dimensions was closed at 8:12pm on June 18, 2013.

Mr. Hunter prepared a letter of decision from the Planning Board to Ms. Lynn Doyle, Carver Town Clerk, in anticipation of approval of the application (Exhibit 5).

MOTION: by Mr. Sinclair to approve the Planning Board Decision letter to Ms. Doyle, approving the Special Permit for Sign Design for a Special Permit for 303 Tremont Street to exceed sign dimensions, with the amendment that the first sentence in paragraph two be changed from “With five members present...” to “With four members present...”

SECOND: by Ms. Hanlon

UNANIMOUSLY VOTED

E. Appointment of Medical Marijuana Moratorium Sub-Committee

Mr. Hunter prepared a list of Town officials who have agreed to serve on the Medical Marijuana Moratorium Sub-Committee (Exhibit 6). At this time there have been no applications from Carver residents to participate on the sub-committee. Ms. Elaine Weston of the Selectmen’s Office will place a notice soliciting citizen participation. Ms. Hanlon has agreed to be Chair for the sub-committee.

MOTION: by Mr. Sinclair to appoint Robert Tinkham from the Carver Board of Health, Sergeant Mark Dumphily from the Carver Police Department, Frank DeFelice, Carver Building Inspector, and Joe Miksch from the Carver Agricultural Commission to the Marijuana Medical Center By-Law Sub-Committee

SECOND: by Mr. Robinson

UNANIMOUSLY VOTED

OTHER BUSINESS:

F. Planning Board Notes: None

G. Planner’s Notes:

Mr. Hunter informed the Board that there is a new accountant for the Town, Ms. Meg LaMay, who has asked for a form from committees and boards with the members’ names and signatures,

and also for copies of meeting minutes in which an individual is designated as an authorized signer. (Form Exhibit 7)

MOTION: by Mr. Sinclair to continue to have the Planning Director sign bills for payment, but in his absence the Planning Board would sign the bills

SECOND: by Ms. Hanlon

UNANIMOUSLY VOTED

Mr. Hunter heard from the lawyers for Agway regarding the permitting process to be placed on the property in front of SLT.

Mr. Les Cloudman has entered into a purchase and sales agreement for the lot next to the Landmark Center.

H. Approval of Minutes: May 21, 2013 (Exhibit 8) & June 4, 2013 (Exhibit 9)

MOTION: by Mr. Sinclair to approve minutes of May 21, 2013 as written

SECOND: by Mr. Robinson

UNANIMOUSLY VOTED 8:20pm

MOTION: by Mr. Sinclair to approve minutes of June 4, 2013 as written

SECOND: by Mr. Robinson

UNANIMOUSLY VOTED 8:21pm

I. Correspondence:

Mr. Hunter informed the Board that we received a copy of a letter (Exhibit 10) from Beals & Thomas of Plymouth, MA informing the EEA that the quarterly meeting for the ADM Tihonet Mixed Use Development Project would be held June 13, 2013.

J. Adjournment:

MOTION: by Mr. Sinclair to adjourn

SECOND: by Ms. Hanlon

UNANIMOUSLY VOTED

The Carver Planning Board meeting was adjourned at 8:22pm on June 18, 2013.

Table of Documents

Exhibit 1	Meeting Agenda - June 18, 2013
Exhibit 2	Sign Permit Application, Phillip Bleak/Carver Smiles
Exhibit 3-A	Public Hearing Notice – Sunshine Preserve/Rocky Meadow Development Corp., Definitive Subdivision of Land
3-B	Technical Review Reports
Exhibit 4	Email from Lisa Mann on behalf of South Coast Development ZBA
Exhibit 5	Draft of Planning Board Letter of Decision re: South Coast Development, #13-SP-408
Exhibit 6	Nominee List for Marijuana Medical Center By-law Committee
Exhibit 7	Planning Board payroll and bill signer authorization form
Exhibit 8	Planning Board Minutes May 21, 2013
Exhibit 9	Planning Board Minutes June 4, 2013
Exhibit 10	June 3, 2013 letter from Beals & Thomas re: ADM Tihonet Mixed Use Development Quarterly Meeting