



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 4, 2013

The Carver Planning Board met on June 4, 2013, at the Carver Town Hall, Meeting Room # 1, 108 Main Street, Carver, MA. Mr. Bruce Maki opened the meeting at 7:02 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; David Maddigan, Land Surveying, LLC; Lisa Mann, Sign Design; Mickey Higgins, New England Farms; Michelle Deignan; Stephanie Billings; members of the public.

NEW BUSINESS:

A. Planning Board Appointment to the Town Administrator Screening Committee

Mr. Sinclair stated that he would be honored to serve as the Planning Board's representative on the screening committee for the new Town Administrator. He has worked closely with Mr. Rick LaFond and saw what qualities are important in a good Town Administrator.

MOTION: by Mr. Cavicchi to appoint Mr. Sinclair as the Planning Board's representative for the Town Administrator Screening Committee

SECOND: by Ms. Hanlon

UNANIMOUSLY VOTED

OLD BUSINESS:

B: Consideration for Endorsement – Form A – Plymouth Street – Antoni – (#13-A-409)
(Exhibit B)

Mr. David Maddigan of Land Surveying, LLC, appeared as representative for the applicant Mr. Jamie Emerson, and stated that the proposal is to reconfigure the interior lot lines of two oversized lots into three lots.

MOTION: by Mr. Sinclair to endorse Form A for Plymouth Street as proposed

SECOND: by Mr. Cavicchi

UNANIMOUSLY VOTED

C: 7:45PM Public Hearing – South Coast Construction – Special Permit to Exceed Sign Dimensions (#13-SP-408)

Mr. Maki opened the public hearing on the application of South Coast Development, requesting a Special Permit for 303 Tremont Street in Carver, MA to exceed the signage dimensional requirements, at 7:15 pm (notice, Exhibit 3-A, application, Exhibit 3-B).

Lisa Mann of Sign Design, representing South Coast Development, supplied copies of the sign plans for 303 Tremont Street (Exhibit 3-C), which is the standard signage package for New England Farms brand. The pylons have been scaled down to meet the existing sign. Mr. Sinclair inquired what the construction material would be and whether it will be internally lit. Ms. Mann replied that they will be of aluminum and lexan and that they are designed to be internally lit. Mr. Sinclair stated that internal lighting is not allowed with a new project. Mr. Hunter said that the property has a variance from the ZBA which he believes continues with the property. Mr. Higgins, owner of New England Farms, stated that the building signs are all externally illuminated and that internally lit reader boards are safer than the manual boards, as the price of fuel changes frequently, often twice a day. Mr. Higgins would like to continue the hearing to allow time to obtain a variance from the ZBA to allow internal lighting, that the delay would not hinder construction.

Mr. Higgins said that the current owner of the property informed him that the taxes have been paid. The Treasurer has not yet received them.

There was no public comment.

MOTION: by Mr. Sinclair to continue the public hearing for the application by Sign Design for a Special Permit for 303 Tremont Street to exceed sign dimensions to June 18, 2013, at 7:30pm

SECOND: by Ms. Hanlon

UNANIMOUSLY VOTED

OTHER BUSINESS:

D: Planning Board Notes:

Mr. Sinclair would like to thank Mr. Rick LaFond for his services to the Town as Administrator. He will be missed. Mr. Sinclair also expressed his disappointment that Mr. Mike Miksch, the Chief of Police, is leaving and wishes him the best. Mr. Sinclair felt he was treated poorly by the Selectmen. Mr. Maki also expressed his thanks to Mr. Hunter and Mr. Sinclair for attending the Town Meeting and to Mr. Hunter, Ms. Joanna Leighton, and Ms. Cherie Poirier of the Housing Partnership for their hard work in preparing the plans for the housing rehabilitation.

Aunt Steph's Doggie Daycare – Review of Complaint and possible vote

Mr. Hunter has received complaints from Ms. Michelle Deignan about Auntie Steph's Doggie Daycare, owned by Ms. Stephanie Billings. Mr. Hunter corresponded with both Ms. Deignan and Ms. Billings in an attempt to resolve the complaint (Exhibit 4-A). After Ms. Deignan's complaint on May 28, 2013, Mr. Hunter spoke with the Police Chief and the Animal Control Officer, both of whom said there was no violation on the part of Auntie Steph's Doggie Daycare.

Ms. Deignan addressed the Board directly with her complaints, stating that there were unattended dogs outside before 8:00am, that Ms. Billings was offering grooming on her website, that there was a dog on the property unvaccinated and not registered with the Town, and that there were dogs outside on Saturdays and Sundays. Ms. Deignan called the Animal Control Officer on four separate occasions but has not received a return call.

Ms. Billings responded to the Board that she had addressed the issues when brought to her. She had been clipping dogs' nails but ceased and removed mention of the service from her website when she was informed that it is considered grooming. The dog seen in her yard before 8:00 am is her own dog, the unregistered dog is her sister's puppy who is too young to be vaccinated or registered, and the dogs on the weekends belong to her family and friends. Ms. Billings had also

not been informed of any complaints until she called the Animal Control Officer to report dog barking elsewhere.

The Planning Board did their best to address concerns raised at the public hearing and was very specific on the conditions of approval for a Special Permit for Ms. Billings to open the daycare (Exhibit 4-B). Mr. Hunter will follow-up with the Animal Control Officer to ensure that she responds to Ms. Deignan, but the Planning Board is not the governing authority regarding dog issues.

Mr. Robinson suggested to Ms. Billings that she, as a business owner within a residential zone, needs to do all she can and take extra steps to show good faith to her neighbors. He asked if Ms. Billings could wait to have her sister's puppy visit until he is old enough to be vaccinated and ask her friends and relatives to not bring their dogs when they visit.

E: Planner's Notes:

The budget was approved at the Town Meeting, as were the articles for the zoning change for Federal Road and the Medical Marijuana Moratorium. A sub-committee can now be formed for the Medical Marijuana Moratorium. Mr. Hunter is waiting to hear back from the Agricultural Commission and the Board of Selectmen as to who will be their representatives, and he will solicit for two Carver residents to participate on the sub-committee.

F: Approval of Minutes: May 21, 2013

Tabled – No Minutes

G: Correspondence – None

H: Adjournment

MOTION: by Mr. Sinclair to adjourn

SECOND: by Ms. Hanlon

UNANIMOUSLY VOTED

The Carver Planning Board meeting was adjourned at 8:13pm on June 4, 2013.

Table of Documents

Exhibit 1	Meeting Agenda - June 4, 2013
Exhibit 2	Form A Application & Plan, Plymouth Street (#13-A-409)
Exhibit 3-A	Public Hearing Notice – South Coast Development, Special Permit to exceed sign dimensions
3-B	Application for Special Permit – Sign Design
3-C	Sign Design Plans, New England Farms, 303 Tremont Street
Exhibit 4-A	Email correspondence to and from Michelle Deignan and Stephanie Billings
4-B	Town of Carver Planning Board Decision – Stephanie Billings, Special Permit