



TOWN OF CARVER

Office of Planning & Community Development

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Planning Board Minutes July 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 July 15, 2014, at the Carver Town Hall, Meeting Room # 4, 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

ABSENT: Kevin Robinson

ALSO PRESENT: Jack Hunter, Director of Planning and Community Development; Brian Grady, GAF Engineering; Frank White, Stone Forest Home Improvement; William Bradbury; Barry R. Hanson, Crossroads Community Church; Kathy Kay, Administrative Assistant; members of the public

NEW BUSINESS

A. Receipt of Plans: Form A – Clark Griffith - Indian St & South Main St (#P-556-14-A2): Discussion and Possible Endorsement

Mr. Brian Grady of GAF Engineering presented the Form A application (Exhibit 2) for Mr. Clark Griffith, explaining that this proposal was an oversight on Mr. Griffith's prior Form A for Indian Street and South Main. The land outside of the conservation restrictions on the newly created Lot 3-B is being separated off and conveyed to Weston Brothers Cranberries who own the adjacent property and already have the deeded right to use.

MOTION: by Mr. Maki to endorse the plan

SECOND: by Mr. Cavicchi

APPROVED UNANIMOUSLY

B. Receipt of Plans: Minor Modification – Frank White / Majic Air –36 North Main Street (#P-561-14-MM) – Discussion and Possible vote

Mr. Frank White of Stone Forest Home Improvement, contractor for Majic Air, presented the proposal to build a storage building behind the existing building (Exhibit 3). It would be a wooden structure on top of a concrete slab, with one overhead door. Mr. White spoke with Mr. Frank DeFelice, Building Commissioner, and the lot is big enough for the required setbacks. Only ducts would be stored in the building, not Freon.

MOTION: by Mr. Maki to approve the minor modification with the special condition that no Freon be stored within

SECOND: by Mr. Cavicchi

APPROVED UNANIMOUSLY

C. Receipt of Plans: Form A – William Bradbury - Wenham Road (#P-344-14-A/CC#499): Discussion and Possible Endorsement

Mr. Hunter prefaced the presentation of Mr. William Bradbury by informing the Board that Mr. Bradbury owes back taxes to the Town but has signed a payment plan with the Treasurer (Exhibit 4-A). Mr. Bradbury informed the Board that the proposed lot subdivision (Exhibit 4-B) meets the Village District minimums, with a 100' frontage and 30,000 square feet.

MOTION: by Mr. Maki to endorse the plan of Wenham Road

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

D. Receipt of Plans: Special Permit/Site Plan Review – Read Custom Soils – Off Federal Road (#P-427-14-SP/SPR:CC#524): Discussion

Mr. Hunter presented the application for a special permit and site plan review for Read Custom Soils (Exhibit 5), for whom the Board granted approval for a preliminary pad last fall.

MOTION: by Mr. Maki to set a public hearing for Read Custom Soils on August 12, 2014, at 7:15pm

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

E. Receipt of Plans: Special Permit – Crossroads Carver Church – 307 Tremont Street (#P-562-14-SP): Discussion

Pastor Barry Hanson introduced himself as the new minister for the Crossroads Community Church at 307 Tremont Street. He submitted a special permit application (Exhibit 6) to update the sign, changing the name from Cranberry Chapel to Crossroads Community Church. He would like it to be identical to the one that is at the existing Crossroads Church in Fitchburg. It requires a special permit because the size exceeds the bylaw and Pastor Barry is asking for internal illumination for greater visibility. He added that internal illumination would provide more light in a very dark area of the street.

MOTION: by Mr. Maki to set a public hearing on August 12, 2014, at 7:30pm

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

F. Receipt of Plans: Sign Permit – South Coast Development – 303 Tremont Street (#P-401-14-S/CC#537): DISCUSSION AND POSSIBLE VOTE APPOINTMENT: Peter Allegrini, Signs By Design – Review of Dollar Tree Sign Permit

Mr. Hunter told the Board that Mr. Peter Allegrini of Signs By Design could not attend the meeting to present the sign permit application for South Coast Development, so he would present the application. New England Farms at 303 Tremont Street is doing good business and has asked to install five directional signs (Exhibit 7), four permanent and one seasonal. The Board questioned where exactly the signs would be located, the quantity of signs and the affect on other businesses in the area, and how the seasonal sign would be monitored.

MOTION: by Mr. Maki to have Mr. Allegrini stake out the four permanent sign locations for the Board to see and to table the decision until August 12, 2014.

SECOND: by Mr. Cavicchi

APPROVED UNANIMOUSLY

OLD BUSINESS

G. 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 reminded the Board that Marketplace Square had had one hearing and that the BOH had required a Title V for all the septic systems. The inspections were started previously by Mr. Dave Ward and must be finished by him. Mr. George Millett of Marketplace Square has asked that the hearing be rescheduled to August (Exhibit 8), when the inspections should be completed.

MOTION: by Mr. Maki to continue the public hearing for Marketplace Square to August 12, 2014, at 7:45pm

SECOND: by Mr. Cavicchi

APPROVED UNANIMOUSLY

OTHER BUSINESS

H. Planning Board Notes – Planning Board alternate vacancy

Mr. Hunter told the Board that there had been one application for the alternate position, but that it was not on the Selectmen's agenda. He will keep the Board advised of the status.

I. Planner's Notes – August meeting

The August meeting date was discussed and changed from August 19th to August 12, 2014.

Mr. Hunter told the Board that the land use departments reorganization is working through computer, phone and staffing issues, so that full coverage is provided at all times.

Mr. Hunter informed the Board that there is a subdivision plan on High Street being filed with the Conservation Commission, and that the lot next to the Alonge building on North Main Street may have an application coming for a small market.

Ms. Hanlon stated that there had been a truck on the grass in front of the Alonge building, which was against the permit restrictions. Mr. Hunter said he would address the issue.

J. Approval of Minutes: June 17, 2014: discussion & possible vote – Not ready at this time.

K. Correspondence: None

Citizens' Participation: Mr. Robert Belbin of 26 Gates Street said the Planning Board meeting minutes of May 20, 2014 are incorrect in the reporting of what was said by himself and Mr. Hunter. Mr. Hunter asked him to submit his corrections to the Board by August 7, 2014, for review at their next meeting.

ADJOURNMENT

MOTION: by Mr. Maki to adjourn

SECOND: by Mr. Cavicchi

APPROVED UNANIMOUSLY

The Carver Planning Board meeting was adjourned at 7:46pm on July 15, 2014.

Respectfully submitted,
Kathy Kay

Table of Documents

Exhibit 1	Meeting Agenda – July 15, 2014
Exhibit 2	Form A application by Clark Griffith for Indian Street & South Main Street
Exhibit 3	Application for Minor Modification to Site Plan by Frank White
Exhibit 4-A	Installment Agreement/Payment Plan for William J. Bradbury
Exhibit 4-B	Form A application by William Bradbury for Wenham Road
Exhibit 5	Application for Special Permit and Site Plan Review by Read Custom Soils
Exhibit 6	Application for Special Permit by Crossroads Carver Church
Exhibit 7	Sign Permit application for South Coast Development
Exhibit 8	George Millett email of 7/10/14
Exhibit 9	Planning Board 7/15/14 meeting sign-in sheet