



# TOWN OF CARVER

## Office of Planning & Community Development

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### Planning Board Minutes July 16, 2013

The Carver Planning Board met on July 16, 2013, at the Carver Town Hall, Meeting Room # 1, 108 Main Street, Carver, MA. Mr. Bruce Maki opened the meeting at 7:01 pm.

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

**ABSENT:** William Sinclair, Member

**ALSO PRESENT:**

Jack Hunter, Director of Planning and Community Development; David & Debra Ricardo; members of the public.

**NEW BUSINESS:**

**A. Master Plan – Update and possible request from Building Study Committee**

Mr. Hunter attended the Building Study Committee meeting. This was established by the Selectmen to determine where to place and how to fund the police, fire, school, etc. Mr. Hunter shared with them his experience of preparing the Master Plan of 2001, which was started in 1999. Mr. Dan Ryan, the chair of the committee, offered to go to the fall Town Meeting with a proposal to ask for funding for a new master plan.

Mr. Maki agrees that it would be good for future planning and building, as the Town is growing and changing, to do a new master plan. He asked Mr. Hunter if SRPEDD would be involved. Mr. Hunter replied that they could be hired to do the work. He would ask them if they are interested and how much it would cost, but also determine what the cost would be if it were done within the Town. It is a big process, with lots of meetings and writing. Mr. Hunter said that a professional is really needed to do the preparation and move the project forward, with the input of the Planning Board.

Mr. Maki suggested that we could see what other towns have done or are doing. There are some sections of the current plan which were revised in 2008, but the educational component is missing from the current plan.

**OLD BUSINESS:**

**B. 7:15PM Public Hearing – SP – David Ricardo – Carver Recreation Center (#13-SP-413)**

Mr. Maki opened the public hearing at 7:15pm on the application of David Ricardo, representing the Carver Recreation Center, requesting a Special Permit for 247B Tremont Street, Carver, MA, to exceed the signage dimensional requirements (notice, Exhibit 2-A).

Mr. Ricardo, the general contractor hired to remodel the Benjamin Ellis School building, presented the proposal for the sign (application Exhibit 2-B). Originally it was to be a Boys & Girls Club, but just found out today that that fell through and it would now be a community center for the Young People's Alliance of Carver.

Mr. Cavicchi asked about exterior lighting for the sign. Mr. Ricardo replied that there is illumination of a flag pole, which will cover the sign. Ms. Hanlon asked if there would be any color on the sign. Mr. Ricardo answered that the board would be white and the letters and trim could be black or the same green as is on the building. The sign is made of Azek, designed to be maintenance-free, and is ready now.

Both Mr. Hunter and Mr. Cavicchi have seen the building and agree that it is beautifully renovated. Mr. Ricardo explained that there is a computer room, and arts and crafts room, a kitchen, a wheelchair lift, and accessible bathrooms.

**PUBLIC COMMENT:** Abutters Mr. & Mrs. Tom and Laura McNamara of 246 Tremont Street, Carver, inquired if the sign lighting would be shrouded to prevent spillage to the neighbor's properties. They also thought it was to be a Boys & Girls Club and were concerned that this was the first they had heard of the Young People's Alliance of Carver. They are concerned that abutters were not notified of the change in plans, and that kids will be dropping in, loitering, smoking pot, tagging and huffing. They want to know if there will be structured programs. Mr. Ricardo informed them that Ms. Lisa Blair is taking charge of the organization, and that she is very happy to speak with people about it. Mr. Hunter explained to Mr. & Mrs. McNamara that it is a private organization and that they should speak with Ms. Blair and their board. Ms. Hanlon suggested that they contact the Chief of Police about needles and paraphernalia found around the property.

**MOTION:** by Ms. Hanlon to close the Public Hearing for the application of David Ricardo, representing the Carver Recreation Center, requesting a Special Permit for 247B Tremont St.

**SECOND:** by Mr. Cavicchi

**MOVED UNANIMOUSLY**

Ms. Hanlon asked if the taxes are current on the property, and they are. Mr. Robinson asked about landscaping around the sign. Mr. Ricardo answered that the sign is blocked in and that there would be mulch and flowers planted by the girl scouts.

**MOTION:** by Ms. Hanlon to approve the Special Permit application of David Ricardo for a 4'x 66" sign with the conditions that it have gooseneck lighting, the sign trim and lettering be either black or green, that it be made of Azek (PVC wrapped pressure treated wood), there be building and electrical permits, and the other standard conditions.

**SECOND:** by Mr. Cavicchi

**APPROVED UNANIMOUSLY**

#### **OTHER BUSINESS:**

##### **C. Planning Board Notes:**

Ms. Hanlon stated that she has seen lots of signs around town for "In-House Tutoring," particularly at South Meadow and Route 58, and does not recall permitting them. Mr. Hunter will check with the Inspections department to see if they have processed anything.

Ms. Hanlon also informed the Board that the Medical Marijuana By-law Sub-committee had their first meeting and had lots of information from the internet to read. They will meet again on July 25, 2013, at 10:00am. At this time no citizen has come forward to participate.

##### **D. Planner's Notes:**

Mr. Hunter informed the Board that the new interim Administrator, Mr. Jim Purcell, is working 18 hours a week. He also told them that Agway will be coming before the Board next meeting,

that they are moving forward to be in front of SLT on Marion Drive.

**E. Approval of Minutes: June 18, 2013** (Exhibit 3)

**MOTION:** by Ms. Hanlon to approve minutes of June 18, 2013 as written

**SECOND:** by Mr. Robinson

**APPROVED, 7:15pm: AYE** – Bruce Maki, Rosemarie Hanlon, Kevin Robinson;

**ABSTAIN** – Chad Cavicchi

**F. Correspondence:** None

**J. Adjournment:**

**MOTION:** by Ms. Hanlon to adjourn

**SECOND:** by Mr. Cavicchi

**APPROVED UNANIMOUSLY**

**The Carver Planning Board meeting was adjourned at 7:37pm on July 16, 2013.**

**Table of Documents**

Exhibit 1	Meeting Agenda – July 16, 2013
Exhibit 2-A	Public Hearing Notice – Special Permit for David Ricardo, Carver Recreation Center
2-B	Application for Special Permit, Ricardo, Carver Recreation Center
Exhibit 3	Planning Board Minutes June 18, 2013