



# TOWN OF CARVER

## Office of Planning & Community Development

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### Planning Board Minutes August 11, 2015

Posted in Accordance with the Provisions of M.G.L. Chapter 30A, Section 20B, authorized person Jack Hunter.

The Carver Planning Board met on August 11, 2015, at the Carver Town Hall, Meeting Room # 1, 108 Main Street, Carver, Massachusetts. Mr. Bruce Maki opened the meeting at 7:00pm.

**PRESENT:** Bruce Maki, Chair; William Sinclair, Secretary; Kevin Robinson

**ABSENT:** Chad Cavicchi; Jim Hoffman, Vice-Chair;

**ALSO PRESENT:** Jack Hunter, Director of Planning and Community Development; Jill Martins, Administrative Assistant; members of the public

#### NEW BUSINESS

**A. Sign Permit—South Meadow Village – Directional Signs – Discussion and possible vote (#P-447-15-S) Discussion and possible vote (Exhibit 2)**

Mr. Hunter advised the Board the applicant was asking for approval of a temporary sign for the Holly Fair at South Meadow Village. This will be an automatic renewal. The signs will be placed in four (4) locations in the Town for 2 weeks. 1. Savery Avenue, 2. Intersection of Rte. 58 and Tremont Street 3. Fire Station (Green Street) 4. South Meadow Road.

**MOTION:** by **Mr. Sinclair** to approve the sign for South Meadow Village – Holly Fair

**SECOND:** **Kevin Robinson**

**APPROVED UNANIMOUSLY**

**B. Sign Permit – Round Table Games 128 Main Street Suite A - (#P-446-15-S)—discussion and possible vote (Exhibit 3)**

Mr. Hunter advised the Board that Chris and Candace Zahnzinger, owners of RoundTable Games were asking for approval of a sign for their business. The business will be open 7 days a week with hours of 10am – 10pm with Friday hours possibly being until 11pm. Will Sinclair asked if the signs will have lighting to which they responded no.

**MOTION:** by **Mr. Sinclair** to approve the sign on the conditions of owners applying for a building permit and the sign to have no lights.

**SECOND:** by **Mr. Robinson**

**APPROVED UNANIMOUSLY**

**C. Minor Modification – Landmark Auto Sales – 38 North Main Street – (#P282-15-MM) Discussion and possible vote (Exhibit 4)**

Mr. Hunter advised the board that Carmino Alonge, owner of Landmark Auto Sales was seeking approval on increasing the number of vehicles he could park on his lot from 3 to 15.

Mr. Alonge addressed the Board and advised them that the vehicles would all be parked in the lot out back. Mr. Sinclair asked if it would be required to have those spots striped.

**MOTION:** by **Mr. Sinclair** to approve the additional parking spots.

**SECOND:** by **Mr. Robinson** with conditions of plans being submitted to the Board of Selectmen and the striping of the spots being done before initiating the increase in car sales.

**APPROVED UNANIMOUSLY**

**D. Sign Permit – Landmark Auto Sales – 38 North Main Street - (#P-445-15-S) — discussion and possible vote (Exhibit 5)**

Mr. Hunter advised the Board that Mr. Alonge was seeking approval for placing a sign of the **Pylon** in front of his business.

**MOTION:** by **Mr. Sinclair** to approve the sign

**SECOND:** by **Mr. Robinson**

**APPROVED UNANIMOUSLY**

**E. Receipt of Plans – Form A – Krisfanie Development – Silva Street – Discussion (#P-572-15-A) (Exhibit 6)**

Mr. Hunter informed the Board that the property owner would like to create a rear lot on his property. His proposed rear lot meets all the criteria for a rear lot. However, the frontage for the rear lot is on Old Purchase St., which is a legal paper street but has never been constructed. In order for it to meet the town bylaws the 40 ft portion of Old Purchase Street would need to be improved to town standards. The applicant has met with Mr. Hunter and John Woods, DPW Superintendent and their proposed plans do meet the town standards. It is Mr. Hunter understanding that by the next Planning Board meeting these improvements will be finished. Mr. Hunter will have Mr. Woods inspect the road prior to the next meeting.

**F. Planning Board Notes**

Mr. Robinson stated how impressed he was with Crystal Lakes Community Garden. Mr. Maki, Mr. Sinclair and Mr. Robinson all took the opportunity recognize Mr. Hunter on his years of dedication to the Town of Carver. They wished him the best of luck and told him he will be missed.

**G. Planner's Notes**

Master Planner Committee Appointments – each board to appoint a member. Mr. Hunter advised he had received 2 requests from town citizens. Mr. Rich Bock, currently on the Finance Committee and Andy Cardarelli who is also a member of the Finance Committee. Mr. Sinclair questioned with the above 2 town citizens would it be a conflict for the Finance Committee to appoint one more. (Exhibit 7)

**MOTION:** by Mr. Sinclair to appoint Sarah Hewins, Helen Marone, Rick Buck and Andy Cardarelli to Master Plan.

**SECOND:** by Mr. Robinson.

**H. Planner's Notes**

Mr. Hunter advised the Board of the invitation from the Fire Department for the ground breaking ceremony to be held on Tuesday, September 1 at 5:30 pm. Mr. Hunter also distributed an approval letter from the Attorney General's Office approving the 2015 Town Meeting Zoning articles. (Exhibit 8)

**I. Correspondence**

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

**SECOND:** by Mr. Robinson

**APPROVED UNANIMOUSLY**

**The Carver Planning Board meeting was adjourned at 7:42 pm on August 11, 2015**

Respectfully submitted,

Jill Martins

**Table of Documents**

Exhibit 1	Meeting Agenda – August 11, 2015
Exhibit 2	Sign permit South Meadow Village
Exhibit 3	Sign permit Roundtable Games
Exhibit 4	Minor modification application Landmark Auto Sales
Exhibit 5	Sign Permit, Landmark Auto Sales
Exhibit 6	Krisfanie Application and Plans
Exhibit 7	Committee Appointments
Exhibit 8	Attorney General Zoning Article Approval