



TOWN OF CARVER

Office of Planning & Community Development

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Planning Board Minutes August 12, 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 August 12, 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; Kevin Robinson **ABSENT:** Chad Cavicchi

ALSO PRESENT: Jack Hunter, Director of Planning and Community Development; Kevin Wrightington, Wrightington Gas; Rebecca Stamper, All Phases Mechanical; Peter Allegrini, Signs By Design; Bill Madden, GAF Engineering; George Rogers, AD Makepeace; Rev. Barry Hanson, Crossroads Community Church; Kathy Kay, Administrative Assistant; members of the public

NEW BUSINESS

A. Minor Modification – Wrightington Gas – 312 Tremont Street – DISCUSSION AND POSSIBLE VOTE

Mr. Hunter prefaced the presentation by reminding the Board that they had approved a minor modification for Wrightington Gas for a garage, and that Wrightington Gas now needs to vacate their Kingston premises and would like to move all their equipment to Carver. Mr. Hunter said he had spoken with the Deputy Fire Chief, who has approved the plan.

Mr. Kevin Wrightington of Wrightington Gas gave the Board details of the sites in Kingston and Carver and what has been stored at each, and asked the Board for permit to store and maintain all the tanks in Carver, as detailed in the application (Exhibit 2).

Board members asked for clarification as to how far the storage pads would be from Route 58, how thick they would be, how the structures would be anchored, and if there would be risk of contamination. Mr. Wrightington answered the questions to their satisfaction and explained that propane vaporizes so cannot contaminate the ground.

MOTION: by Mr. Maki to approve the application as a minor modification, with the conditions that there would be a limit of 475 cylinders, proper signage would be placed on the property, and all fire department requirements would be met.

SECOND: by Mr. Robinson

APPROVED UNANIMOUSLY

B. Receipt of Plans: Sign Permit – Mike Terrill –37 Fosdick Road: DISCUSSION AND POSSIBLE VOTE

Ms. Hanlon said the Board would return to this item later in the meeting, as the applicant was not present.

C. Receipt of Plans: Sign Permit – All Phases HVAC – 128 Main Street: DISCUSSION AND POSSIBLE VOTE

Mr. Hunter explained that All Phases Mechanical is a new business in town in Carver Square. Ms. Rebecca Stamper from All Phases Mechanical told the Board that the business is moving from East Wareham back to Carver and is applying for a sign permit for a building sign and marquee sign (Exhibit 3). It will be a metal sign, red, blue and white, with no lighting.

MOTION: by Mr. Maki to approve the sign with a building permit and no lighting

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

D. Receipt of Plans: Special Permit/Site Plan Review – Erickson JCM – 287 Tremont Street: Discussion

Mr. Hunter informed the Board that in October 2006 the Planning Board had approved a new Erickson's Ice Cream with a drive-through. In 2008 they asked for an extension. In 2009 the legislature passed the Permit Extension Act, allowing all valid permits to get an automatic four year extension, so the current permit for JCM Acquisitions is valid till October 2014. JCM believes they cannot begin the project by then, so are asking for an extension of the original permit (Exhibit 4).

MOTION: by Mr. Maki to set a public hearing for Erickson's Ice Cream on September 2, 2014, at 7:15pm

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

E. Receipt of Plans: Special Permit/Site Plan Review – General Dollar – 2 Linton Street: Discussion

Mr. Hunter informed the Board that this application (Exhibit 5) is for the lot next to the Landmark building owned by Anthony Alonge. The lot is vacant and there is a purchase and sales agreement, with plans for a Dollar General store.

MOTION: by Mr. Maki to set a public hearing for Dollar General on September 2, 2014, at 7:30pm

SECOND: by Mr. Robinson

APPROVED UNANIMOUSLY

OLD BUSINESS

F. Receipt of Plans (continuation): Sign Permit – South Coast Development – 303 Tremont Street (#P-401-14-S/CC#537): DISCUSSION AND POSSIBLE VOTE

Mr. Hunter reviewed the Board's questions from the previous meeting about the sign permit application. Mr. Peter Allegrini of Signs By Design, 72 North Main Street, reviewed the sign permit application for South Coast Development (Exhibit 6) for five directional signs made of aluminum and mounted on galvanized posts. They would be located at Rochester Road and South Main Street, South Main and Tremont Street in the area of the Smokehouse, 230 Tremont Street, north of Lakeview, on Route 58 at the Carver town line, and on Tremont at Shoestring Lane.

Mr. Robinson expressed concern about setting a precedent for other businesses to put up directional signs. Mr. Maki recommended limiting the number to four.

MOTION: by Mr. Maki to approve four signs out of the five, omitting the one at Tremont and Shoestring

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

G. 7:15 PM PUBLIC HEARING Special Permit/Site Plan Review – Read Custom Soils – Off Federal Road (#P-427-14-SP/SPR:CC#524): DISCUSSION AND POSSIBLE VOTE

Ms. Hanlon read out the public hearing notice (Exhibit 7-A) for Read Custom Soils special permit and site plan review applications, opening the hearing at 7:35pm.

Mr. Bill Madden of GAF Engineering and Mr. George Rogers of AD Makepeace were present to discuss the application of Read Custom Soils, a subsidiary of AD Makepeace. Mr. Madden reviewed the plans, location and surrounding area for the soil mixing facility. There will be a boulevard entrance, with truck scales to weigh all incoming and outgoing vehicles. Two buildings under 7500 sf are planned, so no sprinkler system is needed. They are asking for special permits for a stone monument sign, impervious water spots, reduced parking, and manufacturing use in an industrial zone. Mr. Madden said they had gone before the Conservation Commission and received an approval on the wetlands delineation. The plan avoids the wetlands.

Mr. Hunter told the Board there had been a technical review meeting for the project and reviewed the departments' responses (Exhibit 7-B). As a condition, Mr. Madden said that Class A combustible items will not be stored in large quantities.

Mr. Hunter also told the Board that he had heard from two abutters who are concerned about traffic. Mr. Madden said there would be 100 truck trips per day for soil blending and 30 employee vehicle trips per day, plus gravel trucks for earth removal, for a total of 260 trips per day. No more than 40 trucks will go north toward Plymouth.

PUBLIC COMMENT:

Ms. Jen Bogart of 116 Cranberry Road, who is chair of the Bike Path Committee, told the Board she is petrified of the traffic, that she doesn't feel safe using the road now recreationally, for biking and walking, as it is so narrow. She said Cranberry Road is not meant for large trucks and that they usually cross the lanes when turning from Federal Road onto Cranberry Road. She asked if there is something AD Makepeace or the Town can do to make the roads safer.

Mr. Sean Bogart of 116 Cranberry Road asked if the trucks will be washed as they exit as a means of dust control. He also said he does not believe Cranberry road is sustainable for long term with the added truck traffic. Mr. Bogart asked if the buffer of trees on the northern boundary would be guaranteed to be maintained as a sound buffer, as he already hears sounds from the Ocean Spray facility.

Mr. Michael Mihalec of 124 Cranberry Road asked about using the gravel road near the entrance of Myles Standish State Forest, if the highway department could look at the width of Federal Road, Tremont Street and Cranberry Road, and what the operation hours would be. Mr. Madden said operation would be from 7:00 am to 5:00pm. Mr. Rogers said that the trucks using the facility have 28' trailers as opposed to the bog trailers, which are 48', and are 8.5' wide, the maximum allowed.

Ms. Hanlon asked Mr. Madden to get the road dimensions and asked for a report of the traffic study done in the area. Mr. Hunter said he would request a count from SRPEDD and asked Mr. Madden and Mr. Shawn Martin to look at the intersection of Federal and Cranberry Roads.

Mr. Bogart told the Board that the Bike Path Committee is working on sending bikes down Cranberry Road.

Ms. Patty Batson of 78 Cranberry Road lives near the turn from Federal Road onto Cranberry Road and said that truck traffic starts at 6:45am for earth removal and that the truck traffic is constant. She has counted up to 17 trucks per hour, and during cranberry season it is 40 trucks per hour. She was concerned about maintenance of Cranberry Road and the noise from the trucks and asked if they could be directed down Hammond Road. Ms. Batson was also concerned about bulk storage at the earth removal site and asked who would monitor it. Mr. Hunter answered that the Board of Health monitors the scales and the Earth Removal Committee monitors the traffic.

Mr. Allegrini of 113 South Meadow Road suggested there could be a “No Jake Brake” sign to help with noise reduction. Ms. Batson said there is already a “No Brake Zone” sign.

Ms. Hanlon noted that her experience with AD Makepeace has shown her that they are very concerned with accommodating residents.

MOTION: by Mr. Maki to schedule a site visit on August 25, 2014, at 4:30pm

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

MOTION: by Mr. Maki to continue the public hearing to September 2, 2014, at 7:45pm

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

H. 7:30 PM PUBLIC HEARING: Special Permit – Crossroads Carver Church – 307 Tremont Street (#P-562-14-SP): DISCUSSION AND POSSIBLE VOTE

Ms. Hanlon read out the public hearing notice (Exhibit 8-A) for Crossroads Carver Church special permit application (Exhibit 8-B), opening the hearing at 8:55pm.

Pastor Barry Hanson of Crossroads Community Church and Mr. Allegrini were present to discuss the application. Mr. Allegrini explained that the reason for the internally lit sign was so that it could be easily read, as it is a very dark area of town. He said the sign would have LED lighting, which is much easier on the eyes than fluorescent. It would be lit from dusk to dawn, but could be put on a timer so it is not on all night long.

Mr. Robinson expressed concern about setting a precedent for other internally lit signs. Mr. Allegrini stressed the safety benefit for the area in providing more light. There was a lengthy discussion between the Board, Rev. Hanson and Mr. Allegrini, as this was the first special permit for an internally lit sign to come before the Board, and they did not have a clear picture of what the sign would look like.

MOTION: by Mr. Maki to continue the public hearing to September 2, 2014, at 8:00pm, to allow the opportunity to see a sample of a similar sign

SECOND: by Mr. Robinson

DENIED: 1-3-0

AYE: Maki

NAY: Hanlon, Hoffman, Robinson

MOTION: by Mr. Hoffman to close the public hearing for Crossroads Carver Church

SECOND: by Mr. Maki

APPROVED UNANIMOUSLY

MOTION: by Mr. Hoffman to approve the application for the sign for Crossroads Carver Church

SECOND: by Mr. Robinson

APPROVED UNANIMOUSLY

I. 7:45 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 informed the Board that Mr. George Millett had requested another continuance of the public hearing for Marketplace Square (Exhibit 9). The Title V inspections have been done but the reports are not yet prepared.

MOTION: by Mr. Maki to continue the public hearing for Marketplace Square to September 16, 2014, at 7:15pm

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

NEW BUSINESS

B. Receipt of Plans: Sign Permit – Mike Terrill –37 Fosdick Road: DISCUSSION AND POSSIBLE VOTE (Application Exhibit 10)

The Board tabled this item to the next meeting, as the applicant was not present.

OTHER BUSINESS

J. Planning Board Notes

Mr. Maki announced that there is still money available through the Local Housing Partnership to assist people who are going through a foreclosure, and they should contact Mr. Hunter for more information.

K. Planner's Notes

Mr. Hunter reported that the Town, in partnership with Halifax, received a Community Development Block Grant this year.

Mr. Hunter told the Board that the Selectmen will be changing their meeting schedule to the first and third Tuesdays of the month, and are asking the Planning Board to consider meeting on the second and fourth Tuesdays.

Mr. Hunter informed the Board that the application received for the alternate position was withdrawn.

L. Approval of Minutes: May 20, 2014 – Possible Revision: DISCUSSION AND POSSIBLE VOTE; June 17, 2014 & July 15, 2014: DISCUSSION AND POSSIBLE VOTE

The Board received a letter from Mr. Robert Belbin (Exhibit 11) requesting that changes be made to the Board's approved minutes of May 20, 2014. Mr. Hunter reviewed the letter and made recommendations for changes to the minutes as written in Exhibit 12.

MOTION: by Mr. Maki to approve the revised minutes of May 20, 2014 as written

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY at 9:47pm

MOTION: by Mr. Maki to approve the minutes of June 17, 2014 as written (Exhibit 13)

SECOND: by Mr. Hoffman

APPROVED 3-0-1 at 9:48pm

AYE: Hanlon, Hoffman, Maki

ABSTAIN: Robinson

MOTION: by Mr. Maki to approve the minutes of July 15, 2014 as written (Exhibit 14)

SECOND: by Mr. Hoffman

APPROVED 3-0-1 at 9:49pm

AYE: Hanlon, Hoffman, Maki

ABSTAIN: Robinson

M. Correspondence: None

ADJOURNMENT

MOTION: by Mr. Maki to adjourn

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

The Carver Planning Board meeting was adjourned at 9:50pm on August 12, 2014.

Respectfully submitted,

Kathy Kay

Table of Documents

Exhibit 1	Meeting Agenda – August 12, 2014
Exhibit 2	Application for Minor Modification WGI Realty Trust & Wrightington Gas
Exhibit 3	Sign Permit Application by Carl Tucci
Exhibit 4	Application for Site Plan Review by JCM Carver Acquisitions LLC
Exhibit 5	Application for Site Plan Review by Garrett Homes LLC
Exhibit 6	Sign Permit application for South Coast Development
Exhibit 7-A	Public Hearing Notice for Read Custom Soils
Exhibit 7-B	Department Reviews for Read Custom Soils
Exhibit 8-A	Public Hearing Notice for Crossroads Carver Church
Exhibit 8-B	Application for Special Permit by Crossroads Carver Church
Exhibit 9	George Millett email of 8/11/14
Exhibit 10	Sign Permit application for Michael Terrill
Exhibit 11	Robert Belbin letter of 7/19/14
Exhibit 12	Proposed revised Planning Board meeting minutes of 5/20/14
Exhibit 13	Draft Planning Board meeting minutes for 6/17/14
Exhibit 14	Draft Planning Board meeting minutes for 7/15/14
Exhibit 15	Planning Board 8/12/14 meeting sign-in sheet