



# TOWN OF CARVER

## Office of Planning & Community Development

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### Planning Board Minutes August 6, 2013

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 6, 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; William Sinclair, Member

**ABSENT:** Kevin Robinson, Secretary; Chad Cavicchi, Member

**ALSO PRESENT:** Jack Hunter, Director of Planning and Community Development

#### NEW BUSINESS:

**A. Receipt of Plans – Sign Permit – Farouk Ahmed – Carver Gas & Convenience (#13-S-414)**

Mr. Hunter informed the Board that Mr. Farouk had applied for a directional sign for his store, Carver Gas & Convenience, but he owes back taxes. He tried to contact Mr. Farouk but has not heard from him, so the application will be placed on hold but kept open.

**B. Receipt of Plans – Special Permit/Site Plan review – Crop Production Services – Marion Drive (#13-SP/SPR-415) (Exhibit 2)**

Mr. Hunter informed the Board that this is the application for the Agway which is currently on Plymouth Street near the Plymouth border, but is looking to move to the other end of Plymouth Street, into a larger space. The proposed plan is for an almost 13,000 sq ft office, retail, and warehouse space. From preliminary meetings that Mr. Hunter has had with the applicant, he believes the plans meet all the zoning restrictions.

**MOTION:** by Mr. Sinclair to set a public hearing for the application of Crop Production Services on September 3, 2013, at 7:15pm.

**SECOND:** by Ms. Hanlon

**APPROVED UNANIMOUSLY**

Mr. Hunter said there will be a technical review committee meeting on August 22, 2013.

#### OLD BUSINESS:

**C. 7:15PM Public Hearing – Form C – Sunshine Preserve/Rocky Meadow Development Corp. (#13-C-410)**

Mr. Maki opened the public hearing at 7:16pm. Mr. Hunter received two requests from Mr. Richard Rheume on behalf of the Rocky Meadow Development Corporation. One was for a sixty day extension (Exhibit 3), and the other was for a postponement of the Sunshine Preserve public hearing to the next Planning Board meeting (Exhibit 4).

**MOTION:** by Mr. Sinclair to extend by 60 days the deadline for the decision for the Sunshine Preserve Form C application, to October 6, 2013

**SECOND:** by Ms. Hanlon

**APPROVED UNANIMOUSLY**

**MOTION:** by Mr. Sinclair to continue the public hearing for Sunshine Preserve to August 20, 2013, at 7:15pm

**SECOND:** by Ms. Hanlon

**APPROVED UNANIMOUSLY**

Mr. Hunter informed the Board that he had received revised plans for Sunshine Preserve and asked the Fire Department, Board of Health, and Town engineer to review them, and he has already received their approvals.

**OTHER BUSINESS:**

**D. Planning Board Notes:**

Ms. Hanlon informed the Board that the Medical Marijuana By-Law Sub-committee decided to appoint two members to prepare some by-laws to be presented at the next meeting in the end of August. The two appointed were Mr. Robert Tinkham and Mr. Jack Hunter.

**E. Planner's Notes:**

Mr. Hunter told the Board that there are three requests for proposals. One was for Town Meeting Community Preservation Act (CPA) money for purchase and rehab. There has been only one response, but it was a competitive bid. Another was for CPA money for a new roof and electrical system for the Atwood House. This is close to going public. Mr. Hunter is preparing the third to use the North Carver landfill for a solar project, but the Town has to decide whether to buy the electricity or not.

Mr. Hunter also told the Board that the Whitworth property is to be auctioned off on Monday, August 12<sup>th</sup>, at 11:00am, and he will be there.

Mr. Hunter also informed the Board that he is working with the Buildings Study Committee to have a peer review for plans for new police, fire, and elementary school buildings. This would be a neutral, non-biased review of the plans and what has been done in the past, and would be able to determine if they are going in the right direction or need revision. Mr. Hunter sent out four requests and received two responses, one from UMass Boston and one from UMass Amherst. These will be presented to the Selectmen on August 27<sup>th</sup>.

**F. Approval of Minutes: July 16, 2013 (Exhibit 5)**

**MOTION:** by Ms. Hanlon to approve minutes of July 16, 2013 as written

**SECOND:** by Mr. Maki (Mr. Sinclair abstained as he was not present)

**APPROVED, 7:12pm: AYE** – Bruce Maki, Rosemarie Hanlon

**ABSTAIN** – William Sinclair

**G. Correspondence:**

Mr. Hunter wrote a letter (Exhibit 6) to Mr. Frank DeFelice, the Town Building Commissioner, about the illegal sign at the intersection of Main and South Meadow Streets, and informed the Board that the sign had already been removed.

**H. Adjournment:**

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

**SECOND:** by Ms. Hanlon

**APPROVED UNANIMOUSLY**

**The Carver Planning Board meeting was adjourned at 7:20pm on August 6, 2013.**

**Table of Documents**

Exhibit 1	Meeting Agenda – August 6, 2013
Exhibit 2	Special Permit & Site Plan Review Applications and Plans for Crop Production Services
Exhibit 3	Letter from Richard Rheume, Prime Engineering, dated 8/1/13
Exhibit 4	Letter from Richard Rheume, Prime Engineering, dated 7/15/13
Exhibit 5	Planning Board Minutes July 16, 2013
Exhibit 6	Letter from Jack Hunter to Frank DeFelice, dated 7/25/13