



TOWN OF CARVER

Office of Planning & Community Development

108 Main Street
Carver, MA 020

Phone: (508) 866-3450
Fax: (508) 866-3430
E-mail: jack.hunter@carverma.org

Planning Board Minutes September 2, 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 September 2, 2014, at the Carver Town Hall, Meeting Room # 1, 108 Main Street, Carver, Massachusetts. Ms. Rosemarie Hanlon opened the meeting at 7:03pm.

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

ALSO PRESENT: Jack Hunter, Director of Planning and Community Development; Gary Eucalitto, Garrett Homes LLC; Alan Carpenter, CPH Design, Inc; Bill Madden, GAF Engineering; George Rogers, AD Makepeace; Shawn Martin, Fuss & O'Neill; Kathy Kay, Administrative Assistant; members of the public

NEW BUSINESS

A. Receipt of Plans: Sign Permit – Mike Terrill –37 Fosdick Road (#P-438-14-S):

DISCUSSION AND POSSIBLE VOTE

Mr. Hunter presented the sign permit application (Exhibit 2) for Mr. Mike Terrill of 37 Fosdick Road. He said that the State Police requires a sign for selling used cars. There will be no lighting.

MOTION: by Mr. Maki to approve the application for the sign for 37 Fosdick Road with the condition of no lighting

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

OTHER BUSINESS

E. Planning Board Notes

Mr. Robinson asked about the status of the baseball lot on Forest Street and if he could take care of it. Mr. Hunter told him that it is included in a group of parcels that are being looked at by the Recreation Committee as to how to use the space. They are meeting September 3, 2014, at 7:00pm in the basement of the Town Hall, for a presentation

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.

Mr. Hoffman asked about the alternate position. Mr. Hunter explained that it is only needed for special permits and has been vacant for over a year. He said the position is appointed by joint approval of the Planning Board and Board of Selectmen (BOS). Mr. Hunter will ask the BOS to put it on their agenda.

Ms. Hanlon noted that there were additional signs beyond what was approved by the Planning Board. She texted Mr. Peter Allegrini, who responded that they were installed in error and would be removed.

F. Planner's Notes

Mr. Hunter informed the Board that he had received complaints about the welding sign, the National EMS Institute sign and banners, used cars on North Main Street and across from Eagle Gas, and the sign at Quickee's and Nancy Green's. He has contacted the respective owners.

OLD BUSINESS

B. 7:15 PM PUBLIC HEARING: Special Permit/Site Plan Review – Erickson's/JCM – 287 Tremont Street (#P-106-14-SP/SPR): Discussion

Ms. Hanlon opened the public hearing for Erickson's/JCM at 7:18pm, reading out the notice (Exhibit 3-A). Mr. Hunter told the Board that Atty. Edward Angley had emailed a request to continue the hearing (Exhibit 3-B). Mr. Hunter also spoke with Mr. Goldrosen of Kopelman and Paige about the status of the original application. Mr. Goldrosen responded via email (Exhibit 3-C), noting that there are new stormwater regulations since the original application in 2008, with which they would need to comply with this application (Exhibit 3-D).

Erickson's can choose to apply for a building permit now with their plans as they are.

MOTION: by Mr. Maki to continue the public hearing for Erickson's/JCM to September 16, 2014, at 7:15pm

SECOND: by Mr. Hoffman

AMENDMENT: Mr. Maki amended his motion to 7:30pm on September 16, 2014

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

OTHER BUSINESS

G. Approval of Minutes: August 12, 2014: DISCUSSION AND POSSIBLE VOTE

MOTION: by Mr. Maki to approve the minutes of August 12, 2014 as written (Exhibit 4)

SECOND: by Mr. Hoffman

APPROVED 4-0-1 at 7:23pm

AYE: Hanlon, Hoffman, Maki, Robinson

ABSTAIN: Cavicchi

F. Planner's Notes

Mr. Hunter reminded 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 starting in October. There were no objections from the Board. The next Planning Board meeting will be September 16, 2014, then October 14th and 28th.

Mr. Hunter informed the Board that Shorey Precast had broken ground. He also told them that he had a tour of the Decas facilities, which employs about 200 people.

Mr. Maki asked about the status of Crop Production Services. Mr. Hunter said that where so much of their business is with the cranberry industry and business is down, they are waiting until the spring to begin work.

OLD BUSINESS

C. 7:30 PM PUBLIC HEARING: Special Permit/Site Plan Review – Garrett Homes LLC/Dollar General – 44 North Main Street (#P-563-14-SPR): Discussion

Ms. Hanlon opened the public hearing for Garrett Homes/Dollar General at 7:30pm, reading out the notice (Exhibit 5-A, includes application). Mr. Gary Eucalitto, one of the development team for Dollar General stores, gave the Board an overview of the history of the store, which started in the mid-west. Mr. Alan Carpenter, architect for CPH Design Inc, reviewed the revised plans for the Board (detailed in the attached Exhibit 5-B), having made changes based on the technical review comments.

Ms. Hanlon asked for a HazMat plan, and Mr. Robinson asked about a retaining wall. Mr. Hunter highlighted some of the comments from the technical review (Exhibit 5-C), noting there are no wetlands, and Mr. Shawn Martin of Fuss & O'Neill reviewed his comments (included in Exhibit 5-C), stating he had no real problems with the revised plan.

PUBLIC COMMENT: None.

Mr. Hunter noted that the location of the well and septic tank are needed, as well as a HazMat plan, if necessary.

MOTION: by Mr. Maki to continue the public hearing for Garrett Homes, LLC to September 16, 2014, at 7:45pm

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

MOTION: by Mr. Maki to schedule a site visit on September 9, 2014, at 5:00pm

SECOND: by Mr. Robinson

APPROVED UNANIMOUSLY

D. 7:45 PM PUBLIC HEARING (continuation) Special Permit/Site Plan Review – Read Custom Soils – Off Federal Road (#P-427-14-SP/SPR:CC#524): DISCUSSION AND POSSIBLE VOTE

Ms. Hanlon continued the public hearing for Read Custom Soils special permit and site plan review applications, at 8:05pm. Mr. Hunter reviewed for the Board the site visit attended by Mr. Maki, Mr. Hoffman, Mr. Martin, Mr. John Woods, DPW Superintendent, Mr. Bill Madden of GAF Engineering, and Ms. Jen Bogart, abutter. He noted that SRPEDD had done traffic counts on Cranberry road between Tremont Street and Federal Road (Exhibit 6-A), and said Mr. Woods was prepared to make improvements to Cranberry Road with money from the DPW budget.

Mr. Hunter reminded the Board that the technical review raised no concerns about the inside of the site. Mr. Madden reviewed his responses to the comments at the public hearing on August 12, 2014 (Exhibit 6-B) for the Board. Mr. Martin suggested they focus on the intersection of Cranberry and Federal Roads and consider adjusting the angle of the intersection.

PUBLIC COMMENT:

Mr. Sean Bogart of 116 Cranberry Road expressed his concern for an adequate buffer on the north side of the site, as sound travels easily over a long distance. He also expressed his concern that the speed needs to be 35mph on Cranberry Road for safe road share with bicycle riders and that moving the bike path is not an option, as riders are being directed down Cranberry Road to Myles Standish State Forest (MSSF).

Ms. Jen Bogart of 116 Cranberry Road noted that SRPEDD reached out to Carver to connect the bike path to MSSF and stated she has a legal right to ride a bike on any road. She also said that when Mr. Woods measured Cranberry Road he measured it at 10' 6", not 11'. Ms. Bogart asked how the soil blending facility vehicles would be regulated by the Earth Removal Committee.

Ms. Patty Batson of 78 Cranberry Road stated that the residents of Cranberry Village did not receive notice of the public hearing. She said she has counted trucks on the road and the SRPEDD report did not reflect the busy time. Mr. Hunter noted that the traffic count was done over a 48 hour period. Ms. Batson reiterated her concern for the condition of the road due to the added truck traffic and noted that even the speed limit is 30mph in front of her house, people leaving MSSF drive 50-60mph. Mr. Hunter said he would speak with the police chief about the speeding and ask for an accident report.

Ms. Laura McNamara of 246 Tremont Street voiced her support for her neighbors on Cranberry Road. She said she has suggested road improvements to the Town and is concerned about the environmental impact of the truck traffic and the elimination of habitat for wildlife.

Mr. George Medina of 18 Jefferson Way, President of Cranberry Village Association, said he would like a sign for truck braking on Cranberry Road. He also said that the Association owns the corner at Federal Road and they would like to see the corner smoothed out.

Ms. Hanlon asked if Mr. Madden and the Town could work together to come up with a safer resolution for the Cranberry and Federal Roads issue. Mr. Madden said he would, and Mr. Hunter reiterated Mr. Woods willingness to make improvements.

MOTION: by Mr. Maki to continue the public hearing for Read Custom Soils to September 16, 2014, at 8:00pm

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

H. Correspondence: None

ADJOURNMENT

MOTION: by Mr. Maki to adjourn

SECOND: by Mr. Robinson

APPROVED UNANIMOUSLY

The Carver Planning Board meeting was adjourned at 9:20pm on September 2, 2014.

Respectfully submitted,
Kathy Kay

Table of Documents

Exhibit 1	Meeting Agenda – September 2, 2014
Exhibit 2	Sign Permit application for Michael Terrill
Exhibit 3-A	Public Hearing Notice for JCM Carver Acquisitions, LLC
Exhibit 3-B	email from Atty Edward Anglely dated 9/2/14
Exhibit 3-C	email from Atty John Goldrosen 8/28/14
Exhibit 3-D	JCM Carver Acquisitions applications for Special Permit and Site Plan Review
Exhibit 4	Draft Planning Board meeting minutes for 8/12/14
Exhibit 5-A	Public Hearing Notice for and application for Site Plan Approval from Garrett Homes LLC
Exhibit 5-B	Alan Carpenter, CPH Design, response letter dated 9/2/14 and plans
Exhibit 5-C	Town of Carver Technical Review comments for 44 North Main Street
Exhibit 6-A	SRPEDD road traffic counts Cranberry and Federal Roads
Exhibit 6-B	Public Hearing response comments from William Madden, GAF Engineering, 9/2/14
Exhibit 7	Planning Board 9/2/14 meeting sign-in sheet