



# TOWN OF CARVER

## Office of Planning & Community Development

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### Planning Board Minutes September 16, 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 16, 2014, at the Carver Town Hall, Meeting Room # 1, 108 Main Street, Carver, Massachusetts. Ms. Rosemarie Hanlon opened the meeting at 7:01pm.

**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; Beverly Roy, South Meadow Village; Caprice Desroches, Caprice's Creations; George Millett and Peter Pioppi, Marketplace Square; Gary Eucalitto, Dollar General; Nash Varadarajan, CPH Design; Bill Madden, GAF Engineering; Kathy Kay, Administrative Assistant; members of the public

#### NEW BUSINESS

**A. Receipt of Plans: Sign Permit – Beverly Roy/South Meadow Village –36-1 South Meadow Road (#P-381-14-S): DISCUSSION AND POSSIBLE VOTE**

Mr. Hunter introduced Ms. Beverly Roy of South Meadow Village. Ms. Roy said she is the chair for the South Meadow Village Holly Fair, and they want to increase their advertising for the fair this year. The fair is October 18, 2014, and they would like to place three signs around town (as noted on the map in Exhibit 2) two weeks before the fair.

**MOTION:** by Mr. Hoffman to approve the application for the sign for a two week period for South Meadow Village Holly Fair

**SECOND:** by Mr. Cavicchi

**APPROVED UNANIMOUSLY**

**B. Receipt of Plans: Sign Permit – Caprice Desroches/Caprice's Creations –66 Main St (#P-440-14-S): DISCUSSION AND POSSIBLE VOTE (application Exhibit 3)**

Ms. Caprice Desroches told the Board that she is opening a business at 66 Main Street called Caprice's Creations. She had spoken with Mr. Peter Allegrini of Signs By Design to get a marquee sign matching those that are already there, but does not yet have a design for a sign for the building. She said it would be the same style as the marquee signs, grey with black lettering, would meet Town requirements and have no lighting.

Mr. Hunter suggested that the application be tabled until the design could be shown to the Board, but that Ms. Desroches would not need to come back before the Board.

**MOTION:** by Mr. Robinson to table the application

**SECOND:** by Mr. Hoffman

**APPROVED UNANIMOUSLY**

## OTHER BUSINESS

### G. Planning Board Notes

Mr. Robinson asked if the Planning Board meetings' schedule was changing nights. Mr. Hunter confirmed that the next meeting would be October 14<sup>th</sup>.

### H. Planner's Notes – New Planning Board Schedule

Mr. Hunter reiterated that the planning board meetings would be on the second and fourth Tuesdays going forward, rather than the first and third.

Mr. Hunter told the Board that the North Carver Water District is happy to give a tour of the treatment plant to anyone.

Mr. Hunter also informed the Board that there is an application for a small sub-division on High Street before the Conservation Commission, and that Mr. Frank DeFelice, Building Commissioner, is retiring, with September 25, 2014 being his last day.

### I. Approval of Minutes: Not ready at this time.

### J. Correspondence: None

### H. Planner's Notes (continued)

Mr. Hunter told the Board that the Route 44 solar project has preliminary approval from the DEP and NStar. He said that NStar wants a Schedule Z to note the next recipient for electricity after the NCWD treatment plant, but that it is not necessary as the plant will be using all the electricity produced.

Ms. Hanlon asked if there was any update on the alternate position. Mr. Hunter said it is still open but there is a new resident who is considering the position.

## OLD BUSINESS

### C. 7:15 PM PUBLIC HEARING (continuation): Special Permit - Marketplace Square LLC – 124-128 Main St – Apartments Above Commercial and Minor Modification (#P-433-14-SP/MM): DISCUSSION AND POSSIBLE VOTE

Mr. George Millett, owner of 124 Main Street, accompanied by Mr. Peter Pioppi, manager of Carver Square, explained to the Board how the plans for the site made it difficult to find the septic and leaching fields, but they were now identified so that an engineer could proceed with plans. Mr. Millett asked the Board for one more extension for a month. Mr. Hunter told the Board that he will work on a plan with Mr. Millett to ensure that the commercial uses of the space will not exceed the septic limits, allowing for the needs of the residences.

PUBLIC COMMENT: None.

**MOTION:** by Mr. Maki to continue the public hearing for Marketplace Square to October 14, 2014, at 7:15pm

**SECOND:** by Mr. Robinson

**APPROVED UNANIMOUSLY**

**RECESS:** **MOTION:** by Mr. Maki to recess until 7:30pm

**SECOND:** by Mr. Cavicchi

**APPROVED UNANIMOUSLY at 7:21pm**

### D. 7:30 PM PUBLIC HEARING Special Permit/Site Plan Review – Erickson's/JCM – 287 Tremont Street (#P-106-14-SP/SPR): DISCUSSION AND POSSIBLE VOTE

Mr. Hunter presented the email request of Atty. Edward Angley (Exhibit 4) to postpone the hearing for Erickson's until the next meeting.

**MOTION:** by Mr. Maki to continue the public hearing for Erickson's/JCM, 287 Tremont Street, to October 14, 2014, at 7:30pm

**SECOND:** by Mr. Cavicchi

**APPROVED UNANIMOUSLY**

**RECESS: MOTION:** by Mr. Maki to recess until 7:45pm

**SECOND:** by Mr. Robinson

**APPROVED UNANIMOUSLY at 7:25pm**

**E. 7:45 PM PUBLIC HEARING Special Permit/Site Plan Review – Garrett Homes LLC/Dollar General – 44 North Main Street (#P-563-14-SPR): DISCUSSION AND POSSIBLE VOTE**

Mr. Hunter presented the correspondence between Mr. Alan Carpenter of CPH Design and Mr. Shawn Martin of Fuss and O'Neill with regard to changes made to the plan for Dollar General at 44 North Main Street (Exhibit 5). Mr. Hunter told the Board that they had a good site visit and Mr. Martin is fine with the revised plans.

Mr. Nash Varadarajan, one of the project managers for CPH Design, and Mr. Gary Eucalitto, one of the owners of Garrett Homes, LLC and on the development team, reviewed the changes based on the technical review comments.

Ms. Hanlon asked if there were a hazardous materials plan. Mr. Eucalitto replied that he has requested one but does not have it as yet, and will include it with the plans. Mr. Maki and Mr. Robinson expressed their concern about erosion and maintenance of the slope. Mr. Eucalitto explained that they are contracted to supervise the property for two years to ensure that it meets the approved conditions. Mr. Hoffman asked that it be made a condition to designate the snow storage location near Route 58 as the last choice.

**PUBLIC COMMENT:** None.

**MOTION:** by Mr. Maki to close the public hearing for Garrett Homes LLC/Dollar General

**SECOND:** by Mr. Hoffman

**APPROVED UNANIMOUSLY**

**The Public Hearing for Garrett Homes LLC/Dollar General was closed at 8:04pm on September 16, 2014.**

**MOTION:** by Mr. Maki to approve the Special Permit/Site Plan Review for Garrett Homes LLC/Dollar General with the following conditions:  
a HazMat plan be included; engineering changes as presented by Mr. Martin be made; landscape maintenance plan with erosion control be included; snow removal site along Route 58 be designated as the third site

**SECOND:** by Mr. Robinson

**APPROVED UNANIMOUSLY**

**F. 8:00 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**

Mr. Hunter reviewed the communications that had occurred between Mr. Martin, Mr. John Woods, DPW Superintendent, and Mr. Bill Madden with regard to the intersection of Cranberry and Federal Roads. Mr. Woods assured Mr. Hunter that there is money from the earth removal fees to make changes to the intersection, and said he can expedite the widening of Cranberry Road to accommodate a bike lane.

Mr. Bill Madden of GAF Engineering told the Board that revisions had been made as requested. He and Mr. Hunter presented three options that had been suggested to improve the Cranberry and Federal Roads intersection (Exhibit 6). Discussion followed as to the pros and cons of each and how the trucks would be accommodated.

**PUBLIC COMMENT:**

Ms. Lola Noseworthy, Vice President of the Cranberry Village Association, expressed her concern for the elderly residents, noting that they don't see or hear well and could be in danger from the speeding trucks.

Mr. Hunter said he had spoken with the Police Chief and there had been no accidents there in the last ten years.

Ms. Jen Bogart of 116 Cranberry Road thanked the Board for listening and taking into consideration their concerns and asked Mr. Hunter if he had spoken with the Police Chief about speeding. Mr. Hunter said he would address the issue with the Chief.

Ms. Patty Batson of 78 Cranberry Road asked for clarification of the proposed intersection changes and restated her concern for the amount of trucks using the road, the noise and the wear and tear on the road.

Mr. Hunter explained that GAF Engineering would submit engineering plans for the redesigned intersection to DPW, to be agreed upon by the Town, AD Makepeace engineering, and DPW, as a condition before a building permit would be issued, and that the Board would review the road issues after twelve months of the opening.

**MOTION:** by Mr. Maki to close the public hearing for Read Custom Soils

**SECOND:** by Mr. Robinson

**APPROVED UNANIMOUSLY**

**The Public Hearing for Read Custom Soils was closed at 9:01pm on September 16, 2014.**

**MOTION:** by Mr. Maki to approve the plans for Read Custom Soils with the conditions as discussed

**SECOND:** by Mr. Hoffman

**APPROVED 4-0-1**

AYE: Hanlon, Hoffman, Maki, Robinson

ABSTAIN: Cavicchi

**ADJOURNMENT**

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

**SECOND:** by Mr. Cavicchi

**APPROVED UNANIMOUSLY**

**The Carver Planning Board meeting was adjourned at 9:05pm on September 16, 2014.**

Respectfully submitted,

Kathy Kay

**Table of Documents**

Exhibit 1	Meeting Agenda – September 16, 2014
Exhibit 2	Sign Permit application by Beverly Roy
Exhibit 3	Sign Permit Application by Caprice Desroches
Exhibit 4	Email from Edward T. Angley, Esq. dated 9/16/14
Exhibit 5	Correspondence between CPH Design and Fuss & O'Neill 9/10/14 – 9/16/14
Exhibit 6	Proposed changes to intersection of Cranberry & Federal Roads
Exhibit 7	Planning Board 9/16/14 meeting sign-in sheet