



TOWN OF CARVER

Office of Planning & Community Development

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Planning Board Minutes May 12, 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 May 12, 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; Jim Hoffman, Vice-Chair; William Sinclair, Secretary; Kevin Robinson, Chad Cavicchi

ALSO PRESENT: Jack Hunter, Director of Planning and Community Development; Madeleine Pompei, Administrative Assistant; Peter Allegrini, Signs by Design; Shawn Martin, Fuss & O'Neill; members of the public

APPOINTMENT: Peter Allegrini – Commercial Signage

Mr. Allegrini stated that he felt the current sign permit fee was unfair to business owners in Carver. He would like to see the fee structure changed to something like a sliding scale. Business owners are paying up to 30% over the cost of the special permits to then add a sign. Mr. Sinclair stated the fees are just part of doing business. He stated that Carver has worked to make sure signs fit in with the rural character of the town. Mr. Sinclair stated that the fee scale could be tweaked, it may be a good project to take on. Mr. Sinclair stated that Mr. Allegrini's efforts were good and this should be looked at. Mr. Robinson stated he like the idea of a sliding scale. Mr. Hunter stated the sliding scale made sense. Suggested he meet with Mr. Allegrini to come up with a scale. It may have to be pushed off to the Master Plan, by laws would have to be reviewed. Mr. Maki asked if fees had been looked at before. Mr. Hunter replied not in a while. Mr. Allegrini stated he would meet with Mr. Hunter and thanked the Board for their consideration.

NEW BUSINESS

A. Sign Permit – Cape Cod Cleaning Systems – 49 North Main Street (P-443-15-S) – Discussion and possible vote (Exhibits 2 & 3)

Mr. Hunter stated this business would be going in the space Emerald Landscaping previously occupied. Mr. Maki asked Mr. Boothman to describe his business. Mr. Boothman stated the business would be moving into Carver from Middleboro. The business helps other businesses become EPA compliant. He feels Carver would be a much better location.

MOTION: by Mr. Sinclair to approve the sign permit for Cape Cod Cleaning Systems

SECOND: by Mr. Robinson

APPROVED UNANIMOUSLY

B. Minor Modification – Entero Energy LLC – Map 64 Lot 7B (P-346-15-MM) (Exhibits 4 & 5)

Mr. Hunter stated that Entero needs to get the site ready. They have to be careful about what comes into and leaves the site.

MOTION: by Mr. Sinclair to hold a public hearing for Entero Energy, LLC on June 9, 2015 at 7:15pm.

SECOND: by Mr. Cavicchi

APPROVED UNANIMOUSLY

OLD BUSINESS

D. 7:15 Public Hearing – Special Permit – Heidi Mina (The Dog Mall) – 174 Plymouth Street (#P-566-15-SP/SPR) – To construct a dog training facility – Discussion and possible vote (Exhibits 6-14)

The Public Hearing notice was read into the record by Mr. Maki. Mr. Bill Madden of GAF Engineering stated this property will not be a kennel, there will be no boarding of dogs, nor is it a grooming facility. The purpose of the Special Permit is to ask for some relief regarding the parking and a landscape building buffer. The parking area is currently crushed stone but due to ADA regulations, that must be changed to blacktop. The grading of the land will be changed and they plan to build a rain garden for bio retention. This will be strictly a training facility for dogs. Groups of 4 dogs will work with a trainer. It is complex advanced training. There is a 7,000 sq. foot area that will be fenced in for outdoor training, it will be concealed with landscaping as well as the fence. The business will be on municipal water service, the well that exists will be abandoned according to regulations. Any waste would be cleaned up and disposed of daily in a legal manner. The building should be about the size of the Grange Hall. Mr. Robinson asked if the building would be a typical steel building of Morton Building. Mr. Madden replied yes but the exterior can be updated and changed. He is willing to work in conjunction with the Planning Board and the Conservation Committee. Dr. Mina stated again that this is not a doggie day care. It is for high level training of dogs using certified programs from the AKC. She would like to restore the gift shop and she hopes to offer classes to children with their dogs. She hopes to work with dogs for children with disabilities and for children with autism. There would only be one class taking place at a time. Mr. Hunter said he spoke with the animal control officer regarding access and egress for the dogs and about the handling of unruly dogs. The Building Commissioner stated (Exhibit 9) that parking is compliant as well as the location of ramps. The Fire Department indicated (Exhibit 10) that physical protection should be installed to protect the building from vehicular impact. They would also like to see some changes to the parking area. The Board of Health (Exhibit 11) states the site will need a new septic system designed by a Civil Engineer. There will be a permit necessary to dispose of the old system. The Board of Health has questions about noise and feces. They would like it clearly understood that no dogs are to be kept overnight and no grooming is to take place. The Conservation Commission (Exhibit 12) states that 11,615 sq. feet of the site is within the 65 foot no disturb buffer. They would also like to see changes to the proposed landscaping. Mr. Hunter referenced the Planning Board memo (Exhibit 12) and stated the Historic District Commission would have pretty strong controls over the design. The 3 boards (Historic District Commission, Planning Board and Conservation Commission) will have a say in the architectural size and style. Mr. Hunter noted there was no signage planned. He asked if any events would be held on site. Dr. Mina replied no. Events may be advertised on the website but they would be taking place off site. Mr. Hunter stated that conditions and protocols would need to be written up. Shawn

Martin stated he believed Ms. McNeill's calculations for the parking area were incorrect. (Exhibit 14, "Site Plans #7). He also indicated additional types of plantings should be done. The proposed buffer needs to be enhanced and additional species of shade trees should be considered. Some additional plans need to be made for stormwater management. Mr. Cavicchi asked if there would be an outdoor obstacle course. Dr. Mina replied no. Most training would be taking place inside the facility. If dogs are to be outside, it would be one on one with a trainer to practice such things as vehicle searches. Mr. Robinson asked how safety and the historic nature of the area would be insured. Dr. Mina replied she is working very closely with the historical commission. She also stated the dogs would be leashed at all times on 6 ft. leashes. The first class would be without dogs. The owners are trained prior to bringing dogs to the facility. Mr. Robinson asked how having only 8 dogs at a time would effect future growth of the business. Dr. Mina replied that growth would be limited by the size of the building. Mr. Robinson stated he thought the after school program for children and especially the program for children with disabilities sounded like a good idea. Mr. Hunter asked what the hours of the business would be. Dr. Mina stated she hoped Sat. 9-6, Sun 11-6, Mon-Fri 9-4. Mr. Sinclair commended Dr. Mina on her proposed involvement with children. He asked that the outdoor lighting be revised to blend in better, the proposed plan is too industrial. Mr. Martin commented that lighting is addressed in his memo (Exhibit 14). Mr. Sinclair is also concerned about the waste and the traffic in the area. Mr. Maki asked that the metal building be dressed to make it look as historic as possible. The meeting was opened to the public. Donna Marie Forand 27-8 South Meadow Village asked about 3 pools for dogs. Dr. Mina told her there would be only one, saltwater pool. Ms. Forand asked if drainage would affect the area. Mr. Martin answered that Mr. Tinkham was to review. Mr. Hunter stated he would also have the plumbing inspector review. Ms. Forand asked in the Board of Health would be conducting frequent inspections to review cleanliness. She is also concerned about what the building will look like and the fact this type of business will be located across from a veteran's memorial. She questioned the process for snow removal and additional traffic to the area. Mr. Hunter stated he would have the DPW review the plan. Allen Maywavy 148A Plymouth Street; Suzanne MacDonald, 15 Green Street; Wade Savard, 12 Green Street; Jean Govoni, 1 Braddock Way; Cornelius Shea, 148 Plymouth Street; Kim Shea, 148 Plymouth Street; Ed Fuller, 170 Plymouth Street; Cody Cluff 153 Plymouth Street; Linda Mulcahy, 3 Captain Perkins Drive; Richard Dionne, 9 Circuit Avenue all got up to speak. While they were supportive of the business itself, they felt that location was an issue. The look of the proposed building does not fit in with the historic district and having dogs out on the green is disrespectful to the Veteran's Memorial. Dan Forand, 20 Brook Street; Dennis Sayce, 1 Walrit Lane; Diane Palumbo, 46 Plymouth Street; Manuel Silva, 150 Plymouth Street; Peter Allegrini; Ed Fuller, Historic District Commission all agreed that if the building could be made to look like others in the area, if a traffic study could be done and proper procedures for waste disposal and chemical storage were followed, the business would be of benefit to Carver. As there was no other public comment, Mr. Maki closed the Public Hearing.

MOTION: by Mr. Sinclair to continue the hearing on the Special Permit for the Dog Mall to June 9, 2015 at 7:30pm

SECOND: Mr. Robinson

APPROVED UNANIMOUSLY

MOTION: by Mr. Hoffman to conduct a site visit May 26 2015 at 6:00pm

SECOND: by Mr. Sinclair

APPROVED UNANIMOUSLY

E. 7:30 Public Hearing (continuance): – Form C Conservation Subdivision – Adriano Cimbron – Linbi’s Path (#P-336-15-C) - 0 High Street – Discussion and possible vote

Steve Kotowski of Webby Engineering stated that the last tweaks had been made to the final plan. There are no new plans to be presented. Mr. Hunter stated there were some minor outstanding issues.

MOTION: by Mr. Sinclair to close the Public Hearing

SECOND: by Mr. Robinson

APPROVED UNANIMOUSLY

MOTION: by Mr. Sinclair to approve form C with standard conditions, new easements, deed restrictions and a stipulation that the inclusionary home not be the last built.

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

Mr. Robinson left the meeting at this point.

C. Receipt of Plans: Route 44 Development – Special Permit- Map 20 Lot 2- 3-4 Park Avenue (#P-570-15-SP)

Mr. Hunter stated this project was originally approved in 2011. They are now ready to build. Stewart Clarke for Entero (Megawatt Energy) stated that since the original approval in 2011 the technology has changed. The array has been reconfigured in order to lessen the impact upon the wetlands. There are less panels than originally intended which will make harvesting the vines easier. Dan Forand, 20 Brook Street, asked if the owner would maintain his agricultural exemption. Mr. Hunter replied no. Mr. Forand asked what benefit the owner was receiving and if it had gone before the Conservation Committee. Mr. Hunter replied that it had and that it was approved. Mr. Sinclair stated that it was correct that the current requested changes come before the Board.

MOTION: by Mr. Sinclair to approve the Special Permit for Route 44 Development.

SECOND: by Mr. Cavicchi

APPROVED WITH FOUR VOTING YES, ONE ABSENTEE (Mr. Robinson)

G. Planner’s Notes

Mr. Hunter stated he would like to have his meeting with Mr. Allegrini before discussing any issues with SSID Design guidelines. He asked if Mr. Sinclair had time to review the newly proposed lighting from Dollar General. Mr. Sinclair stated no. Mr. Hunter stated he would ask Dollar General for a photo-metric plan. Mr. Hoffman asked what happened to slow down the opening of GeKo gas. Mr. Hunter stated he thought there were issues with the contractor.

H. Approval of Minutes: April 28, 2015

Mr. Sinclair stated that one sentence of the minutes needed to be changed.

MOTION: by Mr. Sinclair to approve the minutes of April 28, 2015 with the Change requested.

SECOND: by Mr. Hoffman

APPROVED WITH FOUR VOTING YES, ONE ABSENTEE (Mr. Robinson)

MOTION: by Mr. Sinclair to adjourn

SECOND: by Mr. Hoffman

APPROVED WITH FOUR VOTING YES, ONE ABSENTEE (Mr. Robinson)

The Carver Planning Board meeting was adjourned at 9:30pm on May 12, 2015

Respectfully submitted,

Madeleine Pompei

Table of Documents

Exhibit 1	Meeting Agenda – May 12, 2015
Exhibit 2	Sign representation Cape Cod Cleaning Systems
Exhibit 3	Sign representation Cape Cod Cleaning Systems
Exhibit 4	Letter from Prime Engineering dated May 7, 2015
Exhibit 5	Application for Minor Modification Entero Energy LLC
Exhibit 6	Public Hearing Notice: Heidi Mina (The Dog Mall)
Exhibit 7	Special Permit Application for Heidi Mina (The Dog Mall)
Exhibit 8	Site Plan Review Application Heidi Mina (The Dog Mall)
Exhibit 9	Memo from Mary McNeil, May 7, 2015
Exhibit 10	Memo from Fire Department, May 1, 2015
Exhibit 11	Memo from Board of Health, April 28, 2015
Exhibit 12	Memo from Carver Conservation Commission, April 30, 2015
Exhibit 13	Memo from Carver Planning Board, May 7, 2015
Exhibit 14	Memo from Fuss & O’Neill, May 12, 2015
Exhibit 15	Design Guidelines SSID
Exhibit 16	Highlight Philips LED PAR38 Lamps
Exhibit 17	SL-AE1-ANG810 Light Options
Exhibit 18	Dollar General New Lighting Proposal
Exhibit 19	Minutes, April 28, 2015