



# TOWN OF CARVER

## Office of Planning & Community Development

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### Planning Board Minutes July 14, 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 July 14, 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; Chad Cavicchi; Kevin Robinson

**ALSO PRESENT:** Jack Hunter, Director of Planning and Community Development; Madeleine Pompei, Administrative Assistant; members of the public

#### NEW BUSINESS

##### **A. Sign Permit--Housing for Independent Living--1 Meadowbrook Way (#P-144-15-S)--discussion and possible vote (Exhibits 2-4)**

Mr. Hunter advised the Board the applicant wanted to redo an existing sign; it would be almost exactly the same as the prior sign. Mr. Sinclair asked if the old sign had the management sign underneath. Mr. Hunter stated that it did. The only notable change was the new sign would be in color (cranberry and gold) as opposed to the original black and white. Mr. Maki asked if the sign would be lighted. Mr. Hunter replied no.

**MOTION:** by Mr. Sinclair to approve the sign for Housing for Independent Living

**SECOND:** Mr. Cavicchi

**APPROVED UNANIMOUSLY**

Mr. Sinclair asked if the new sign would require a building permit. Mr. Hunter replied yes.

##### **B. Receipt of Plans: Edaville LLC--Special Permit-Rochester Road and South Main Street (#P-419-15-SP)--Exceed dimensional requirements for a sign and internally lit--discussion (Exhibits 5-6)**

Mr. Hunter stated Edaville would like to relocate and redesign the current sign. Mr. Sinclair asked where the new sign would be located. Mr. Hunter stated he would ask Edaville to provide a locus. Mr. Cavicchi stated the offsets would have to be checked. Signs should be located 4 ft. behind the guard rail with 7ft. minimum clearance. Mr. Cavicchi stated 2 ft. above the guardrail is not enough for the sign to make it through a winter with the snowplows. Mr. Cavicchi asked how Edaville was planning to power the sign.

**MOTION:** by Mr. Sinclair to hold a Public Hearing on July 28, 2015 at 7:45pm.

**SECOND:** BY Mr. Cavicchi

**APPROVED UNANIMOUSLY**

## **G. Planning Board Notes**

Mr. Sinclair asked when Wi-Fi passwords would be made available in order to use the new technology for meetings. He asked Mr. Hunter if he had gotten an estimate of the cost expended in the investigation into the Solare project complaints. Mr. Hunter stated he had not but that he would email all parties involved. Mr. Hunter notified the Board the software on all computers/laptops has been upgraded and a new website designer has been hired.

## **H. Planner's Notes**

Mr. Hunter indicated the Board should review the sign renderings for National EMS Institute. The directional sign is illegal and is being removed by the business. The other sign is permitted but is not exactly what was approved originally by the Board. The photo on the sign is different to what was originally submitted. Mr. Hunter stated he would ask the business to provide a photo for the next meeting. He further stated the building owner may be interested in purchasing some of the foreclose properties in town in order to renovate and lease out to their students.

## **OLD BUSINESS**

### **C. 7:15 Public Hearing: Walkabout Construction--Special Permit--169 Plymouth Street (#P 571-15-SP)--Conversion of Church to condominiums--discussion and possible vote.** (Exhibits 7-9)

Mr. Maki read the Public Hearing Notice into the record. Mr. Junior stated that 169 Plymouth Street is currently under agreement. He is hoping to renovate the property under the guidance of Conservation, Planning, and Board of Health. He is planning to hook up to the North Carver Water District. There is to be no change to the footprint of the building; he is adding egresses in order to comply with the law. He will be removing pavement in what used to be a parking area. At this time, 14 spaces are planned. The interior of the building will be divided into quarters with a fifth space in the basement. Mr. Maki asked if Mr. Junior had met with the Historic District Commission. Mr. Junior replied only informally; they liked the fact he was keeping the façade of the building as is. The commission requested he not vinyl side the building. Mr. Hunter noted the Board of Health and the Fire Department approval is contingent upon the building being hooked up to North Carver Water. The previous Building Inspector raised some concerns about the foundation. Mr. Junior stated he had hired McKinnon & Associates out of Weymouth to review. The water hookup would be done down Plymouth Street with the idea of offering the neighbors a chance to tie in. Mr. Maki asked what would be done with snow. Mr. Junior replied it would be moved to an old area of the parking lot where the pavement was being removed. Mr. Sinclair asked if runoff would be contained; he is concerned about additional water and ice on the corner. Mr. Junior replied water would run into a catch basin but he would be willing to put in a berm for additional protection. Mr. Sinclair asked what type of plantings would be at the site. Mr. Junior stated he was not sure; he would be looking for direction. Mr. Sinclair stated Mr. Junior's final plan would need to be more specific; he asked about what type of drainage would be used. Mr. Hunter stated that a swale and basin were approved for the Church. They are in good order but need to be cleaned up according to Mr. Junior. Mr. Sinclair stated he would like to see documents concerning drainage and plantings; he is also concerned about glare. He asked what type of fence was being used around the dumpster. Mr. Junior replied he planned to use PVC; on the advice of Mr. Sinclair he said he would check with Conservation. Mr. Sinclair asked what the expected hours of construction were. Mr. Junior replied 7am to 5pm Monday through Friday. Mr. Cavicchi asked if there would be any exterior lighting. Mr. Junior replied he was planning to use wall packs to light the parking lot. Mr. Sinclair stated pole lights hung low would be useful

to the residents and have less of an impact on the neighbors. Mr. Robinson asked if there would be any landscaping around the decks. Mr. Junior replied no. Mr. Maki replied if there would be any typed of sign. Mr. Junior replied he hadn't thought of using one but was considering rethinking that position. Mr. Robinson asked about the height of the roof. Mr. Hunter noted if the steeple was replaced, the height could be 80 feet. The meeting was opened for public comment. Mr. Ed Fuller of 170 Plymouth Street stated he was re-opening a bed and breakfast across the street from the proposed project. He was excited to see the Church renovated however he had several issues to address. The dumpster at the North Carver Post Office is picked up at 4:30am each week. He asked that the Board place a Condition on approval stating a more reasonable hour. He asked that no wall packs be used in the outdoor lighting. Lower placed LED lighting would be preferable. Due to the fact speeding is an issue in that area, Mr. Fuller requested that vehicular access not be at the curve. Mr. Fuller also asked for the opportunity to review completed architectural plans with better details. Mr. Fuller asked if Mr. Junior would consider starting construction later than 7:00am in deference to guests at the bed and breakfast. Lastly, Mr. Fuller suggested that Mr. Junior have the raccoons currently residing in the Church be removed from the area professionally.

**MOTION:** by Mr. Sinclair to continue the Public Hearing for Walkabout Construction to July 28, 2015 at 8:00pm.

**SECOND:** by Mr. Robinson

**APPROVED UNANIMOUSLY**

**MOTION:** by Mr. Sinclair to conduct a site visit of Walkabout Construction on July 21, 2015 at 6:00pm

**SECOND:** by Mr. Cavicchi

**APPROVED UNANIMOUSLY**

**D. 7:30 Public Hearing: Southern Sky Renewable Energy—Special Permit and Site Plan Review—Map 16 Lots 12 and 13—North Main Street (#P569-15-SP/SPR)—Large Scale Ground Mounted Solar Photovoltaic—discussion and possible vote**

**MOTION:** by Mr. Sinclair to continue the hearing for Southern Sky to July 28, 2015 at 7:30pm

**SECOND:** by Mr. Cavicchi

**APPROVED UNANIMOUSLY**

**APPOINTMENT**

**E. SRPEDD—Grant King—Master Plan (Exhibits 10, 11)**

SRPEDD has been hired for technical assistance in drafting the Master Plan. Having a Master Plan makes the town eligible for programs and grants. The expected time frame of this project is 18 months. Mr. Sinclair asked Mr. King if there is a link for the proposed changes. Mr. King replied there was not at this time but it would be a good idea. Mr. King's gave a presentation outlining the importance of a Master Plan. It would help Carver define priority development areas vs. priority protection areas. Mr. Hunter stated a comprehensive Master Plan committee would be needed; advertising is going to be done for volunteers. Mr. Sinclair asked if Public Safety officials would be contacted for their input. Mr. Hunter replied yes, it's necessary to have them at the table.

**F. Michael Zehner—Peer to Peer grant—Directional Signs (Exhibit 12)**

Mr. Zehner introduced himself as the Planning Director for the town of Wellesley. He gave a presentation about the importance of directional signs to a town like Carver. He feels it is important to revisit the bylaws regarding these signs in Carver. Mr. Hunter stated a survey was sent to town officials and businesses. Signs should be clear to visitors and they should identify preferred locations. Sign could also be used to brand a community.

**H. Planner’s Notes**

**MOTION:** by Mr. Sinclair to approve the minutes of June 9, 2015 as written  
**SECOND:** by Mr. Cavicchi  
**APPROVED UNANIMOUSLY**

**MOTION:** by Mr. Sinclair to approve the minutes of June 23, 2015 as written  
**SECOND:** by Mr. Cavicchi  
**APPROVED BY 4 with Mr. Robinson abstaining**

**MOTION:** by Mr. Sinclair to adjourn  
**SECOND:** by Mr. Cavicchi  
**APPROVED UNANIMOUSLY**

**The Carver Planning Board meeting was adjourned at 9:17pm on June 23, 2015**

Respectfully submitted,  
Madeleine Pompei

**Table of Documents**

- Exhibit 1 Meeting Agenda – July 14, 2015
- Exhibit 2 Sign Permit Application Housing for Independent Living
- Exhibit 3 Sign specs
- Exhibit 4 Sign rendering Housing for Independent Living
- Exhibit 5 Special Permit application Edaville
- Exhibit 6 Sign Renderings Edaville
- Exhibit 7 Public Hearing Notice Walkabout Construction
- Exhibit 8 Fire Dept. memo, 169 Plymouth Street
- Exhibit 9 Board of Health memo, 169 Plymouth Street
- Exhibit 10 Master Plan Introduction
- Exhibit 11 SRPEDDD presentation
- Exhibit 12 Directional & Wayfinding Sign Regulation Study
- Exhibit 13 Email re: EMT Training
- Exhibit 14 National EMS Institute Sign rendering
- Exhibit 15 Minutes June 9, 2015
- Exhibit 16 Minutes June 23, 2015