



# TOWN OF CARVER

## Office of Planning & Community Development

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### Planning Board Minutes June 9, 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 June 9, 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; members of the public

#### NEW BUSINESS

##### **A. Receipt of Plans: Walkabout Construction-Special Permit –169 Plymouth Street-- (#P-571-15-SP)--Conversion of church to condominiums– Discussion (Exhibits 2)**

Mr. Hunter stated the applicant, Dana Junior, wants to convert the church to 5 condos. He will have to meet with the Board of Health, Conservation, and North Carver Water as well as Planning. A new septic system will be necessary. A tax agreement is being worked on as the church is in arrears.

**MOTION:** by Mr. Sinclair to hold a Public Hearing for Walkabout Construction on July 14 at 7:15pm.

**SECOND:** by Mr. Cavicchi

**APPROVED UNANIMOUSLY**

#### OLD BUSINESS

##### **D. Planning Board Notes:**

Mr. Maki noted home foreclosures are on the rise. Money is still available for those having difficulty; contact Jack Hunter. All information is kept confidential. Seven homes have been saved to date.

#### OLD BUSINESS

##### **B. 7:15 Public Hearing: Route 44 Development--Special Permit--Map 20 Lot 2 – 3-4-Park Avenue – (#P-570-15-SP) Site preparation activities Section 4300 -- discussion and possible vote. (Exhibits 3&4)**

Mr. Hunter notified the Board the applicant has requested a continuance.

**MOTION:** by Mr. Sinclair to continue the Public Hearing to June 23, 2015 at 7:15pm.

**SECOND:** Mr. Cavicchi

**APPROVED UNANIMOUSLY**

### **E. Planner's Notes**

New England Farms has an option on the property across from Dunkin Donuts. They need an access permit from the state. Once they receive it, an application will be submitted to the Board. Town Meeting approved the Spring Street Innovation District; there will be a meeting with the state to determine the best use for the property. Mr. Hunter is hoping to meet with Mr. Allegrini prior to working on the master plan. The guidelines for New England Farms gas station state the lights are to be turned off when they are not open, except for the pricing.

### **F. Approval of Minutes: May 12, 2015 and May 26, 2015**

**MOTION:** by Mr. Sinclair to approve the minutes of May 12, 2015 as written

**SECOND:** by Mr. Hoffman

**APPROVED UNANIMOUSLY**

**MOTION:** by Mr. Hoffman to approve the minutes of May 26, 2015 as written

**SECOND:** by Mr. Sinclair

**APPROVED UNANIMOUSLY**

### **G. Correspondence**

Mr. Hunter notified the Board of a letter received from Beals & Thomas regarding a quarterly update meeting for Tihonet Mixed Use Development to be held June 22, 2015 in Plymouth Town Hall. Mr. Hunter stated Mary McNeill had resigned her position as Building Commissioner, effective June 18. Dick Moore will be taking her place with Bob Francis to assist.

### **C. 7:30 Public Hearing (continuance): The Dog Mall—174 Plymouth Street—(#P566-15-SP/SPR)—Site plan review and special permit—to construct a dog training facility-discussion and possible vote (Exhibits 5-10)**

Mr. Hunter listed off each of the exhibits in this case. Mr. Madden of GAF Engineering stated they had responded to each of the issues listed in Mr. Hunter's memo of May 13, 2015. He presented a new rendering for the proposed building. They are saving the large tree on the property and have buffed up other landscaping. Mr. Sinclair commended him on his efforts to bring back the feel of the King Philip's Hall. Mr. Robinson asked about the cost of meeting the requirements, he felt it was important for the public to know the lengths the applicant has gone to. Mr. Madden replied the total costs were unclear as yet. The building will fit in with the area; it will be 30 feet high. He took the comments from Mr. Martin and from each of the Boards he has had to work with and formed the updated plan. Mr. Martin stated he would be seeking a waiver to the ten foot landscape requirement. There will be a 6 foot stockade fence around the property, the "front door" is a false door, the lighting is lantern style and will be building mounted. Howland Disposal will be handling waste management. Mr. Sinclair asked if one pick up per week would be sufficient. The facility will be cleaned daily and the dogs are there for only a brief period. Dr. Mina is open to increasing the number of pick-ups should it become necessary. The parking area has been reconfigured; there will be no air conditioning as the space is too large and open. Mr. Martin referenced his memo dated 6/9 with regard to grading and plantings. Mr. Maki stated these seemed to be small issues which could be worked out easily. Mr. Sinclair asked about hours of operation. Dr. Mina replied Mon.-Fri. 9am-8pm, Sat. 9am-6pm and Sun. 11am-6pm. Mr. Sinclair asked if a record of vaccinations would be kept on site; Dr. Mina replied yes. Mr. Sinclair asked Mr. Martin about a waiver for the entrance landscaping and the waiver for the parking area. Mr. Martin replied the entrance zoning requirement is 10ft., he

feels a waiver should not be an issue. He stated on the whole, a lot of detail and attention has been paid, a commendable job has been done. Regarding the waiver in the parking area; it might be doable if there is no overlap of class times. Dr. Mina stated at this time, there is a 15 minute window built in to the schedule. There are three parking spots planned for the gift shop. Mr. Maki asked if there would be any need for a dumpster. Mr. Madden replied no as they expected very little trash. Mr. Robinson asked how many dog waste stations were planned. Dr. Mina stated there would be four. Mr. Maki asked Mr. Hunter if he had reviewed the pick-up procedure for the doggie daycare. Mr. Hunter replied that pick up was twice a week. Mr. Robinson stated there was some concern about dogs on the green. Dr. Mina replied dogs must be leashed at all times. There would be fines for those not complying. Casey Mina addressed the members of the public in attendance to assure them his wife will not be applying for non-profit status in order to avoid taxes. Mr. Maki asked for public comment. Cornelius Shea, 148 Plymouth Street stated this was not strictly a commercial district, he asked Dr. Mina to consider not opening the business on Sundays, he requested a PILOT agreement be signed, an annual review by the Board of Health. He referenced Zoning Law 2320 in regard to the setback. He feels the parking lot aisles are not wide enough. He asked if there was any legal opinion from town counsel regarding loading requirements for trucks on the street. He referenced variances the Dog Mall was going to require. Mr. Sinclair informed him there was no variance for parking area; it would be a waiver. Mr. Shea went on to mention dogs would be training within five feet of designated wetlands. Mr. Hunter stated Conservation had reviewed the site. The setback Mr. Shea referenced is 15 feet per Zoning Laws. A loading dock is not applicable in this district. Suzanne McDonald, 15 Green Street stated she saw something on the Dog Mall website referencing dog walking. Dr. Mina replied that was not in the plan at the moment and if was ever to be offered, it would be in the dog owner's neighborhood. Laura Moore, owner of Rising Star Stables stated she has been a resident of Carver for 34 years. She will be happy to see a business of this type come to town. Mr. Hunter asked Dr. Mina if she had thought about a sign and about the plan for no air conditioning. Dr. Mina replied she wasn't at the stage of thinking about signs and felt the building would be cool enough with big fans and doors on each end of the building open. Mr. Maki stated that many of Mr. Shea's objections had to do with Conservation and truck deliveries. Mr. Martin replied overall the project was well done. The water drainage could be changed a bit but the plan is best option. With regard to the parking area, he had recommended they reduce the size of the aisle to 20 feet but Mr. Madden had opted to stay with 24 feet. Dr. Mina stated that if deliveries were going to be a problem, she would have everything come to her home. She anticipated mainly deliveries of small boxes. Mr. Maki stated he went on the site walk and feels the business would be a great improvement. He feels the concerns of the neighbors have all been addressed.

**MOTION:** by Mr. Sinclair to close the Public Hearing

**SECOND:** by Mr. Hoffman

**APPROVED UNANIMOUSLY**

Mr. Robinson asked if it was possible to make deliveries on the side. Mr. Martin replied that might make it difficult at change over time. The area at the back of the building would be most appropriate. Mr. Sinclair asked if there could be any leniency in scheduled times for programs. Dr. Mina replied yes, other than closing time. She also stated her deliveries come from a variety of vendors via Fed Ex, UPS and the Post Office. Boxes delivered to date have been small. Mr. Hoffman asked what the busiest time at the business was expected to be. Dr. Mina replied due to the layout and safety, only one class would be conducted at a time, there will be no overlap. Mr. Robinson asked if both businesses would be operating on Sunday. Dr. Mina replied yes but was willing to be flexible if there was a problem. Mr. Maki stated there was less traffic on a Sunday and restrictions shouldn't be necessary. Mr. Robinson asked if the business would be fully

operational on Sundays. Dr. Mina replied if there were no scheduled classes, she would not be there but weekend classes are important due to work schedules of clients.

**MOTION:** by Mr. Sinclair to approve the Special Permit for The Dog Mall (#P-566-15-SP/SPR) with standard conditions, waivers for parking and landscaping, hours as specified, a set of architectural plans must be submitted, any revisions must be approved by Shawn Martin, dog waste stations must be in place, Board of Health monitoring, deliveries to be made between 9am and 3pm, a PILOT must be entered into if the business switches to non-profit.

**SECOND:** Mr. Robinson

**APPROVED UNANIMOUSLY**

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

**SECOND:** by Mr. Hoffman

**APPROVED UNANIMOUSLY**

**The Carver Planning Board meeting was adjourned at 9:02pm on June 9, 2015**

Respectfully submitted,

Madeleine Pompei

#### **Table of Documents**

Exhibit 1	Meeting Agenda – June 9, 2015
Exhibit 2	Special Permit Application – Walkabout Construction
Exhibit 3	Public Hearing Notice Route 44 Development
Exhibit 4	Email date June 1, 2015 from Bruce Haskell
Exhibit 5	Memo from Jack Hunter May 13, 2015
Exhibit 6	GAF Response to Site Plan Review Comments
Exhibit 7	Carver Police Department Accident by Street Report
Exhibit 8	Historic District Commission Application for Certificate of Appropriateness
Exhibit 9	GAF Letter June 9, 2015
Exhibit 10	Memo from Shawn Martin June 9, 2015
Exhibit 11	Master Plan proposed timeline
Exhibit 12	Dollar General proposed lights
Exhibit 13	Minutes May 12, 2015
Exhibit 14	Minutes May 26, 2015
Exhibit 15	Letter Beals & Thomas June 4, 2015