



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 May 26, 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 26, 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

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

ABSENT: Chad Cavicchi

NEW BUSINESS

A. Receipt of Plans: South Coast Kitchen Designs – Special Permit and Sign Permit – Map 8 Lot 8-237B Tremont Street (#P-569-15-S/SP) – Discussion (Exhibits 2-7)

Mr. Hunter stated this business would be going in the space previously occupied by YPAC at the former Benjamin Ellis School. A special permit is necessary due to retail sales.

MOTION: by Mr. Sinclair to hold a Public Hearing for Southcoast Kitchen Designs on June 23, 2015 at 7:15pm

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

The applicant, Matthew Arguin stated he is hoping to move his existing business from Middleboro. He will not be changing the size of the sign currently at the 234B Tremont Street location. He is planning on retaining the character of the building, would like to install a floating floor. Mr. Maki asked how old the business was: ten years. He also asked what would be done with the rest of the building. Mr. Arguin replied that he hoped to keep it as is. The classrooms would be used to hold certification classes and other types of training. Mr. Hunter stated he would meet with the Board of Health and the Fire Department and get the necessary letters.

B. Receipt of Plans: Southern Sky Renewable Energy – Special Permit and Site Plan Review – Map 16 Lots 12 and 13-North Main Street (#P-569-15-SP/SPR) (Exhibits 8 & 9)

Mr. Hunter informed the Board this permit is for the North Carver landfill. Town Meeting had received Eversource approval and had reached a tax agreement. .

MOTION: by Mr. Sinclair to hold a Public Hearing for Southern Sky Renewable Energy on June 23, 2015 at 7:15pm.

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

Mr. Maki inquired if there would be an access road to Muddy Pond at the site. Mr. Hunter replied the Rec. Committee would like to see permanent access there. Mr. Maki asked about a kennel that was previously expected to go on that site. Mr. Hunter stated there was a spot for it in the plan but it looks like it was not going to be used for that purpose.

E. Planner's Notes

Mr. Hunter noted the Board would be key in completing an update of the Master Plan (Exhibit 16 & 17). The expected completion date is Dec. 2016. He has spoken Mr. Allegrini regarding sign permit fees but has not met with him yet. Mr. Hunter has also been in touch with Dollar General to request a photometric design but, as yet he has not heard back.

OLD BUSINESS

C. 7:15 Public Hearing: GeKo Gas – 118 Main Street (#P-567-15-SP) – Replace existing signs and Special Permit to exceed sign dimensions and internally lit – Discussion (Exhibits 10-15)

The Public Hearing notice was read into the record by Mr. Maki. Mr. Geroukos stated he hoped to open the business within the next few days. Mr. Hunter reminded the Board they had approved the temporary use of the sign on the property. Mr. Maki stated this type of sign is in use at other places in town. Mr. Geroukos said he would be surprised if any new business came into town and did not use this type of sign. Mr. Robinson asked if the sign would be turned off during off-hours. Mr. Geroukos said most business leave the signs on, he would be willing to compromise if there are complaints. He does not want to be less competitive than other businesses. Mr. Maki asked if the lights were off at New England Farms during off hours. Mr. Hunter replied he was not sure. Mr. Robinson asked if they could find out what they do. He also stated the property looked really good.

MOTION: by Mr. Sinclair to close the Public Hearing

SECOND: Mr. Hoffman

APPROVED UNANIMOUSLY

MOTION: by Mr. Hoffman to approve the Special Permit for GeKo Gas conditions.

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

G. Correspondence

Mr. Hunter stated the enclosed packet (Exhibit 18) was received from Mr. Robert Belbin, 26 Gate Street regarding alleged dumping taking place at the Cole Property. Mr. Hunter, Conservation, the Town Administrator, and the Board of Health had all been out there and found no issue. Mr. Sinclair asked if this issue had been addressed with the developer at the site; the pictures seem to show normal disturbances for a construction area. Mr. Hunter replied the only current violation had to do with a pile of dirt that has been moved. Mr. Sinclair stated the letter received is strong in singling out culprits, he's not sure why this complaint was filed during ongoing construction. Mr. Hunter stated this was on the agenda for the Conservation meeting of 5/27. The stumps and rocks were not part of this project.

They were dug up as part of the Route 44 project when a fence was installed. Mr. Sinclair asked if it was the same company that did the prior solar array. He noted that they left the site pristine when the work was completed. Mr. Hunter replied it was the same company.

MOTION: by Mr. Hoffman to adjourn

SECOND: by Mr. Sinclair

APPROVED UNANIMOUSLY

The Carver Planning Board meeting was adjourned at 7:35pm on May 26, 2015

Respectfully submitted,

Madeleine Pompei

Table of Documents

Exhibit 1	Meeting Agenda – May 26, 2015
Exhibit 2	Special Permit Application – Southcoast Kitchen Designs
Exhibit 3	Field Card for 247B Tremont Street
Exhibit 4	Map for 247B Tremont Street
Exhibit 5	Sign Permit Application – Southcoast Kitchen Designs
Exhibit 6	Sign rendering Southcoast Kitchen Designs
Exhibit 7	Sign rendering Southcoast Kitchen Designs
Exhibit 8	Special Permit Application Southern Sky Renewable Energy
Exhibit 9	Site Plan Review Southern Sky Renewable Energy
Exhibit 10	Public Hearing Notice Kostas Geroukos
Exhibit 11	Special Permit Application Kostas Geroukos
Exhibit 12	Sign Rendering GeKo Gas
Exhibit 13	Sign rendering GeKo Gas
Exhibit 14	Sign rendering GeKo Gas
Exhibit 15	Sign rendering GeKo Gas
Exhibit 16	Carver Master Plan Update
Exhibit 17	SRPEDD Master Plan Flow Proposal
Exhibit 18	Correspondence; Robert Belbin