



# TOWN OF CARVER

## Office of Planning & Community Development

108 Main Street  
Carver, MA 020

Phone: (508) 866-3450  
Fax: (508) 866-3430  
E-mail: [marlene.mccollem@carverma.org](mailto:marlene.mccollem@carverma.org)

### Planning Board Minutes October 13, 2015

Posted in Accordance with the Provisions of M.G.L. Chapter 30A, Section 20B, authorized person Marlene McCollem.

The Carver Planning Board met on October 13, 2015, at the Carver Town Hall, Meeting Room # 1, 108 Main Street, Carver, Massachusetts. Mr. Bruce Maki opened the meeting at 7:04pm.

**PRESENT:** Bruce Maki, Chair; Jim Hoffman, Vice-Chair; William Sinclair, Chad Cavicchi

**ABSENT:** Kevin Robinson

**ALSO PRESENT:** Marlene McCollem, Director of Planning and Community Development; Shawn Martins, Consulting Engineer, Jill Martins, Administrative Assistant; members of the public

#### Public Hearing

**SMD Development, LLC** – Special Permit – 133 North Main Street, (Assessors Map 25-1A) - Proposed gas station with drive thru window (Zoning Bylaw §§2200, 3100, 3200, 3400, 3500, 3570).

Filed with the Town Clerk: September 9, 2015  
Last Meeting: November 24, 2015  
Deadline: December 8, 2015

Mr. Maki read the public hearing notice for the record. Present were Patrick McLaughlin, Civil Engineer for SMD Development and Heather Monticup, P.E., Traffic Consultant. Mr. Patrick addressed the existing conditions of the site and explained to the Board in detail what this proposed project would entail. Mr. McLaughlin stated the project would like to stay as close to the roadway as possible and are asking for special waivers. Exhibit 2 Ms. Monica advised the Board of her traffic study dated July, 2015. Advised that there is some clearing that needs to be done in the area and they will do that clearing. Mr. Maki asked Mr. Martin, Town Engineer, if he had the chance to review the plans. Mr. Martin stated he did and submitted his comments to the applicant. Mr. Martin stated that he had no major issues with the design, he felt the landscaping fell short of what is stated in the bylaws. Mr. Maki asked what Mr. Martin his thoughts on where the entrance is located, Mr. Martin stated it is in the best location given the circumstances.

Mr. Maki opened the meeting to the public at 7:56 PM.

Bob Belbin, 26 Gate Street, Carver – stated his concerns to the Board.

Mr. Sinclair asked when deliveries would occur and could they do a set delivery day and time. Grocery deliveries are twice a week during the hours of 8am-5pm with gas deliveries occurring after business hours. The Board stated they would like to schedule a site visit before final approval. Mr. Maki asked if there were any other questions – NONE. Public meeting was closed.

Applicant spoke briefly on what they would be seeking for signage. Applicant advised to bring updated plans to the next board meeting.

**MOTION:** by Mr. Sinclair to approve continue hearing to October 27, 2015 at  
**SECOND:** by Mr. Cavicchi  
**APPROVED:** UNANIMOUSLY

A site visit will be Tuesday, October 20, 2015 at 5PM with the Applicant

**Surety:**

Set dollar amount to be deposited per \$3850.53 and condition #8 of the Special Permit for Borrego Solar at 0 Solar Circle.

Mrs. McCollem advised the Board of an email she received from Mr. Dean Smith. Part of the Boards previous decision was to set an amount of bond that needs to be posted. Board felt going for the maximum of \$137,083.00 was best.

**MOTION:** by Mr. Sinclair to set bond at \$137,083  
**SECOND:** by Mr. Hoffman  
**APPROVED:** UNANIMOUSLY

Applicant addressed Condition 8 of decision which specifies surety is required “Prior to the issuance of an Electrical Permit” they are requesting the Boards consideration in releasing the Building Permit prior to the placement of the surety due to the significant site work. The Board is ok with that as long as there is not electrical work done until the bond is posted.

**Discussion**

Proposed rezoning for a portion of the Carver’s Sportmen’s club to be submitted to the warrant for a December 1, 2015 Special Town Meeting

Mrs. McCollem was asked by the Town Administrator to bring to the Board’s attention a portion on the zoning map where the current zoning is RA that could possibly be rezoned to GB.

**MOTION:** by Mr. Sinclair to authorize the Director to reach out to the Sportsmen’s Club for rezoning  
**SECOND:** by Mr. Cavicchi  
**APPROVED:** UNANIMOUSLY

**Possible adjustments to the Planning Board procedures as outline in an October 7, 2015 memo by Marlene McCollem and possible adjustments to the Planning Boards preference for receiving meeting materials in advance and at the meeting.**

Mrs. McCollem addressed the Board on the preference in receiving meeting materials in advance and at the meeting. The Board was very receptive to the ideas proposed. Mrs. McCollem also provided the Board members with a memorandum which addresses the alternative ideas about the way the Board conducts its regular business.

**OTHER BUSINESS:**

**A. Planning Board Notes**

Mr. Sinclair advised that the next Master Plan meeting will be Monday, October 19 at 7 pm.

**B Minutes:** September 22, 2015 The Board was given a rough draft of the minutes. Mrs. McCollum suggested they table them for tonight and bring back for next meeting.

**C. Correspondence:** Nothing

**D. Discussion of open meeting law complaint filed by Mr. Belbin**

Mr. Maki read an email from Town Administrator, Michael Milanoski. Minutes will be released to the public and give authorization to Town Council to respond on their behalf.

**MOTION:** by Mr. Sinclair to authorize Town Council to respond on behalf of the Board

**SECOND:** by Mr. Hoffman

**APPROVED:** UNANIMOUSLY

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

**SECOND:** by Mr. Hoffman

**APPROVED UNANIMOUSLY**

**The Carver Planning Board meeting was adjourned at 9:35 pm on October 13, 2015**

Respectfully submitted,

Jill Martins

**Table of Documents**

Exhibit 1	Meeting Agenda – October 13, 2015
Exhibit 2	SMD _ Special Waiver Request
Exhibit 3	Surety – Borrego Solar at 0 Solar Circle
Exhibit 4	Planning Board Rules/Regulations
Exhibit 5	Meeting Minutes of September 22, 2015