



TOWN OF CARVER

Office of Planning & Community Development

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Planning Board Minutes December 22, 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 December 8, 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, Kevin Robinson

ABSENT: Chad Cavicchi

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

Approval Not Required Plans:

Richard F. Ward, Trustee—14 West St. (Assessors Map 74-9)—to create one building lot and one unbuildable parcel at #14 West Street.

Filed with the Town Clerk: December 7, 2015

Last Meeting: December 22, 2015

Deadline: December 28, 2015

Mrs. Judy Ward, 16 West Street, turning property over to son. Would like to add a road that leads to the bogs as there is only one Access Road. There is one lot and 1 buildable lot, no subdivision issue.

MOTION: by Mr. Sinclair to endorse the ANR

SECOND: by Mr. Robinson

APPROVED: UNANIMOUSLY

Donald Melville—Beaver Dam Rd. (Assessors Map 65, Lots 7 & 9A)—to create one building lot and two unbuildable parcels, under the provisions of Sec. 2340 of the Zoning Bylaw for rear lots

Filed with the Town Clerk: December 17, 2015

Last Meeting: December 22, 2015

Deadline: January 7, 2015

Mr. Joe Webby, Webby Engineering, 30 acres 2 parcels conveyed to Hargu's. Mrs. McCollem advised the Board that the plans conform to the bylaws. The barn as shown on plans in front of Board shows barn to be relocated to meet the 30' setbacks, as this is the only issue.

MOTION: by Mr. Sinclair to endorse the ANR
SECOND: by Mr. Hoffman
APPROVED: UNANIMOUSLY

Discussion:

Sign Permit for Harbour Insurance Agency at 1 Carver Square Blvd. in a General Business Zone.

Filed with the Town Clerk: December 10, 2015

Last Meeting: December 22, 2015

Deadline: January 9, 2015

Mr. Doug Drew, Owner, 3 Dawn Way. Sign Permit request. Permit fee has been paid, sign will not be illuminated. Mr. Drew will apply for a building permit. Mrs. McCollem advised the Board that she reviewed the bylaws and it appears to conform with the bylaws. She drafted a decision which Mr. Maki read for the record.

MOTION: by Mr. Sinclair to approve sign permit
SECOND: by Mr. Hoffman
APPROVED: UNANIMOUSLY

Proposed Article for April 2016 Town Meeting to include “storm water management” standards and “fire protection distribution system” requirements in the Zoning Bylaws.

Mrs. McCollem reviewed the previous discussion she had with the Board from last meeting. If the Board is comfortable they can vote on it to go to Town meeting. Mr. Sinclair commended Mrs. McCollem on a great job and is happy to make the motion to send to warrant.

MOTION: by Mr. Sinclair to send proposed article to warrant
SECOND: by Mr. Robinson
APPROVED: UNANIMOUSLY

Other Business

- A. Planning Board Member Notes
None – Board wished everyone a Merry Christmas

- B. Minutes –December 8, 2015

MOTION: by Mr. Sinclair to approve minutes as written
SECOND: by Mr. Hoffman
APPROVED: UNANIMOUSLY

- C. Correspondence
Received letter from applicant on Lindy’s Path requesting to modify the grade at the intersection and change the roads name. Decision at tonight’s meeting is to determine if the board wishes to modify tonight or reopen hearing to modify original plan. Mrs.

McCollem addressed the comments in the letter with the Board members. Board wants to make sure the low point would not be in the neighbor's backyard.

Mr. Maki has no issue with writing the waiver in and doing it as an administrative correction.

MOTION: by Mr. Sinclair to approve administrative correction

SECOND: by Mr. Hoffman

APPROVED: UNANIMOUSLY

D. Next meeting dates: January 12 & 26, 2016

E. Adjournment

MOTION: by Mr. Sinclair to close meeting

SECOND: by Mr. Hoffman

APPROVED: UNANIMOUSLY

The Carver Planning Board meeting was adjourned at 7:27 pm on December 22, 2015

Respectfully submitted,
Jill Martins

Table of Documents

Exhibit 1	Meeting Agenda – December 22, 2015
Exhibit 2	ANR – Richard Ward
Exhibit 3	ANR – Donald Melville
Exhibit 4	Sign Permit – Harbour Insurance Agency
Exhibit 5	Letter – Lindy's Path
Exhibit 6	Minutes – December 8, 2015