



# TOWN OF CARVER

## Office of Planning & Community Development

108 Main Street  
Carver, MA 020

Phone: (508) 866-3450  
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### Planning Board Minutes November 24, 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 27, 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, Chad Cavicchi, Kevin Robinson

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

#### Continuation: Public Hearing

MG Lotus, LLC—Special Permit—67 Main St. (Assessors Map 61-1-0)—proposed 6-unit townhouse development in a General Business District (Zoning Bylaw §§2230, 3900, 5300).

Filed with the Town Clerk: October 2, 2015

Last Meeting: December 31, 2015

Deadline: December 22, 2015

Mr. Joe Webby, engineer for MG Lotus, presented the Board with a set of revised plans to replace plans submitted at the previous meeting where Mr. Webby and the applicant were advised that the plans presented did not fall within the zoning bylaws. The plans are for 2 buildings consisting of 3 units each. Mr. Webby presented an architectural drawing of what the outside of the building will look like. Mrs. McCollem presented the board member with a MEMO which was included in the packets. Mr. Sinclair questioned Mr. Webby on question number 2 in regard to the open space area. Mrs. Chin stated that the open space will be deed restricted. The Board discussed the concern from neighbors regarding fencing and will schedule a site visit to deem whether additional fencing should be conditioned. It was stated that 1 unit would have to be restricted to meet the State's requirements for affordable housing. Fuss & Oneill, reviewed plans and emailed their comments to Mrs. McCollem and are attached.

Mr. Sinclair commended the applicant for beginning to clean up the area.

**MOTION:** by Mr. Sinclair to schedule site visit December 1, 2015 at 4pm

**SECOND:** by Mr. Hoffman

**APPROVED:** UNANIMOUSLY

**MOTION:** by Mr. Hoffman to continue Public Hearing to December 8, 2015 at 7pm  
**SECOND:** by Mr. Cavicchi  
**APPROVED:** UNANIMOUSLY

**Public Hearing**

Sheridan Home Builders – Special Permit –3 Braddock Way (Assessors Map 18-18-D) –Proposed residential duplex in a Village District (Zoning Bylaw §2230).

Filed with the Town Clerk: October 27, 2015

Last Meeting: January 12, 2015

Deadline: January 22, 2015

Mr. Maki read the hearing notice for the record. Steve of Webby Engineering, requesting a Special Permit to build a duplex in village district. Explained lot created and divided Wing A which allowed for access on Braddock way although official frontage is on Main St. Area contains many wetlands. Applicant is proposing 2 colonial single family houses which would be attached by a garage. Each would have separate septic tanks. The Mr. Maki asked Mrs. McCollem if she had any questions. Mrs. McCollem stated that she had no comments other than the concerns from the Fire Department which are reflected in their memo. She stated if hearing is continued she will speak with the Fire Chief and request he be available at the next mtg. The Applicant has not filed with the Conservation Commission as of yet. Fire Department requested that the driveway be 22' in width and constructed of an all-weather surface. Driveway will be paved with crushed stone – compacted. If conservation approves paving area to 22 feet applicant is willing to meet the conditions. Applicant stated the natural vegetation and trees up to Main St. will be left as buffering. Mr. Sinclair questioned bylaw of 150 feet of frontage? ANR was always endorsed.

Hearing was opened to the public at 7:35 with NO comments

**MOTION:** by Mr. Sinclair to continue Public Hearing to December 8, 2015 at 7pm  
**SECOND:** by Mr. Hoffman  
**APPROVED:** UNANIMOUSLY

**Discussion**

Commerce Way Realty Trust—Site Plan Review—6 Commerce Way (Assessors Map 21-2-2)—Proposed 6,000 s. f. industrial building and parking lot (Zoning Bylaw §3100).

Filed with the Town Clerk: November 3, 2015

Last Meeting: December 22, 2015

Deadline: December 31, 2015

Mr. Sinclair excused himself from this discussion as he has done work in the past with

Greg Morse, Morse engineering explained to the Board that the subdivision was permitted in 2006. The lot is already developed with 3 commercial buildings. Applicant is proposing to

construct a new building with 8 new parking spots. Applicant stated they received a letter from Fuss & O'Neill and have responded to the comments today. The plans the applicant is handing out at today's meeting reflect changes per the concerns of F&O with one waiver request.

Applicant also addressed the Memo from Fire Dept. – if sprinklers systems are required applicant is willing to comply

Mrs. McCollem drafted a decision that Mr. Maki read.

**MOTION:** by Mr. Cavicchi to approve  
**SECOND:** by Mr. Robinson  
**APPROVED:** UNANIMOUSLY – Mr. Sinclair abstention

Because it is not a Special Permit the board can recommend that one board member can be the designated signee for all. James Hoffman to sign.

#### **Discussion**

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 stated there are no performance standards in bylaws and suggests adding them. She can prepare warrant article for Spring Town Meeting . All members agreed

#### **Other Business**

##### **A. Planning Board Member Notes**

Mr. Sinclair state the Master Plan meeting will be January 21, 2016 at 7pm at high school. He is encouraging the public, younger generations as well, to get involved in the community. Mr. Maki encourages public to get involved as well....encourages people who do not want to get involved to attend to just listen.

##### **B. Minutes –October 27, 2015**

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

##### **C. Correspondence**

Discussion on letter received from the Dog Mall, Inc. dated November 10, 2015 in regard to Condition number 14 of their permit. Mr. Robinson feels specifying the number of dogs used with trainers for demonstration purposes should be made part of the condition. Total number of dog will be 8 customer dogs excluding dogs used by trainers.

**MOTION:** by Mr. Sinclair to approve Administrative Change on condition 14  
**SECOND:** by Mr. Robinson  
**APPROVED:** UNANIMOUSLY

Next meeting dates: December 8 & 22, 2015

**D. Adjournment**

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

**The Carver Planning Board meeting was adjourned at 8:07 pm on October 27, 2015**  
Respectfully submitted,  
Jill Martins

**Table of Documents**

Exhibit 1	Meeting Agenda – November 24, 2015
Exhibit 2	Memo – Marlene McCollem: MG Lotus
Exhibit 3	Memo – Shawn Martins: MG Lotus
Exhibit 4	Memo – Fire Department – 3 Braddock Way
Exhibit 5	Memo – Brooke Monroe, Conservation – 3 Braddock Way
Exhibit 6	Memo – Shawn Martin – Commerce Way
Exhibit 7	Memo – Fire Department – Commerce Way
Exhibit 8	Morse Engineering, Commerce Way Letter
Exhibit 9	Memo – Shawn Martin – Commerce Way
Exhibit 10	Memo – Robert Tinkham, BOH, Commerce Way
Exhibit 11	Planning Board Minutes October 27, 2015
Exhibit 12	The Dog Mall Letter
Exhibit 13	Draft letter of conditions, Commerce Way



# TOWN OF CARVER

## Office of Planning & Community Development

### PUBLIC MEETING NOTICE

POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A, SECTION 20B

### PLANNING BOARD MEETING AGENDA

November 24, 2015

7:00 PM

Carver Town Hall Room #1

#### Continuation: Public Hearing

MG Lotus, LLC—Special Permit—67 Main St. (Assessors Map 61-1-0)—proposed 6-unit townhouse development in a General Business District (Zoning Bylaw §§2230, 3900, 5300).

Filed with the Town Clerk: October 2, 2015

Last Meeting: December 31, 2015

Deadline: December 22, 2015

#### Public Hearing

Sheridan Home Builders – Special Permit --3 Braddock Way (Assessors Map 18-18-D) --Proposed residential duplex in a Village District (Zoning Bylaw §2230).

Filed with the Town Clerk: October 27, 2015

Last Meeting: January 12, 2015

Deadline: January 22, 2015

#### Discussion

Commerce Way Realty Trust—Site Plan Review—6 Commerce Way (Assessors Map 21-2-2)—Proposed 6,000 s. f. industrial building and parking lot (Zoning Bylaw §3100).

Filed with the Town Clerk: November 3, 2015

Last Meeting: December 22, 2015

Deadline: December 31, 2015

#### Discussion

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

#### Other Business

- A. Planning Board Member Notes
- B. Minutes –October 27, 2015
- C. Correspondence
  - a. Letter dated November 10, 2015 from The Dog Mall, Inc.
- D. Next meeting dates: December 8 & 22, 2015
- E. Adjournment



**TOWN OF CARVER**  
**Office of Planning & Community Development**

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**MEMORANDUM**

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**TO:** PLANNING BOARD  
**FROM:** MARLENE MCCOLLEM, PLANNING DIRECTOR   
**SUBJECT:** MG LOTUS, LLC—SITE PLAN REVIEW & SPECIAL PERMIT  
**DATE:** 11/23/2015

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The proposal has been redesigned to comply with the requirements of the Zoning Bylaw for a "Townhouse Development" in a General Business District.

As the Board continues its review, please consider the following points:

1. § 3941 of the Zoning Bylaw requires that 1 unit be restricted to meet the State's requirements for affordable housing. The applicant will need to provide the Board with all of the necessary deed restrictions, marketing plans, income and sales price limits, etc.
2. §3955 discusses the ownership and/or restriction of the open space area. The applicant will need to explain the proposal to the Board.
3. §3961 requires the Board to make a finding to require additional fencing as a condition of approval.
4. §5330 are the Special Permit criteria that the Board must find in order to grant the permit.

## MEMORANDUM

**TO:** Carver Planning Board

**FROM:** Samuel S. Hemenway, PE  
Shawn M. Martin, PE, CNU-A 

**DATE:** November 24, 2015

**RE:** Proposed Townhouse Development  
67 Main Street (Route 58), Carver, MA

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Fuss & O'Neill has reviewed the site plans entitled "Townhouse Development" for Lot 1 on Assessor's Map 62 dated September 8, 2015 (last revised 11/16/15) and a report entitled "Drainage Report and Calculations for Townhouse Development at 67 Main Street" dated September 16, 2015 (last revised 11/16/15) both prepared by Webby Engineering, Inc. Based upon our review, we have the following comments:

### Zoning By-Laws

1. Section 3232: Limited side yard buffer planting/retention is provided on south yard between the adjacent commercial use which does not appear to meet intent is to provide visual separations and adequate buffering between adjoining properties.
2. Section 3942: All units are indicated as 2-Bedroom. Confirmation that the unit distribution conforms with Section 3942 of the bylaw should be obtained from the Board or a waiver should be requested.
3. Section 3962: Portions of the project drive are located within the building envelope. Confirmation that the alignment conforms with Section 3962 of the bylaw should be obtained from the Board or a waiver should be requested.
4. Section 3963: No architecture information was provided for review.
5. Section 3964: Verify compliance with the specified roadway design and construction requirements.

### Site Plans

1. Consider providing additional side yard buffer plantings between commercial uses to the south to benefit project.
2. The parcel to the southwest of the site shows a different parcel number and owner on Sheet 2.



Craig F. Weston  
*Chief*

TOWN OF CARVER  
FIRE DEPARTMENT

112A Main Street  
Carver, Massachusetts 02330 - 0040  
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Eric P. Germaine  
*Deputy Chief*  
ADMINISTRATION &  
CODE ENFORCEMENT

To: Marlene McCollem, Director of Planning and Community Development  
From: Deputy Chief Eric Germaine  
Date: November 19, 2015  
Subject: Site Plan Review - 3 Braddock Way

Marlene, the Carver Fire Department has reviewed the site plan titled - 4 Braddock Way, Proposed Duplex Colonial - Dated September 1, 2015. After reviewing the site plan, we wish to convey the following concerns / recommendations to the Planning Board and Developer:

1. Because of the proposed duplex construction in which the two units are connected, both units will be required to be outfitted with residential sprinklers.
2. The driveway to the proposed duplex is required to be constructed of an all weather surface and be at least 22' in width due to it servicing more than one dwelling.

As always, we are open to discuss the above comments in greater detail with the Planning Board, if necessary.

Thank you,  
Eric Germaine



*Cranberry Land USA*

## **Carver Conservation Commission**

Town Hall, 108 Main Street  
Carver, MA 02330

Telephone: 508-866-3482  
Fax: 508-866-3430

### MEMORANDUM

TO: Marlene McCollem, Director of Planning  
FROM: Brooke Monroe, Conservation Agent  
RE: Comments on Plans for 3 Braddock Way and  
Lot 2 Commerce Way  
DATE: November 17, 2015

The following are my comments on two small projects that are coming before the Planning Board: One filed by Webby Engineering Associates, on behalf of Sheridan Construction for a duplex at 3 Braddock Way; and the other filed by McKenzie Engineering Group, on behalf of West Light Development, for a second building on Lot 2 off Commerce Way.

### **3 Braddock Way**

The Plan for the duplex on Braddock Way shows 2 wetland resource areas on/off the property to the south and 1 to the north. The proposed building, parking lot and septic system (s) are within the 100-foot buffer to the wetland to the north and one to the wetland to the south. The development has been kept just outside the 65-foot no disturb from both wetlands; however, realistically there is the potential for disturbance during construction, and in the future, within the 65-foot buffer. As of this date a Notice of Intent (NOI) has not been filed with the Conservation Commission so there has been no formal review. When the NOI is filed the Commission will conduct a thorough review to confirm the wetland boundaries; will take into consideration the proximity of the development to the wetlands (most likely, requiring conservation posts after construction demarcating the



## MEMORANDUM

TO: Carver Planning Board

FROM: Samuel Hemenway, PE  
Shawn M. Martin, PE, CNU-A 

DATE: November 20, 2015

RE: Proposed Building  
Lot 2 Commerce Way (AP 21, Lot 2-2)  
Carver, MA

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Fuss & O'Neill has reviewed the site plans entitled "Proposed Building, Lot 2 Commerce Way (Assessor's Map 21 Lot 2-2), Carver, Massachusetts" prepared by Morse Engineering Co, Inc., dated November 2, 2015 (rev. 11/06/2015). Based upon our review, we have the following comments:

### Zoning By-Laws

1. Section 2320: The application indicates the property line along Route 44 is considered a side yard due to the restricted access. The interpretation should be confirmed with the Board.
2. Section 3166: Provide details of the building-mounted lighting to verify compliance.
3. Section 3251: Although consistent with the existing buildings on the site, a waiver request is required for a reduction of landscape buffer along the building under the current by-laws.

### Site Plans

1. Site plans identify area behind warehouse "to be cleared and surfaced with gravel and/or recycled asphalt." Confirm intended use of the area is consistent with Zoning Bylaws and that surfacing will not adversely impact leaching fields.
2. Overall Site Plans (Approved July, 2006) indicate grass to be installed in the behind the warehouse (refer to site plan Comment 1). Provide documentation that the changes in ground cover for this area comply with the Board of Health Stormwater Regulations.
3. Overall Site Plans (Approved July, 2006) indicate dumpsters at the location of the proposed building. Confirm the new building does not require a trash enclosure or provide a new location screened in accordance with Section 3252 of the Bylaws.
4. As indicated in the Drainage Notes, the proposed building and parking configuration reduces the impervious area anticipated to be directed to the constructed stormwater facilities under the Overall Site Plan approval; however, the drawings should provide clarification of the grades and/or



Craig F. Weston  
Chief

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Eric P. Germaine  
Deputy Chief  
ADMINISTRATION &  
CODE ENFORCEMENT

To: Marlene McCollem, Director of Planning and Community Development  
From: Deputy Chief Eric Germaine  
Date: November 19, 2015  
Subject: Site Plan Review - ~~3 Braddock Way~~

Marlene, we reviewed the site plan titled - Lot 2 - Commerce Way - Submitted by West Light Development - dated, March 21, 2006. After reviewing the site plans, we wish to raise the following concerns / recommendations to the Planning Board and Developer:

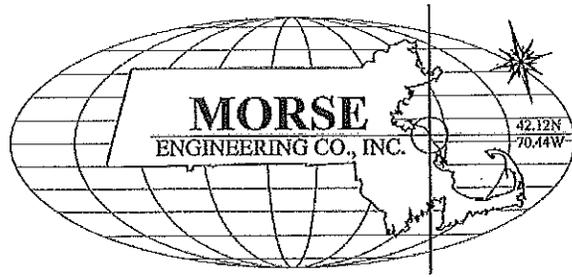
1. The proposed building layout and site design allows for adequate Fire Apparatus access and the traffic flow patterns appear to do the same. We are pleased with the layout as proposed.
2. The size of the buildings is under the threshold for the Massachusetts sprinkler requirement. However, the building classification set by the Carver Building Department may require Fire Suppression Systems, Fire Notification Systems, Etc., depending on what that classification is.
3. The fire alarm system in the proposed building shall be integrated with the existing alarm panel that is located in the pump house onsite. This panel currently protects the existing buildings on the site.

As always, we are available to discuss the above comments in greater detail with the board, if necessary.

Thank you,

Eric Germaine  
Deputy Fire Chief

*On Call Professionals Serving Carver with Pride*



19 Union Street  
P.O. Box 92  
Scituate, MA 02066  
(781) 545-0895

*Registered Professional Engineers,  
Project Managers & Environmental Consultants*

November 24, 2015

Carver Planning Board  
Town Hall  
108 Main Street  
Carver, MA 02330

**Re: Proposed Building – Lot 2 Commerce Way**  
**Applicant: West Light Development**

Ms. Marlene McCollem and Members of the Board,

This letter is intended to address comments on the above referenced project expressed the memorandum from Fuss & O'Neill dated November 20, 2015. Submitted herewith please find copies of a revised plan entitled "Site Plan" prepared by Morse Engineering Company, Inc. dated 11/2/15, Rev. 11/24/15.

#### *Zoning*

1. Morse Engineering spoke with Planning Director Marlene McCollem on 10/30/15 to verify the setback requirements to Route 44. It was determined based on this conversation that because this property does not have access to Route 44, it could be treated as a side yard setback.
2. A note has been added to the Site Plan specifying the use of "wall-pack" lights and that the lights be equipped with cut-off luminary shields and be mounted no higher than 15-ft. off the ground in accordance with Sec. 3166 of the bylaw. The proposed light locations have been added to the plans.
3. A waiver request has been added to the plan requesting a waiver from Sec. 3251, which requires landscape areas 10-ft. wide along the façade of the building with a public entrance. The waiver requests permission to allow a 5-ft. concrete sidewalk along the façade with a public entrance, as this is the style approved for the other buildings within the site.

#### *Site Plans*

1. The rear of the proposed building is to be surfaced with gravel or recycled asphalt. This will provide a pervious surface to reduce stormwater runoff and provide adequate ground surface for vehicle access around the back of the building. The access around the back of the building is not open for public access, but would be used for storage and/or secondary access by building tenants only. The septic system has been approved by the Board of Health with this proposed surface.
2. Grass is proposed in all areas outside of the gravel surface. The project results in no additional impervious surface from what was approved on the original site plans for Commerce Way, therefore no additional stormwater mitigation is necessary.
3. A proposed dumpster location has been added to the plan.
4. Additional spot grades and drainage notes have been added to show the direction of runoff towards the existing drainage system.



## MEMORANDUM

**TO:** Carver Planning Board

**FROM:** Samuel Hemenway, PE  
Shawn M. Martin, PE, CNSU-A

**DATE:** November 24, 2015

**RE:** Proposed Building  
Lot 2 Commerce Way (AP 21, Lot 2-2)  
Carver, MA

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Fuss & O'Neill has reviewed the site plans entitled "Proposed Building, Lot 2 Commerce Way (Assessor's Map 21 Lot 2-2), Carver, Massachusetts" prepared by Morse Engineering Co, Inc., dated November 2, 2015 (rev. 11/22/2015), and the Response to Comments letter, dated November 24, 2015. Based upon our review, we have the following comments:

### Zoning By-Laws

1. Section 2320: The application indicates the property line along Route 44 is considered a side yard due to the restricted access. We recommend this interpretation made clear to the Board to ensure any procedural issues are considered.

### Site Plans

1. Because installation of compacted aggregate mixes can often produce an appreciable change in runoff conditions and/or act as impervious surface, we recommend the specific installation be clarified and documented to be pervious and quantitative statement be included in the application to insure no adverse impacts to the watershed occur due to runoff changes.

If you have any questions regarding this review, please call me at (800) 286-2469 ext. 4597.

**McCollem, Marlene**

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**From:** Tinkham, Robert  
**Sent:** Tuesday, November 24, 2015 1:58 PM  
**To:** McCollem, Marlene  
**Subject:** RebuildEx

Hi Marlene, I know this is on the Planning Board agenda for tonight, so I just wanted the planning board to know that the new septic system for the commerce way expansion for RebuildEx was approved by the Carver Board of Health on November 17, 2015, thanks Rob



# TOWN OF CARVER

## Office of Planning & Community Development

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### Planning Board Minutes October 27, 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 27, 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, Chad Cavicchi, Kevin Robinson

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

#### Public Hearing

MG Lotus, LLC—Special Permit—67 Main St. (Assessors Map 61-1-0)—proposed 6-unit townhouse development in a General Business District (Zoning Bylaw §§2230, 3900, 5300).

Filed with the Town Clerk: October 2, 2015

Last Meeting: December 31, 2015

Deadline: December 22, 2015

Mr. Maki read the public hearing notice for the record. Mr. Joe Webby, Webby Engineering spoke on the special permit request and advised that the architectural plans have been submitted. Mr. Maki asked if the townhouses will be age restricted – they will not be. Mrs. McCollem addressed the Board of her meeting with Technical Review Committee and spoke about the Town bylaw in regard to townhouses. Mrs. McCollem stated if the Project would be within the scope of work for the Rte. 58 project which would make timing an issue and may need to coordinate with MA DOT. Mrs. McCollem also advised the Board that she just received the revised plans today and has not had time to review. Before addressing the memo from Shawn Martin in regard to the project the Board needs to address whether they can allow duplexes. Applicant, Angela Chin, stated she was not aware of the bylaw. Mr. Sinclair explained the bylaw to Mrs. Chin and asked if a different design could be done that would meet the bylaw. Mr. Webby stated he could change the plans by redrafting the building but everything else would stay the same. There would be 2 buildings with 3 units in each.

Meeting was open to the public at 7:35Pm

Abutting neighbors spoke with their main concern being that a privacy fence to buffer the noise and to maintain privacy. Mrs. Chin stated she wants to keep neighbors happy. Mr. Sinclair asked the applicant what the schedule for clean-up is? Mr. Robison suggested it would be a good gesture to install a stockade fence for the neighbors. Mrs. McCollem advised Board they can make installing a fence a part of their decision.

Public meeting close at 7:48PM

**MOTION:** by Mr. Sinclair to continue public hearing to November 24, 2015 at 7PM with revised plans already being submitted.

**SECOND:** by Mr. Hoffman

**APPROVED:** UNANIMOUSLY

**Continuation: Public Hearing**

SMD Development, LLC – Special Permit – 133 North Main St. (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

Patrick McLaughlin and Mickey Higgins, SMD Development. Per the discussion at the previous meeting they have submitted revised plans. Added a dedicated loading zone and upgrading landscaping. Plans which reflect the upgrades have been shown to the Board. Mr. Higgins stated Conservation's approval on driveway, received storage license from the Selectmen and approval from Board of Health on septic. Looking for tonight's approval to then forward to MA Highway for final approval. Mrs. McCollem spoke with Shawn Martin slope and drainage can easily be added as conditions. If above meets the Boards satisfaction go ahead with approval and continue portion of sign permit to a later date.

No comments from the public.

**MOTION:** by Mr. Sinclair to close the public hearing excluding sign permit

**SECOND:** by Mr. Hoffman

**APPROVED:** UNANIMOUSLY

Mrs. McCollem prepared a written decision which Mr. Maki read into the record. Mr. Maki asked if there were any comments – none from Board. Mrs. McCollem stated to strike the area landscaping.

**MOTION:** by Mr. Sinclair to approve decision

**SECOND:** by Mr. Robinson

**APPROVED:** APPROVED BY ALL WITH THE ABSTENSION OF Mr. Robinson

Discussion on signage:

Packet given to members of the board showing the signage they are requesting. See copy in file. Mrs. McCollem recommended the Board approve the entire sign permit. 3570 of bylaw allows Board to approve. Mrs. McCollem will write the decision with the provision of shutting signage lights off when business is closed.

Public hearing on signage – No Comments from public.

**MOTION:** by Mr. Sinclair to close the public hearing on signage  
**SECOND:** by Mr. Hoffman  
**APPROVED:** UNANIMOUSLY

**OTHER BUSINESS:**

**A. Planning Board Notes**  
Nothing

**B Minutes:** September 22, 2015 and October 13, 2015

**MOTION:** by Mr. Hoffman to approve the minutes of September 22 as written  
**SECOND:** by Mr. Sinclair  
**APPROVED:** UNANIMOUSLY

**MOTION:** by Mr. Sinclair to approve the minutes of October 13 as written  
**SECOND:** by Mr. Cavicchi  
**APPROVED:** UNANIMOUSLY

**C. Correspondence:** Nothing

**D. Next meeting date:** November 17<sup>th</sup> instead of November 10

Next Planning Board meeting will be held Tuesday, November 24, 2015 at 7PM

The Carver Planning Board meeting was adjourned at 8:44 pm on October 27, 2015  
Respectfully submitted,  
Jill Martins

**Table of Documents**

Exhibit 1	Meeting Agenda – October 27, 2015
Exhibit 2	Hearing Notice for 67 Main St.
Exhibit 3	133 N. Main Decision
Exhibit 4	Minutes September 22 and October 13



# The Dog Mall, Inc.

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174 Plymouth Street, Carver, MA 02330 | 508-246-3043 | info@thedogmallinc.com

November 10, 2015

Town of Carver Planning Board  
108 Main Street  
Carver, MA 02330

Dear Planning Board:

Thank you for the approval of our permit for The Dog Mall, Inc. located at 174 Plymouth Street. We have reviewed the conditions for this permit and wanted to request clarification of #14:

14. There shall be no more than eight (8) dogs on the premises at one time, including dogs owned by the applicant.

It was our understanding that this limitation only applied to the total number of customer's dogs on the property at one time (i.e., in the meeting, we talked about 4 dogs per class with a maximum of 2 classes running simultaneously or no more than eight dogs). While the majority of the time, we will not exceed the limit of 8 dogs, we did not anticipate this restriction to include our own dogs or the instructor's dogs. There will be times when our classes will be full, but we will need our dogs and/or the instructor's dogs on the premises as they are used for demonstrations in class. We wanted to request an administrative correction to this condition to allow our personal dogs and/or the instructor's dogs to be excluded from the maximum limit of dogs. Below is what we propose the language of the condition for #14 should read:

14. There shall be no more than eight (8) customers' dogs on the premises at one time, which excludes dogs owned by the applicant and/or their employees.

If you need any additional information, we will be more than happy to provide it.

Sincerely,

*Dr. Heidi Gregory-Mina*

The Dog Mall, Inc.  
Dr. Heidi Gregory-Mina, MBA, MS  
President

**RE: Applicant—Commerce Way Realty Trust (#576)  
Site Plan Review—Industrial Building  
6 Commerce Way (Map 21-2-2)  
Title Reference: Book 32948 Page 341**

MOTION: that the Planning Board vote to approve the Site Plan Review application of Commerce Way Realty Trust for a 6,000 square foot industrial building with the associated parking, paving, drainage and landscaping at 6 Commerce Way, as shown on the plan entitled: *"Proposed Building, Lot 2 Commerce Way (Assessor's Map 21, Lot 2-2, Carver, MA, Prepared for: Commerce Way Realty Trust,"* prepared by Morse Engineering Co., Inc., dated November 2, 2015, last revised November 22, 2015, scale 1"=40' with the following findings and conditions:

**Findings:**

The Planning Board finds that the proposed building is located on Commerce Way, an existing industrial subdivision. The access and utilities have previously been reviewed and installed and this site plan review is limited to the proposed warehouse building. The property is zoned Industrial "B" and this use is allowed as of right.

The Board finds that the septic and drainage systems have been previously designed and permitted to accommodate this building.

The Board finds this building to be consistent with the existing structures on the site, and shall waive the requirements of Sec. 3251 to allow for reduced landscaped buffer.

Per the Carver Fire Department's memo of November 19, 2015, the fire alarm system for the proposed building shall be integrated with the existing alarm system. The applicant should confirm directly with Building Commissioner on the requirements for sprinklers within the building.

The Conservation Commission has confirmed that no wetlands resources will be impacted, and that no conservation permits are necessary.

The Board of Health has confirmed that the septic plans have been approved as of November 17, 2015 for the proposed expansion.

**Conditions:**

1. The plans must be constructed as approved. Any revisions will require approval from the Board as a Modification of this decision.
2. The fire alarm system for the proposed building shall be integrated with the existing system serving the other 3 buildings.
3. The applicant is responsible for the proper operation and maintenance of the site. During construction sedimentation and soil erosion controls shall be installed, repaired, and supplemented as needed. Dust control is required during construction.
4. Any outstanding balance of the Review and Inspection Deposit Account shall be paid prior to the issuance of a Certificate of Occupancy.