



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 August 25, 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 July 28, 2015, at the Carver Town Hall, Meeting Room # 1, 108 Main Street, Carver, Massachusetts. Mr. Bruce Maki opened the meeting at 7:12pm.

PRESENT: Bruce Maki, Chair; Jim Hoffman, Vice-Chair; William Sinclair, Secretary; Kevin Robinson

ABSENT: Chad Cavicchi

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

NEW BUSINESS

A. Sign Permit—Area 58 cable television – 96 North Main Street - Discussion and possible vote (#P-448-15-S) Discussion and possible vote

Mr. Hunter advised the Board the applicant is asking for approval to replace their old sign which is CCATV with a new one. Area 58 cable television is the new cable television carrier. Mr. Allegrini stated the new sign would be LED back lit.

MOTION: BY Mr. Sinclair to approve sign with conditions of obtaining a building permit, the final revision be submitted to the Board showing LED back lighting and color scheme.

SECOND: by Mr. Hoffman

APPROVED: UNANIMOUSLY

OLD BUSINESS

B. Form A – Krisfanie Development – Silva Street – Discussion and possible endorsement (#P-572-12-A)

Mr. Hunter reminded the board that the Form A in front of them is for a rear lot that meets the zoning bylaw requirements for rear lots. However, if you may recall the frontage for the proposed rear lot is located on old purchase St. Old purchase St. is a "Paper St" therefore, Mr. Hunter required them to provide the frontage for the rear lot to meet town standards for a roadway. The proposed roadway was approved by the DPW superintendent as well. Mr. Forge introduced himself representing the applicant, Stephen Yule, he agreed with Mr. Hunter's assessment and added that the road has now been fully constructed and the construction has been approved by the DPW

Superintendent. Mr. Hunter also noted that Mr. Sinclair and himself visited the roadway and confirmed that it has been completed to standards.

MOTION: by Mr. Sinclair to endorse

SECOND: by Mr. Robinson

APPROVED UNANIMOUSLY

C. 7:15 PM Public Hearing (continued): Rte. 44 Development – Special Permit – Map 20 Lot 2 – 3-4 Park Avenue – site preparation activities Section 4300 – request to withdraw – discussion and possible vote.

Mr. Hunter explained the reason for the Request to Withdraw the Rte. 44 Development Project to the Board. Mr. Robinson was absent from the original meeting and therefore could not vote and Mr. Cavicchi will not be available for a period of time. It will be re-advertised at the September 8 meeting and Mr. Robinson will therefore be available for the meeting.

MOTION: by Mr. Sinclair to withdraw without prejudice

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

D. 7:30 pm Public Hearing (continued): Southern Sky Renewable Energy – Special Permit and Site Plan review – Map 16 Lots 12 and 13 – North Main Street – Large scale Ground Mounted Solar Photovoltaic – Request to be withdrawn – discussion and possible vote
Mr. Hunter explained this is the same situation as the previous – Rte. 44 Development reason to withdraw.

MOTION: Mr. Sinclair to withdraw without prejudice

SECOND: by Mr. Robinson

APPROVED UNANIMOUSLY

E. 7:45 Pm Public Hearing (continued): Walkabout Construction – Special Permit – 169 Plymouth Street-Conversion of Church to condominiums-discussion and possible vote
Mr. Hunter went over the outstanding issues that remained from the last public hearing and site visit. He brought to the attention of the Board the latest revised plan and it is his opinion that all of the conditions have now been met. Dana Jr, the applicant, introduced himself and went over each condition and how they were addressed. He informed the Board that he anticipates that if he can get approval tonight he could possibly go in front of the Historic Commission on Sept. 1, 2015. Mr. Sinclair asked Mr. Hunter whether the board could condition any approval of the fencing, lamps, and the sign contingent upon Historic District approval. Mr. Hunter stated he felt that could easily be done. Mr. Maki noted that no one from the public was present.

MOTION: by Mr. Sinclair to approve the special permit for
Walkabout Construction

SECOND: by Mr. Robinson with the following conditions:

The usual conditions for special permits are: That the proposed fencing, external lighting details, proposed signage, the hours for the dumpster shall be limited to Mon-Fri, 8am - 6pm, the proposed construction hours

be limited to 8am-6pm Mon –Fri. and the external architectural details be approved by the Carver Historic Commission.

OTHER BUSINESS:

F. Planning Board Notes

Discussion on Mr. Hunter's replacement, Marlene McCullen, being a well-qualified replacement. The Board also acknowledged Mr. Hunter's many years of dedication to the town. Mr. Sinclair also brought the public up to date on the Master Plan Meeting being continued to September 14 at 7pm.

G. Planners notes: Master Plan update and Master Committee Appointments

Mr. Hunter suggested people take the time to look at the Master Plan webpage on Face book. Three more requests were received from 1.) Jennifer Bogart 2.) Heidi Mina 3.) Paul Kelly Sr. Mr. Hunter stated all 3 would be great assets.

MOTION: by Mr. Sinclair to accept above appointments to Master Plan

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

H. Planners Notes – Approval of Minutes: July 28, 2015 and August 11, 2015

MOTION: by Mr. Sinclair to approve the minutes of July 28, 2015 as written.

SECOND: by Mr. Hoffman

APPROVED UNANIMOUSLY

MOTION: by Mr. Sinclair to approve the minutes of August 11, 2015 as written.

SECOND: by Mr. Robinson

APPROVED UNANIMOUSLY

I. Correspondence

MOTION: by Mr. Sinclair to adjourn

SECOND: by Mr. Robinson

APPROVED UNANIMOUSLY

The Carver Planning Board meeting was adjourned at 8:02pm on August 11, 2015

Respectfully submitted,

Jill Martins

Table of Documents

Exhibit 1	Meeting Agenda – August 25, 2015
Exhibit 2	Sign Permit – Area 58 cable television
Exhibit 3	Form A –Krisfanie Development
Exhibit 4	Route 44 Public Hearing – request to withdraw
Exhibit 5	Southern Sky Renewable Energy – request to withdraw

Exhibit 6 Walkabout Construction – Special Permit