

Planning Board Minutes
Tuesday, August 9, 2016

APPROVED
10-11-16

The Carver Planning Board met on August 9, 2016, at the Carver Town Hall, Meeting Room #1, 108 Main Street, Carver, Massachusetts. This meeting was videotaped for cable cast area 58, channel 15.

Chairman Bruce Maki opened the meeting at 7:00 p.m.

PRESENT: Bruce Maki, Chairman; Kevin Robinson; William Sinclair; Chad Cavicchi

ALSO PRESENT: Marlene McCollem, Director of Planning and Community Development; Christine Champ, Recording Secretary

NOT PRESENT: James Hoffman (absence due to a business commitment) partial participation remotely

After the pledge of allegiance, Chairman Maki read the notice into the record and informed all that Mr. Hoffman would be participating remotely.

MOTION: By Mr. Sinclair to authorize Mr. Hoffman's remote participation, his absence due to a business commitment

SECONDED: By Mr. Cavicchi

APPROVED: Unanimously (4-0-0)

Due to a connection issue, Ms. McCollem said items could be taken out of order until Mr. Hoffman was on the line.

Discussion:

Landmark Center Freestanding Signs at 40 North Main Street

Chairman Maki asked if there was anyone present for Landmark and invited those present to come forward and speak. Mr. Doug Bangham of Carver School of Music said he had a freestanding sign. Chairman Maki said he was concerned because the cabinet company wanted to get a sign and the Board wanted to make sure all the businesses were using the marquee sign. Mr. Bangham said that was a good point. He said it was extremely helpful to have visual aides along the road.

Mr. Bangham then spoke of the owner, Mr. Anthony Alonge, and said he had put a lot of money and interest into making sure the building looked stellar. He added there was a tremendous difference since the changes were made and there was extensive work to make the building look good.

Chairman Maki agreed the building looked good and addressed the question of discussing the signs. Mr. Sinclair agreed the building looked good since Mr. Alonge owned it and said Mr. Alonge cared about the community and businesses. Mr. Sinclair said the bylaw was clear, specifically with a multiple-occupancy building, and some were in violation of the bylaw. He added that even though the cabinet shop sign was beautiful, it would be in violation, as there was only one place for signage.

Mr. Sinclair said it would be nice if all the cars could go by slower (and be able to read signs) but they don't. There was further discussion regarding the speed of the cars going by and having the ability to read the signs. Mr. Sinclair went further to say the bylaw could be looked at but at present the ones there are in violation of the

bylaw.

Mr. Bangham wondered if he could review the bylaw. Mr. Sinclair said it was available on the Town website and at the Town Hall. He added that the Board could always clarify for him as well. Mr. Bangham inquired about applying for a variance and wanted to weigh the considerations. Ms. McCollem said there were provisions for other types of signs but no variances for other types of signs.

Mr. Jeff Cutter of Cutter Carpets said he had a sign there which was in compliance in 1992. Mr. Cutter said if his name was on the directory, no one would know he was there. He said his sign was out since 1992 and without that sign, people wouldn't know where he was. Mr. Cutter added that his sign was in compliance then so he wanted to know why he should have to take it down. Mr. Sinclair said Mr. Cutter's sign would probably be grandfathered in. Mr. Cutter said people drove by at 50 (mph) and couldn't see the sign to read it. Mr. Sinclair and Mr. Maki thanked him for speaking.

Mr. Bangham spoke again. He thought originally he conferred with Michael Mendoza and was told he was fine with the specific detail. Chairman Maki said he thought the suggestion to the cabinet company was for a portable sign. Mr. Bangham said the sign from the cabinet shop was the nicest one there, being really professional and small. Mr. Sinclair agreed it was a lure to the property but also a violation of the Town bylaw and the Board had to say what the law said. Chairman Maki noted the owner should have come to talk to the Board first.

Next to speak was Anthony Alonge, the property owner. He said Elite (Kitchen Design) was a new business for Elite Builders. Mr. Alonge said he was hoping the Board could help out with the older businesses. He said he felt people would go out of business. Mr. Sinclair acknowledged Mr. Alonge's time spent four or five years ago in front of the Board to make a nice addition to the community. Mr. Alonge wanted Mr. Bangham and Mr. Cutter to be grandfathered in, if possible. He said he did not know the sign was up until it was done. Mr. Alonge said he did not want to put in a "trashy" sign. Mr. Sinclair said he could make it mobile now and then come back if there was a change in the bylaw.

Isabelle, Mr. Alonge's wife, spoke next. She said she maintained the grounds. Mrs. Alonge recounted a story of observing someone stopping out front while she was watering on the previous day. She said she thought it was time for the sign to change.

Chairman Maki wanted to know if this could be documented and revisited in a few months to see if the signs were helping the business. He did not want the businesses going out of business because of signage.

Chairman Maki asked for comments.

Mr. Cavicchi wondered if any of the Board members were present when the bylaw was created. Mr. Sinclair said, per Chairman Maki's suggestion, he thought there was a part in the bylaw that said they could put up a sign for 30 days and then it had to be removed, for grand openings and things like that. He added that the Town meeting would have to be the one to change what the bylaw said today.

Chairman Maki said the Board could give them the 30 days and discuss it again. There was continued discussion regarding attractive signage.

Mr. Alonge said the businesses needed help. He said the cabinet store owner had put a lot of money into the

business and he had a box truck and parked it out near the mailboxes. Mr. Sinclair told Mr. Alonge he would not even be able to give him the 30 days, per the law, and his only option was to make it move. Mr. Alonge said they would work on it. He commented that he wanted to see more business in town and he thought the sidewalks and fire station looked great.

Chairman Maki said they would have to have a discussion with the cabinet people on how to make a portable sign. Mr. Sinclair said it was up to the cabinet gentleman to make a portable sign. Also, maybe they could change the bylaw. Presently, it had to be made portable. Chairman Maki asks Mr. Alonge if he could speak to the cabinet man and Mr. Alonge said he could. Chairman Maki suggested if Mr. Alonge does not do so soon, Chairman Maki will have to get in touch with him. Mr. Sinclair said Mr. Alonge, being the owner, would have to speak with him. He added, the Town would look at the bylaw. Until then, he would have to make it mobile.

Mr. Alonge thanked the Board. Chairman Maki thanked all who contributed.

Discussion/Decision:

A.D. Makepeace Co.-Special Permit & Modification of Definitive Plan Approval - to allow a ground-mounted solar power generating facility of approx. 8.4 mW in a Residential/Agricultural District. (Zoning Bylaw §§3100, 3580, 5300 and Subdivision Rules & Regulations for Roadway Construction Standards).

Filed with the Town Clerk: May 12, 2016

Last Meeting: August 30, 2016

Deadline: September 12, 2016

A phone connection was made with Mr. Hoffman at 7:42 Eastern Time. Chairman Maki had a motion in front of the Board. He said he would go through it and then have a short discussion. Mr. Hoffman said he had looked at the motion. He said he had no questions and it looked fine to him.

Chairman Maki asked if there were any questions or comments from the Board. Mr. Sinclair said he was good with it. The decommissioning fee would be added, as it was not available presently, and before the electrical permits were issued, the bond must be posted.

MOTION: By Mr. Sinclair to approve with the findings

SECONDED: By Mr. Robinson

APPROVED: Unanimously (5-0-0)

Mr. Hoffman authorized Ms. McCollem to sign his name on his behalf. Chairman Maki said they were all set.

Other Business:

A. Planning Board Member Notes

Mr. Sinclair reminded all of the Master Plan meeting scheduled for the 22nd at 7:00 p.m. He encouraged all to attend as there was a quorum issue at the last meeting. Mr. Sinclair said, please come, please participate.

Chairman Maki asked if there were any other comments and there were none.

B. Minutes - July 12, 2016

MOTION: By Mr. Sinclair to approve minutes of July 12, 2016, as written
SECONDED: By Mr. Robinson
APPROVED: Unanimously (4-0-0)

C. Correspondence (if any)

Ms. McCollem said she received email. She said she met with Mr. Jackson and Mr. Massingham. Ms. McCollem said their yards are both crossing the town boundary. Both are split zoned with Plympton being residential and Carver being green park. There is about 50,000 square feet. Ms. McCollem said these would never be for industrial subdivision use.

Ms. McCollem said the owners want their property in Carver re-zoned to residential/agricultural. She said they want to meet and work with the Board for the next town meeting. Ms. McCollem said she thinks this makes great sense, as there is no reason why this should not be residential. She said if they wanted to pursue it further, she would be happy to draw up the information.

Mr. Sinclair questioned if it would be the April town meeting and Ms. McCollem said it would. She said if it were a special meeting they could be ready for it. Mr. Sinclair thought this was the right thing to do and he wanted the Board to spearhead this for them. He thought this was a great opportunity to fix it. Mr. Cavicchi added that these were the only two properties so they should. He thought it was a good idea, as did Chairman Maki.

Ms. McCollem said when there was a warrant open, she would bring this forward and they could do their process. She wanted the property owners to know they didn't have to do it through a petition; that it is through the Planning Board.

D. Next meeting date: September 13, 2016

Ms. McCollem said there was nothing on the agenda so there would be no business for August 23rd.

Mr. Sinclair inquired of the few people in the audience, if they had any matters. There was a short discussion between an unidentified gentleman and the Board and it was understood that he was looking to talk about something that was not on the agenda.

E. Adjournment

MOTION: By Mr. Sinclair to adjourn the meeting at 7:56 p.m.
SECONDED: By Mr. Cavicchi
APPROVED: Unanimously (4-0-0)

EXHIBITS

- A. Agenda
- B. Minutes of August 9, 2016