

**Planning Board Minutes**  
**Tuesday, July 26, 2016**

Approved  
10.11.16

The Carver Planning Board met on July 26, 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 7:47 p.m.

**PRESENT:** Bruce Maki, Chairman; James Hoffman; Kevin Robinson; William Sinclair; Chad Cavicchi  
**ALSO PRESENT:** Marlene McCollem, Director of Planning and Community Development; Christine Champ, Recording Secretary  
**NOT PRESENT:** N.A.

After the pledge of allegiance, Chairman Maki read the notice into the record.

**Approval Not Required Plan:**

A.D. Makepeace Co.-Meadow Street (Assessor's Map 87-E-3, C-2)-to create 1 buildable lot and 4 unbuildable parcels.

Filed with the Town Clerk: July 18, 2016  
Last Meeting: July 26, 2016  
Deadline: August 8, 2016

Chairman Maki asked for input from speakers. Jim Kane from A.D. Makepeace spoke first. He stated he wanted to do a land swap with John Golly consisting of a small parcel next to the entertainment center for a larger piece of land on the edge of the parcel. Mr. Kane had one copy of a colored plan which he described. Chairman Maki said there was one buildable lot and four unbuildable parcels. Ms. McCollem suggested it be approved but it was not required.

Chairman Maki asked for any further comments.

Mr. Sinclair suggested, for clarification, that a piece of land had been sold. Ms. McCollem pointed out the n/f, now or formerly.

Chairman Maki asked if anyone else had anything. There was nothing.

**MOTION:** By Mr. Sinclair to endorse plan  
**SECONDED:** By Mr. Hoffman  
**APPROVED:** Unanimously (5-0-0)

**Public Hearing:**

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

Chairman Maki read the notice into the record. Again, Mr. Jim Kane from A.D. Makepeace spoke about the property off of Federal Road, for a ground-mounted solar system approval. He said they had taken advantage of solar on some of their properties over the last several years and they try to stay out of any wetland and endangered-species areas. Mr. Kane talked about the energy provided to homes in the area, saying it took place of a large amount of oil barrels. Chairman Maki said he had letters which he felt had just been answered. Mr. Kane said it would take about three weeks to clear the trees and the construction time would be about seven months. He said with the commencement of work, it would be an additional three months for the construction of panels.

Mr. Kane said he had a memo from the Carver Fire Department and that they were satisfied with the emergency vehicle access. He spoke about the signage, installation and contact information. Chairman Maki said at the end of all that there would be truck trips, over 200,000, for over a period of 8 weeks for the movement of material.

Chairman Maki noted, considering where it was and the type of woodland that it was, he did not think it was a terrible thing to happen; that the forest out there is diseased so it looked okay. He said there were setbacks but they were granted by the ZBA and the property was surrounded by the same owners.

Chairman Maki asked the Board for questions or comments.

Mr. Sinclair questioned the setbacks for the property. Sarah Stearns (Senior Environmental Specialist) of Beals and Thomas, Inc. spoke to the concern. She said everything else in the bylaw had been met; that they had met with the ZBA. She said due to extreme topography, it would be very hard to meet the setback requirement. Chairman Maki asked what the distance was. She said there was none now, it was just internal. Ms. Stearns said the exterior had complete conformance and that it was the internal property lines only. Mr. Serkey said the Zoning Board was satisfied. Ms. Stearns said the project was meeting all the requirements of the solar bylaw.

Chairman Maki asked for further questions. Mr. Robinson asked if there was a site walk and said he would be more comfortable seeing what was being cut. Ms. Stearns said there was rough terrain this time of year and some had to use a machete to get through. She added, it was directly across the street from the Ocean Spray receiving plant. Mr. Robinson said he would feel better if he attempted to walk it and Mr. Kane said he respected Mr. Robinson's decision.

Mr. Kane said this was not near an endangered species. He added, relative to cutting, what they tried to do, where they tried to build was off of the large state forest. Mr. Kane said you could walk the approximate 49 acres of the larger parcel. Chairman Maki said they could. Mr. Robinson said he would feel better. Mr. Kane said whatever worked for the Board was fine.

Chairman Maki asked for questions from the public and there were none.

Mr. Hoffman made a motion to close the public hearing. Mr. Sinclair seconded the motion.

Mr. Serkey wanted to point out they were seeking to modify the subdivision plan and he wanted to have a discussion. He asked if it was 49 acres and Mr. Kane said it was. Mr. Sinclair said there would be approximately 32 homes that could not be built on the parcel and Ms. Stearns tried to do a comparison plan. She said it was actually, worst case scenario, 58 lots. According to Ms. Stearns, comparing development to development, she had a plan she passed around for the Board to see. Ms. Stearns said there was maximum lot

clearing of 97 acres versus 49 acres for solar, comparing apples to apples.

Chairman Maki said there had been a motion and second and asked if there was any further discussion. There was none. The public hearing closed.

**MOTION:** By Mr. Hoffman to close the public hearing  
**SECONDED:** By Mr. Sinclair  
**APPROVED:** Unanimously (5-0-0)

In trying to figure a time for the site walk, Mr. Robinson did not care if he went alone. Chairman Maki said he would get in touch with Ms. Stearns to schedule. It was decided to meet in front of Ocean Spray at 5:30 on the following Thursday. All who could make it would try to be there. Ms. McCollem said it would be back on the agenda to vote.

Chairman Maki asked for a motion for the next meeting of August 9th, having this decision on the agenda for that meeting. There was no vote because of the continuance. Chairman Maki thanked them for coming and they left at 8:18 p.m.

**Discussion:**

Sign Permit: Crossroads Collision and Auto Care at 78 North Main Street

Mr. Eric Perkins was present to speak for Crossroads Collision and Auto Care. Mr. Perkins wanted to update the sign to Crossroads and he wanted solar on the signs. He passed out a handout. Ms. McCollem said it met all the maximum size requirements. There were two signs and the one in the front was solar powered. Mr. Perkins said the plan was to open up a body shop, upgrading the old place. He said the same type of business was already there. Mr. Perkins said they had started to repaint and they would be painting on the following weekend. He stated the lot next door was owned by a tow company.

Chairman Maki asked the Board for questions and there were none.

Ms. McCollem said they required a building permit application. Allowing solar lights to be installed would be a condition of the building permit, then it could be signed as approved per plans.

Mr. Hoffman made a motion to approve the conditions. Mr. Sinclair abstained. Mr. Robinson seconded the motion. Ms. McCollem said she would give it to the building commissioner the following day. Mr. Perkins left at 8:24 p.m.

**MOTION:** By Mr. Hoffman to approve conditions  
**SECONDED:** By Mr. Robinson  
**APPROVED:** Unanimously (4-0-1)

Sign Permit: Elite Kitchen Design at 40 North Main Street

Ms. Ashley Curry was present for Elite Kitchen Design. Ms. Curry had pictures of the sign design for 40 North Main Street. Chairman Maki asked about other businesses in the area and maybe using a marquee sign. Mr. Sinclair thought all businesses were on the sign which was permitted for 8 years for Anthony Solange

(phonetic). Per Chairman Maki's inquiry, she had not had any discussion with the owner. Ms. Curry said they were trying to increase the traffic to their company.

Chairman Maki wanted to hear comments from the other Board members.

Mr. Sinclair thought the sign was classy and he noted he had seen that others had placed signs out in front. Chairman Maki suggested they table the decision presently and Ms. Curry could reach out to the property owner and try to come to a resolution. He noted if the owner was not enforcing what was permitted for, he should be addressed. According to Ms. Curry, the marquee is much smaller. Mr. Sinclair did not think it could be approved because of the site plan on marquee. Chairman Maki suggested Ms. Curry leave the sign out, they would table this and they would do some research.

Ms. McCollem said they could approve the wall sign but the freestanding sign was different, as it was a commercial office building and in that case, it would be the directory sign. There could be one directory sign for the many occupants in the building, depending on multiple or single occupancy. Ms. McCollem said they could change the bylaw but this is what the bylaw says. It was noted there were other signs out on that lawn area and they could invite the property owner in to have a discussion.

Mr. Hoffman thought they should table the matter until they had more information. Ms. McCollem would see if the owner could come to the August 9th meeting, as he had been permitted for a number of units in there,

Mr. Sinclair suggested they could make the sign mobile, taking it in at night and putting it back out in the morning as some companies do this. Ms. McCollem said if the sign was portable, they wouldn't need a permit because it was not installed. Mr. Sinclair inquired if they could approve the wall sign and Ms. McCollem said they could.

**MOTION:** By Mr. Sinclair to approve the wall-mounted sign

**SECONDED:** By Mr. Hoffman

**APPROVED:** Unanimously (5-0-0)

Ms. Curry left at 8:39 p.m. Ms. McCollem would write the conditions for the wall sign as none and she would explain it in the text.

### **Other Business:**

#### A. Planning Board Member Notes

Mr. Sinclair said he had attempted to have a master plan committee but there was no quorum. He had Ms. McCollem send memos to all members, so they could come in and give resignations if they could not attend. Mr. Sinclair said they missed by one person the previous evening and he may recruit members. Chairman Maki thanked Mr. Sinclair.

#### B. Minutes - July 5, 2016

Mr. Sinclair made a motion to approve the minutes of July 5, 2016, as written. Mr. Robinson seconded the motion. Mr. Cavicchi abstained from voting.

**MOTION:** By Mr. Sinclair to approve minutes of July 5, 2016, as written  
**SECONDED:** By Mr. Robinson  
**APPROVED:** Unanimously (4-0-1)

C. Correspondence (if any)

2 Benson Way, hobby kennel.

Ms. McCollem included an e-mail that she received regarding a hobby kennel. She thought in January a girl had come in to ask for a hobby kennel and there were large fees for her, for her pets. Ms. McCollem stated Mr. Abbott said he owned 5 dogs and they were his own private animals. He had no plans for a business. Ms. McCollem wanted to speak to the Board before bringing him in to apply.

Ms. McCollem said the Town Clerk was not licensing the dogs until he got a hobby kennel license. Ms. McCollem said this was basically so he could license his dogs. She read the bylaw, "6 to 10 dogs, maintained for any person". Ms. McCollem said the Board could give him a special permit. He could kennel up to 5 dogs but the Town Clerk is flagging him as a kennel. The Board could call it a hobby and he's all set, as he is not reaching the threshold of a hobby kennel. It was decided there was no special permit necessary.

Pine Ridge

Ms. McCollem received an e-mail from Shawn Martin/Richard Morgan and she did inspection on Pine Ridge. She said Mr. Martin's report was back and she just wanted to keep the Board in the loop. Ms. McCollem said the building commissioner was to be looking at this.

D. Next meeting date: August 9, 2016 at 7:00 p.m.

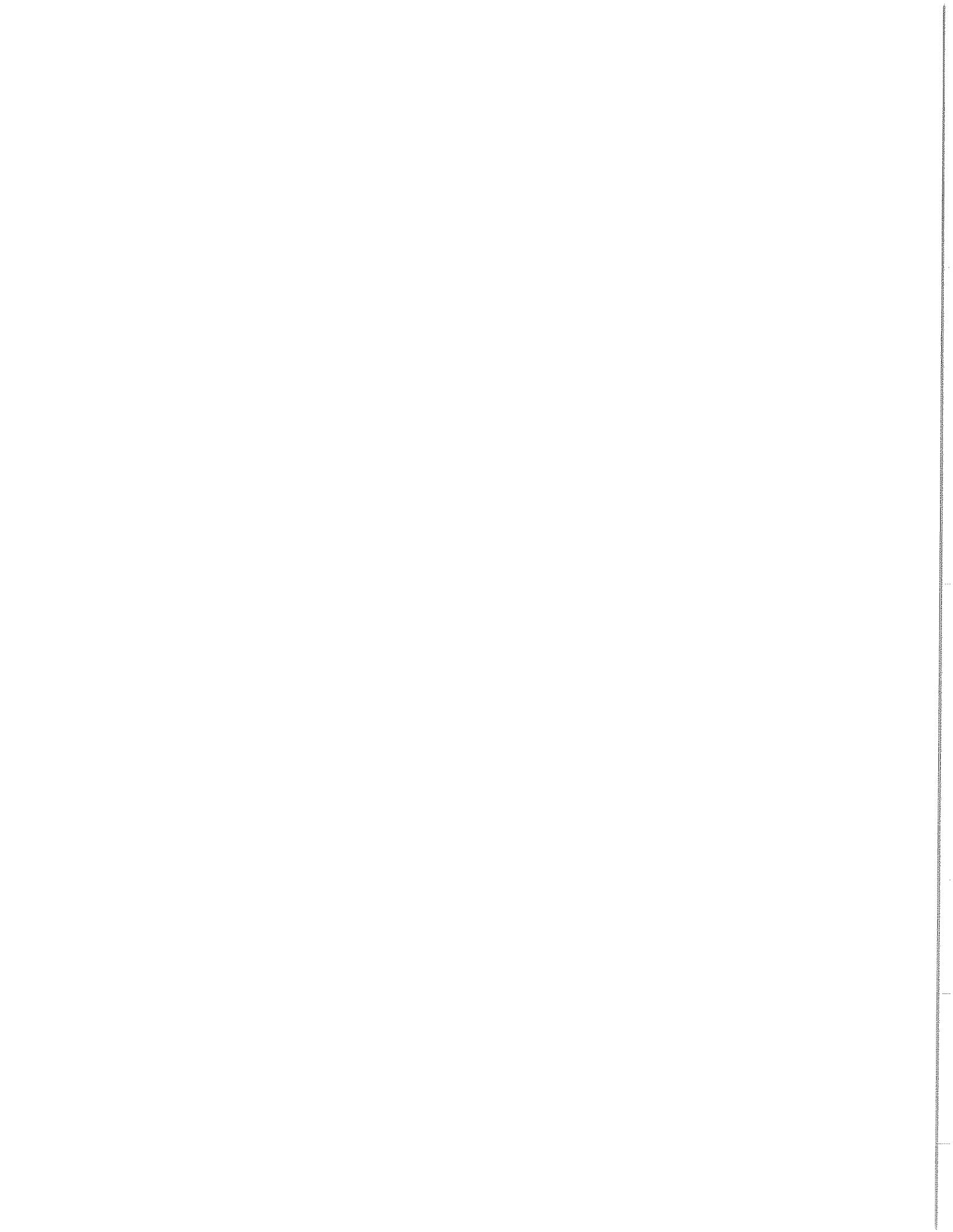
Mr. Hoffman said he would be out of town that evening. Because a super majority would be needed, it would be continued without testimony. Ms. McCollem wanted to call the applicants but they would want all five members of the Board present. Mr. Hoffman said he could call in for the vote. Ms. McCollem said she would prepare the motion for all to review so it was ready to go.

E. Adjournment

**MOTION:** By Mr. Cavicchi to adjourn the meeting at 8:55 p.m.  
**SECONDED:** By Mr. Sinclair  
**APPROVED:** Unanimously (5-0-0)

**EXHIBITS**

- A. Agenda
- B. Minutes of July 26 2016





# 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

July 26, 2016

7:00 PM

Carver Town Hall Room #1

#### Approval Not Required Plan:

A.D. Makepeace Co.—Meadow Street (Assessors Map 87-E-3; C-2)—to create 1 buildable lot and 4 unbuildable parcels.

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#### Discussion:

*Sign Permit: Crossroads Collision and Auto Care at 78 North Main St.*

*Sign Permit: Elite Kitchen Design at 40 North Main St.*

#### Other Business

- A. Planning Board Member Notes
- B. Minutes –July 5, 2016
- C. Correspondence—*2 Benson Way, hobby kennel*
- D. Next meeting date: August 9, 2016, if necessary
- E. Adjournment

