



APPROVED
11.29.16

Town of Carver, Office of Planning and Community Development

Planning Board Meeting Minutes, November 15, 2016, Carver Town Hall, Meeting Room #4. This meeting was videotaped for cable cast area 58, channel 15.

Attendees: Bruce Maki, Chairman; James Hoffman; Kevin Robinson; Chad Cavicchi

Also present: Marlene McCollem, Director of Planning and community Development

Absent: William Sinclair

Bruce Maki, Chairman, opened the meeting at 7:05 PM, followed by the pledge of allegiance.

Public Hearings

Adriano Cimbron. Modification of a Special Permit and Definitive Plan Approval to adjust the location of the previously approved roadway layout by approximately 5 feet for Linbia's Path off of High Street ~ Zoning Bylaw §§2230, 2442, 2540, 3800, 4300 and 5300.

Filed with the Town Clerk: October 20, 2016

Last Meeting: January 10, 2017

Deadline: January 18, 2017

Steve Kotowksi – Engineering. The roadway was staked out and drainage was staked. The field crew has seen some concerns with drainage shifted slightly about 5'. The owner and contractor was notified. Rather than removing drainage and relocate, it was decided to modify plan and reconfigure lots. Only minor adjustment of 2' All lots stayed at 30000 sq. ft. Applicant has put down base coat and rechecked adjustments. Everything has stayed the same.

Mr. Hoffman asked if this will affect sight line of existing house. There should be no or little impact.

Mr. Robinson noted that the shift took place heading northeast, not toward an abutter.

Advertised on October 28 2016 and November 4, 2016.

Mr. Cliff Stanley, 17 High St – Feels that some of the people working there did not know where Mr. Stanley's property line actually is. Mr. Stanley had to stop tree people from cutting trees on his property. He also expressed concern that the road was going to be pulled closer to his property. The land appears to be 4-5' higher than original – will this affect water flow. He also noted that there has been a lot of fill recently brought in. Will there be a staked out area before they begin? Mr. Kotowksi said everything would be staked out within a couple of weeks.

Steve Kotowksi – This was a 15' wide "no cut buffer" that was cut into for a length of 50' back from the road. We have flagged the limit of clearing. The tree cutter did start in that location and cut down some trees; we were notified and reflagged the line off of high street. All tree cutting has been completed. The grading of the road – we always new that the road would need grade adjustment with the filling in of a low spot (the area Mr. Stanley refers to as 4-5' higher). Mr. Kotowksi has gone out during rainy days to check on runoff and everything is working nicely within the catch basin area. Some grading is needed in preparation for house lots. Mr. Kotowksi indicated that grading would slope away from the houses, toward the backyard.

Mr. Hoffman asked Mr. Kotowksi if they could plant anything in place of the trees cut in error. Mr. Stanley mentioned the use of arborvitae in another location. Mr. Kotowski feels that his client will not have an issue with this and will bring it to their attention. It was noted that the buffer would have to be recorded and if there is encroachment, it can be enforced. Adding arborvitaes can be added as a condition.

No additional questions from audience

Motion to close public hearing: Mr. Hoffman

Second: Mr. Robinson

Approved - Unanimous

Motion to approved with the stated condition to add arborvitaes to the no cut buffer area off of High St:

Mr. Cavicchi

Second: Mr. Hoffman

Approved: Unanimous

Ms. McCollem noted that the plan will be signed tonight and can be picked up tomorrow

Corvette Mike New England, LLC for a Special Permit, Site Plan Review and Sign Permit to allow retail motor vehicles sales with outdoor display and motor vehicle repair shop in a General Business District at 74 North Main Street ~ Zoning Bylaw §§220, 3100, 3500 and 5300.

Filed with the Town Clerk: October 20, 2016

Last Meeting: January 10, 2107

Deadline: January 18, 2017

Public Hearing notice was read.

Published October 28 and Nov 4 2016

A representative from Corvette Mike's:

We are repurposing existing facility (formerly Pool business), located at 74 North Main Street. We are relocating from Plymouth. There is very little site improvement necessary. The existing conditions plan varies a little from the one approved. Some activity on a fuel tank and air handling equipment. The former pool display area will be reused. No building expansion is being proposed. We will be using the square footage as is for display and vehicle repair. The existing division on the inside of the building has a front half which is 5800 sq. ft. which will be used for displays and 3100 sq. ft. in the rear for servicing vehicles. There will be rear access for service area. This works well for what we need. Under today's building code we are required to have a floor drain as there will be an overhead door. We will place a non hazardous waste storage tank in service area. Details of tank is included on plan. Signage is pretty close to restrictions; height is slightly higher. Seasonal outdoor storage for up to five vehicles on the south side that is fenced in. Entrance to this area will be in the back. The current 13 parking spaces could occasionally be used to display vehicles, dependent on inventory. We have a low number of employees; approximately 3 or 4 sales employees and one service employee.

Ms. McCollem was asked if she had any concerns. She reiterated that there will be no site work, no grading, no engineering review needed. No issues from her standpoint.

Mr. Maki inquired as to how they would handle chemicals and how would they be disposed of – Mikes Corvette will be installing a Waste oil heater. All other chemicals will go through a service like clean harbors for disposal. All chemicals will be stored indoors.

Mr. Robinson asked if the Fire department would need to review? Ms. McCollem said that they have everything and they are ok with it.

Rep from Corvette Mikes inquired what the procedure would be should they require a bigger sign. Ms. McCollem noted that the current signage meets all town requirements but they can apply for a separate special permit if they would require a bigger sign.

Rep from Corvette Mike's - 90% of our business is done on line. It's the facility that we are looking at. Hours of operation are 9-6 fall and winter; 9-7 spring summer Sat 9-5 closed on Sunday

No questions from audience

Motion to Close public hearing: Mr. Robinson

Second: Mr. Cavicchi

Approved: Unanimous

Motion to accept as presented: Mr. Robinson

Second: Mr. Hoffman

Approved: Unanimous

Discussion:

Williams Brothers, Inc.

Preliminary Subdivision Plan for a proposed 10 lot conservation subdivision off of High Street (Map 30-10-6,7,S) with a proposed layout for "Ewell Street" under Chapter 41, Section 81-L.

Filed with the Town Clerk: November 1, 2016

Last Meeting: December 6, 2016

Deadline: December 16, 2016

Ms. McCollem indicated that Williams Brothers submitted a request for continuance. The Board can consider the request.

It was noted that representatives from Williams Brothers, Inc. were present. Ms. Konroy, Senior Civil Engineer, Stantec, addressed the board asking to move forward with discussion. It was noted that Mr. Williams attorney was unable to attend this meeting but due to scheduling concerns they decided to attend and proceed without the aforementioned attorney.

The Board decided to review and discuss as there was attendance.

Ms. Konary:

Preliminary submittal is for a 10 lot conservation subdivision. This was originally submitted in 2005 and put on hold due to sand rights. Everything is settled so the process is now resuming.

This subdivision is a 26 acre parcel off of high street. We will be utilizing 15 acres. There will be private septic and private drinking well for each lot. Some additional test pits will be needed as lines have slightly changed.

Utilities -

- Electric-Cable-Television - Overhead wires will be extended to a new utility pole that will be installed on the east side of new road, intersecting with High Street. From this point, ETC wires will be underground on the east side of the roadway.
- There is no natural gas so each unit will be utilizing oil or propane
- There will be catch basins and two leaching system

Two waivers are being requested -

1. Per section 5.3.3.4 of the Subdivision Rules and Regulations, we request a waiver to Section 7.3.2.g of the Subdivision Rules and Regulations for the radius of the street right of way lines. The current requirements are for a 40' min right of way. Due to the limited access to property we are proposing a 25' of right of way.
2. An additional waiver is requested to Section 7.4.4.g of the Subdivision Rules and Regulations for the proposed culvert extension of the existing 15" reinforced concrete pipe culvert under High Street. The updated design extends the existing 15" pipe with a new 15" pipe and eliminates the box culvert.

The current plans are for a 10 lot subdivision. This includes one inclusionary lot.

Due to revisions, Ms. McCollem would like time to review. The purpose of this preliminary plan is to discuss and determine changes to avoid issues later on.

The inclusionary portion of the by-laws allows one inclusionary lot. The definitive plan can add one lot. Ms. McCollem will review to determine if Yield Plan meets minimums necessary in order to move forward. Ms. McCollem noted that the Preliminary with the Conservation committee is scheduled on November 30.

Mr. Maki inquired as to if the waivers realistic? Ms. McCollem indicated that the waivers are minor. Pavement width will be fine. Between the layout and pavement will not have very much space.

Ms. McCollem told the board that they can grant reasonable waivers to accommodate construction. This board can not waive any zoning, only construction waiver requests.

Mr. Hoffman – How far is this subdivision from Linbia's path. Ms. McCollem noted that the distance is sufficient.

Mr. Hoffman inquired as to Lot 8. The plan that Mr. Hoffman reviewed contained 10 lots. This plan shows lot 8 as a house lot but Ms. McCollem is of the opinion that this will have to be redesigned to meet minimum requirements.

Ms. Konary noted that prior to a subsurface leaching system, they will need another pretreatment device.

Ms. Konary reviewed the recommendations received from Fuss and O'Neill. These issues will be addressed.

Gilbert Estates will be revisited at the next meeting on November 29, 2016

Sign Permit:

- Dunkin Donuts at 300 Tremont Street
 - No one was in attendance from Dunkin Donuts –
 - Ms. McCollem noted that this does meet all town requirements
 - No questions or comments

Motion to approve sign permit: Mr. Hoffman

Second: Mr. Robinson

Approved: Unanimous

- Waterstone Plaza - Off-premises directional signs – Landlord is applying on behalf of tenants
 - No one was in attendance from Waterstone Plaza
 - These signs would go in at ramps to Route 44
 - Mr. Cavicchi asked if this is our jurisdiction. Ms. McCollem says it's not an issue and is considered the town's jurisdiction.
 - Mr. Cavicchi noted that an adjustment is needed and noted it should state 7' to bottom of sign instead of top of sign.
 - Ms. McCollem noted that these signs will not be in the same location as existing signs.
 - Mr. Hoffman is concerned on whether allowing these signs will encourage more signs. Ms. McCollem and Mr. Cavicchi indicated that any future requests will just piggyback on the existing sign pole.

Motion to approve with a change of minimum height to bottom of sign instead of top: Mr. Cavicchi

Second: Mr. Maki

Approved: Unanimous

Other Business

A. *Planning Board Member Notes:* Mr. Maki noted that we still have money available for people have difficulty paying their mortgages. Contact Ms. McCollem for assistance. We have saved 6-7 people from losing their homes this year!

B. *Minutes – October 11, 2016:*

Tabled

C. *Correspondence:* Ms. McCollem noted that correspondence was received from Samuel Hemenway, PE of Fuss and O'Neill, Re: Waterline Inspection for the proposed Townhouse Development at 67 Main Street. A copy of the correspondence was distributed.

D. *Next Meeting date:*

The next Planning board meeting has been scheduled for November 29, 2016.

E. *Adjournment:*

A motion was made to adjourn the meeting at 8:25 PM: Mr. Cavicchi

Second: Mr. Hoffman

Approved: Unanimous



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 15, 2016

7:00 PM

Carver Town Hall Room #4

Public Hearings:

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Corvette Mike New England, LLC—for a Special Permit, Site Plan Review, and Sign Permit—to allow retail motor vehicle sales with outdoor display and motor vehicle repair shop in a General Business District at 74 North Main Street (Zoning Bylaw §§2200, 3100, 3500, and 5300).

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Discussion:

William Brothers, Inc.—Preliminary Subdivision Plan—for a proposed 10-lot conservation subdivision off of High Street (Map 30-10-6, 7, S) with a proposed layout for "Ewell Street" under Chapter 41, Section 81-L.

Filed with the Town Clerk: November 1, 2016

Last Meeting: December 6, 2016

Deadline: December 16, 2016

Sign Permit: Dunkin Donuts at 300 Tremont St.

Sign Permit: off-premises directional signs for Waterstone Plaza.

Other Business

- A. Planning Board Member Notes
- B. Minutes –October 11, 2016
- C. Correspondence
- D. Next meeting date: November 29, 2016
- E. Adjournment

