



TOWN OF CARVER

Zoning Board of Appeals

108 Main Street

Carver, MA 02330

Phone: (508) 866-3450 Fax: (508) 866-3430

*approved
4/6/2021*

Meeting Minutes of Tuesday, March 2, 2021

@ 7:00 PM

Via Zoom

Present: Stephen G. Gray, Chairman; Sharon Clarke, Vice-Chairperson; Member; Eric Mueller

Also present: Alternate Member and Recording Secretary, Kelly DiCarli

Tardy: Mark Poirier, Alternate Member

Absent: Member, Frances Mello

Meeting Opened: 7:09 P.M.

A. Minutes: Reviewed Minutes of January 12, 2021

Vice-Chairperson Clarke made a Motion to accept the Minutes of January 12, 2021 as written. Seconded by Member Mueller. Voted and passed unanimously, 3-0

B. Public Hearing: Case 33-9-A-R: Petitioner: Brian Mahan. A Petition was filed seeking a Special Permit pursuant to Sections 2245(c), 5221, and 5300 et. seq. of the Carver Zoning By-law, for property located at 81 High Street in Carver, MA (Assessors Map 33 Lot 9-A-R), to construct a 40 X 60 square foot detached garage with a 10 X 60 square foot lean-to (proposed garage without lean-to is 2,400 square feet; maximum allowed is 700 square feet) in a Residential-Agricultural District.

Brian Mahan (Petitioner) is seeking a one-story 2,400 square foot detached garage from his 1,040 square foot single-story ranch house. The garage will be used to shelter his van and car, storage equipment, work supplies, and his trailer. The Petitioner noted this proposed garage will be constructed as a pole-barn made of pre-treated laminated lumber on the inside and steel sheet metal on the outside. The non-foundation structure will consist of a bare floor that will eventually have concrete slab. The garage will eventually have electricity and heat, no plumbing, and confirmed will not be used as living space. The garage will have two (2) bay doors located on the shorter dimensional end of the structure and incorporate a 10 x 60 lean-to. The lean-to will be covered but no walls and consist of either dirt or gravel flooring. The inside garage peek will be approximately fourteen (14) feet, and the outside height of the garage will be approximately twenty (21) feet.

Chairman Gray invited discussion by the Board Members.

Vice-Chairperson Clarke inquired about the dimensional requirements of the structure from the well? Member Mueller will ask Kevin Forgue; the Town of Carver Health Agent regarding the dimensional requirements.

Vice-Chairperson Clarke inquired about the land in front of the building? The Petitioner noted there are trees in front and on the sides of his property with a fence surrounding his pool. The Petitioner noted his land where the garage will be constructed slopes down about eight (8) or ten (10 feet and despite the requested size, it will be minimally visible from the street. In addition, the only investment made for his construction thus far is property/plot survey and clearing of trees. The Petitioner hoping to start construction next winter.

Chairman Gray summarized the Petitioners request and clarified that Member Mueller will get clarification from Kevin Forgue regarding the structure in proximity to the well.

The Petitioner discussed his proposed plans with his neighbor and not objections were voiced.

Chairman Gray voiced his concern noting the proposed garage is larger than this home and how he decided the size of this structure? The Petitioner remarked he eventually wants to purchase an RV and wanted to use the garage for the storage of this vehicle in addition to his van and car.

Chairman Gray inquired to the Petitioner if would consider down-sizing the garage, staking out the proposed structure on his property, request drawings plan of the garage be submitted, and requesting a site visit. The Petitioner agreed to all of the requests.

Vice-Chairperson Clarke made a Motion to conduct a site visit on Saturday March 20, 2021 at 9 A.M. Seconded by Member Poirier. Voted and passed unanimously, 5-0.

Stephen G. Gray made a Motion to continue Public Hearing: Case 33-9-A-R to Tuesday, April 6, 2021 at 7 P.M., which Motion was duly seconded, voted and passed unanimously, 5-0

E. Correspondence:

Stephen received a letter from Alternate Board Member Mark Poirier noting he is now a permanent member of the Zoning Board of Appeals.

F. Adjournment:

Member Poirier made a Motion to Adjourn. Seconded by Vice-Chairperson Clarke. Voted and passed unanimously, 5-0

Meeting adjourned at 8:00 P.M

Respectfully submitted,
Kelly DiCarli