

approved 7/11/18

CARVER ZONING BOARD OF APPEALS

MINUTES OF July 11, 2017 MEETING

Room 4 – 7:00 p.m.

Present: Stephen G. Gray, Chairman; Sharon Clarke, Vice-Chairperson; Members Eric Mueller; James Nauen; Frances Mello. Member Steven Maynard was absent. Member James Nauen arrived late.

Also present: Madeleine Pompei, Recording Secretary; Richard M. Serkey, Esq.; members of the public.

Chairman Mr. Gray opened the meeting at 7:03 P.M.

MINUTES

All Board members received and reviewed a copy of the Minutes of the June 20, 2017 meeting. Ms. Mello was not present at that meeting and will not be voting; Mr. Nauen had not arrived at this stage of the meeting. Mr. Mueller made a motion to accept the minutes as written, seconded by Vice Chairperson Clarke, voted and accepted by three.

PUBLIC HEARING

Case No. 88-886: Petitioner Gail M. Nauen; 15 Old Main St, Carver, MA 02330.

The Petitioner seeks a three (3) year renewal of a Special Permit for the operation of a home business (an art studio).

The Petitioner has a photography/paint studio adjoining her home, since 2003, via a breezeway. There have been no significant changes and no complaints from neighbors. There were no conditions placed on the permit.

Ms. Mello made a motion to close the hearing, seconded by Mr. Mueller, voted and accepted by four.

Ms. Clarke made a motion to approve a three year extension to the Special Permit as written as of today's date, seconded by Mr. Mueller, voted and accepted by four.

Case No. 16-975: Petitioner A.D. Makepeace; property located Off Federal Rd. (Map 131-1-1; 1-2; 1-3; 5-0)

Petitioner, represented by Richard M. Serkey, Esq., seeks a six (6) month extension to exercise its rights under a variance granted in Case #16-975, regarding property in a Residential Agricultural District located Off Federal Rd., for a proposed ground mounted photovoltaic installation of approximately 8.4 MW.

Mr. Serkey stated that environmental regulation changes made it impossible to start this project before the previous permit expired. Mr. Serkey did not know how far along Borrego was with lease negotiations with the property owner.

Mr. Nauen made a Motion to close the public hearing, seconded by Ms. Mello. Mr. Nauen made a Motion to extend the Special Permit by six (6) months, seconded by Mr. Mueller, voted and passed unanimously.

Mr. Nauen's report to Board regarding Special Permit renewals

Mr. Gray reminded the Board there is no "tickler system" to notify a permit holder or the Board when a permit expires and needs to be renewed. Mr. Nauen reviewed Board minutes going back to 2011 and located some cases where permits needed to be renewed. Ms. Mello volunteered to go to the Town Clerk's office to review information on file. Ms. Clarke will assist. They will review files dating to 2000. Ms. Clarke will also review cases through Registry records.

Mr. Mueller made a motion to proceed with research for Special Permit renewals dating to 2000 and Ms. Clarke and Ms. Mello are to report the information to the Board; seconded by Mr. Nauen, voted and passed unanimously.

CORRESPONDENCE

None.

ADJOURNMENT

Ms. Mello made a Motion to adjourn at 7:35 P.M., seconded by Ms. Clarke, voted and passed unanimously.