



approved 9/8/2020

## Town of Carver, Office of Planning and Community Development

Planning Board Meeting Minutes, August 11, 2020. This meeting is being held in Meeting Room #1, at the Carver Town Hall. This meeting was videotaped by Cable Cast Area 58. 1

Attendees: Bruce Maki, Chairman; Ja; John Gaskey, Member; Ellen Sordillo, Member; Cornelius Shea, Member; Richard Dionne, Associate Member

Also Present: Mr. Walsh, Planning Director; Andy Glimes, Fuss and O'Neil

Absent: Kevin Robinson, Member

Bruce Maki, Chairman, opened the meeting at 7:05 7:00 PM, followed by the pledge of allegiance.

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### Sign Permit Application:

- Signarama – 96 North Main Street (Map 18, Lot 3-B) - Ambition Nutrition, Discussion and possible vote

Amanda Ward, Owner Operator Ambition Nutrition. Basic front /back plaza sign. A second slightly larger for the building. I serve meal replacement shakes. Mr. Maki – Hours? Amanda – Tues-Friday is 7-4 and Sat/Sun 9-2; Closed Mondays. Mr. Maki – I did see a picture the sign you are proposing for the pylon. Mr. Walsh said there might be a smaller sign? Yes, I get the smaller spot on the sign. There will be one on the building; sized as submitted. Currently it will be a banner. Mr. Walsh – I spoke with Bob Francis; This is replacing existing signage and should not be an issue. Mr. Maki – Are they lit? Amanda – No. Mr. Maki- Have you applied for a Building Permit? Amanda – I have not. Mr. Maki – You may not need it as it is going on an existing pylon, but you should check to make sure. Mr. Walsh – Banner Sign can be there temporary. Amanda – I already purchased the sign, it could be up soon, to replace the banner. Mr. Maki – Just check with the Building department on size. Ms. Sordillo – Is this your only location? Amanda – My sister has her own shop. Mr. Shea – You are making a more permanent sign for the banner? Amanda – Correct. The banner is the same size as the new sign for the building. Mr. Maki – You will need to amend the application to note the second sign. Mr. Walsh – I will do that. Mr. Gaskey – Have you opened yet? Amanda – Yes, the grand opening was on Saturday; it was a great, busy day. Ms. Sordillo – Capacity? Amanda – Right now I am not encouraging sitting; but about 18 when things return to normal.

*Motion to approve the application with amendment to application for second sign: Mr. Gaskey*

*Second: Mr. Shea*

*Approved: Unanimous (4-0)*

### ANR:

- 0 Lakeview Street at South Main Street – Agda Realty, LLC (Map 8, Lot 29) Outback Engineering, Discussion and possible vote

Mr. Grosschedl, Outback Engineering – This is a Form A for two lots. Lots will meet size requirements. Mr. Maki – You have Lot 1 and Lot 2 with a remaining parcel. Mr. Grosschedl – Correct. Mr. Maki - No wetlands? Mr. Grosschedl – No there is not. Mr. Shea – Conservation should be listed for across the street. You should have the 65' and 100' buffer zone on the map. Mr. Walsh – Section 4 on R&R has a section for Approval Not

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Required. Sections 11&12 talk about abbreviated notice of intent. Carver's R&R require INRAD /ORAD for the cranberry bog. Mr. Shea – The setback line encroaches on the 50' no disturbance easement. Mr. Grosschedl – That is from the owner, to protect him. Mr. Shea – The building set back line is on it. Mr. Walsh – It is a setback from the neighboring property. Mr. Walsh – I did talk to Brooke about this. We can resubmit or the Board can endorse subject to conservation. Mr. Grosschedl – We would have to file, eventually, with Conservation. You are not endorsing the lots, just the Form A. Mr. Walsh - There will still be other requirements before they get their building permit. I would recommend approving this. Conservation is still going to review it. Mr. Gaskey – Is there a plan for the site yet? Mr. Grosschedl – Not yet, it will be house lots.

*Motion to endorse the ANR plan for 0 Lakeview Street at South Main Street: Mr. Gaskey  
Second: Ms. Sordillo  
Approved: Unanimous (4-0)*

- Lots 24-A and 24-B, Lakeview Street – David W. Eldredge, Trustee (Map 7, Lots 24-A and 24-B) GAF Engineering, Discussion and possible vote.

Bob Rogers, GAF Engineering – This Form A has two lots that were created last September. Our new plan has a dash line that is the previous lot line. This just straightens the lot line. They have met all minimum requirements.

Mr. Maki – Any Questions? Mr. Shea – Why wasn't it done originally? Mr. Rogers – Just a change of heart. Mr. Dionne – What are their plans? Mr. Rogers – I do not know what their plans are for these lots.

*Motion to approve the ANR for Lakeview Street, David W. Eldredge, Trustee: Mr. Shea  
Second: Ms. Sordillo  
Approved: Unanimous (4-0)*

#### Transfer of Development Rights (TDR), discussion of next steps –

Possible vote on establishment of Zoning by-Law Review Committee to consider implementing recommendations in the 2017 Master Plan.

Mr. Maki – We have a grant with some time left, to work with SRPEDD.

Mr. Walsh – This grant was awarded at the end of last year. Because it's never been used before, it would be good to educate the Board and the public. They identified some things that need to be done to implement the by-law.

- Sending and receiving area map
- Other recommended changes.
- Also, there were other recommendations from the Master Plan, that would need review.

Next Step is to set up a review committee or subcommittee of the Planning Board with members of the public to look at them.

Mr. Maki – It would be good to include some people from the public. We will try to get a representation of people from the community. Ms. Sordillo – How do we get that information out? Mr. Maki – We could send a letter. Mr. Walsh – Do you want to form a committee tonight and discuss what other representation you want. Mr. Gaskey – So this would be submitted for the Spring Town Meeting? Mr. Walsh – That is my plan. Mr. Maki – My thought is to take a little time

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to think about this and how other committees have been set up, like the Solar Bylaw Committee. Maybe even get some other Boards to participate. Mr. Shea – The historic commission, conservation commission, etc. Mr. Maki – We would probably want at least 6 people; These will be public meetings and be required to follow the Open Meeting Law. Mr. Maki – We can work with SRPEDD on this too. Let's take some time to think about what we want to see and discuss it at the next meeting.

### Other Business

#### Planning Board Member Notes:

- Mr. Maki –
  - SRPEDD Commissioner – I am currently a Commissioner; I will continue doing this for the board. We meet once per month in Taunton. If anyone wants to volunteer to become a commissioner, let me know.
  - Community Preservation Committee Representative – We need a representative. I believe Mr. Shea is on that committee, representing the historic commission. Mr. Shea - Can I do both? As long as there are no conflict or ethical issue, I don't have a problem with that. Mr. Maki – We can find out more information on that.
  - August Vacation Schedules – I was not going to be able to be here at our next meeting; there is not much on the agenda. Mr. Walsh was also planning a vacation. As soon as you know about vacation time, please let Jim know right away.

#### *Planning Director Notes:*

Mr. Walsh –

- Complete Streets –
- I have packets for the new members. ANR is supposed to be simple but can at times be very confusing. I have compiled some data on the process that may be helpful.

#### *Minutes of July 14, 2020 –*

*Motion to approve the minutes of July 14, 2020, as written: Mr. Gaskey  
Second: Ms. Sordillo*

#### *Discussion:*

*Approved: Unanimous (4-0)*

#### *Next Meeting date:*

Upcoming meetings: August 25 - Canceled, September 8, September 22

*Motion to have our next meeting on September 8, 2020 at 7:00: Mr. Shea  
Second: Mr. Gaskey  
Approved: Unanimous (4-0)*

#### *Adjournment:*

*Motion made to adjourn at 8:02 PM: Mr. Shea  
Second: Mr. Gaskey*

*Approved: Unanimous (4-0)*