



Town of Carver, Office of Planning and Community Development

approved 8/11/2020

Planning Board Meeting Minutes, June 23, 2020. This meeting is being held in Meeting Room #1, at the Carver Town Hall. This meeting was videotaped by Cable Cast Area 58.

Attendees: Bruce Maki, Chairman; Kevin Robinson, Member; John Gaskey, Member; Ellen Sordillo, Associate Member;

Also Present: Mr. Walsh, Planning Director

Absent:

Bruce Maki, Chairman, opened the meeting at 7:11 PM, followed by the pledge of allegiance.

Introduction of New Member(s)

Welcome to our new member, John Gaskey!

ANR:

- 73 Rochester Road – Application of JLK Realty Trust – Zenith Land Surveyors

Mr. Maki – This is an ANR project, as it meets all of the requirements. This is just so we can take a look at it and ask questions.

Jamie Bissonnette, Zenith Land Surveyors – The purpose of the plan is to cut lot 1 into a buildable lot (1A) and the remaining parcel (1B) to be deeded to the neighboring house (77 Rochester Road).

Mr. Maki – It meets all requirements within our by-laws. Any questions from the Board? No questions heard. No audience tonight.

Motion to approve the ANR for 73 Rochester Rd: Mr. Robinson

Second: Mr. Gaskey

Approved: Unanimous (3-0)

Public Hearing:

- On the application of Charles Davis and Chris Silva, requesting a Special Permit pursuant to Sections 2230 and 5300 of the Carver Zoning By-Law, located at 309 Tremont Street, Unit 4 in Carver, MA (Assessor's Map 95, Lot 3-1) to operate an Auto Repair Shop in the General Business District.

Jamie Emerson, 6 Linda Lane Somerset – I am here for the applicants tonight. This is a commercial garage unit that was designed for this use but a special permit is required for auto mechanics. This will be an appointment only business. Cars will be gone at the end of each day. The Building Inspector and Fire Chief are okay with everything. Mr. Walsh – We do have a letter from the Fire Department. Mr. Emerson – We have a couple of parking spaces in the front and a couple in the back with a few extras on the side. He understands that there is not a lot of spaces. I am the owner of the site. Mr. Maki – My only concern was parking but I think there is ample parking for the type of business. Mr. Emerson – 48 D X 28 W bays for the units. This will be enough for him to bring vehicles right into the bay. Mr. Maki – Was there a system designed for runoff? Mr. Emerson – At the end of each bay there is a drain to the tight tank. The parking lot is also bermed. Mr. Maki – This building was built a couple of years ago and came before the Board at that time. Mr. Emerson – Yes that is why the Building Inspector is so familiar with it. Mr. Maki – Any questions? Ms. Sordillo – What do they do with the old oil? Mr. Emerson – They have a double layer storage barrel. A company will come out when it is filled and exchange it for a new, empty barrel. Mr. Robinson – Do you have any information on signage or will this

come later? Mr. Emerson – We went through permitting for signage already. There is a main sign at the road and an additional sign above each unit. Mr. Gaskey – There are other occupants? Mr. Emerson – 5 units in total - HVAC Contractor in Unit 1, Unit 2 is a crane storage unit, Unit 3 is a local electrician, Unit 4 is this applicant, Unit 5 is an online only parts distributor. The whole sight has cameras, which all occupants have the app to. Ms. Sordillo – Does he have a lease with you? Mr. Emerson – Yes, he does. Mr. Gaskey – Are there any residents near-by? Mr. Emerson – No. We have the cranberry processing plant, a convenient store, a church and a granite place. Mr. Maki – Anyone questions from the audience? None heard.

Motion to close the Public Hearing: Mr. Robinson

Second: Mr. Gaskey

Approved: Unanimous (4-0)

Motion to approve the application of Charles Davis and Chris Silva for this Special Permit at 309 Tremont

Street, as presented

Second: Mr. Gaskey

Discussion:

Mr. Walsh – We have a decision with waivers in Sections 3120 and 3130. The conditions are minor and were read into the record by Mr. Walsh.

- Unit number clarification (Unit 4 Not Unit 3)
- Building Inspector will inspect the project before occupancy permit.

Approved: Unanimous (4-0)

Other Business

Planning Board Member Notes:

- Mr. Maki –
 - Welcome and Congratulations to John.
 - The new members should review the Town by-Laws for familiarity; you can find them on the website.
 - Our Rules and Regulation are on the website as well.
 - The Masterplan is also on the website for review. Ours was updated a couple of years ago.
 - If you are going to miss a meeting, please let Jim Walsh know as soon as possible. This will help us plan for upcoming meetings.
- Mr. Robinson – Congratulations and welcome John. I look forward to seeing Ellen become a full time member. Mr. Maki – We will need a joint meeting with the Select Board to appoint a couple of new people. The more people we have, the better.
- Ms. Sordillo – Welcome John
- Mr. Gaskey –

Planning Director Notes:

Mr. Walsh –

- We mentioned some training opportunities at the last meeting. Two of the classes are video. CoVid – 19 has changed the way these trainings occur.
- If any of the new members have any questions, just let me know.

Minutes of June 9, 2020

Motion to approve the minutes of June 9, 2020, as written: Mr. Robinson

Second: Mr. Maki

Discussion:

Approved: 2-0-1 (John Gaskey)

Next Meeting date:

Upcoming meetings: June 23, July 14, July 28, August 11 and August 25

Our next meeting will be held on July 14, 2020, at 7:00 PM

Adjournment:

Motion made to adjourn at 7:52 PM: Mr. Robinson

Second: Mr. Gaskey

Approved: Unanimous (3-0)